

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
SPECIAL MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 16, 2019
8:30 a.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Richard Peterson, Chairman
Andrew Lingenfelter, Member
Morgan McIntosh, Member
Hiram Reppert, Alternate Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector
Marty Pitkin, Assistant Zoning Inspector

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 8:32 a.m.

2 CHAIRMAN PETERSON: Good morning. I'd like to call
3 to order the Concord Township Zoning Commission meeting for
4 Tuesday, July 16, 2019. This is a special meeting, as our
5 normal July meeting was canceled. We have an item that's now
6 been added to the agenda, so therefore we're calling this
7 meeting this morning.

8 A short agenda. The first item on the agenda is the
9 main reason we're here today. And I am going to read this for
10 the record but it's to schedule a public hearing for Zoning
11 Amendment Application Number 0719-1 by the Auburn Career
12 Center, requesting a Zoning Map amendment on a portion of land
13 currently known as Permanent Parcel Number 08A-021-0-00-051-0,
14 whose address is 8159 Auburn, as further described in
15 Exhibit A and being about .947 acres of land, from the current
16 zoning district of Gateway Business to the R-1 Residential
17 District.

18 So what we're doing this morning is scheduling a
19 public hearing at our August meeting for that request. Any
20 discussion?

21 MR. REPERT: Why? Is there something wrong with
22 what they're planning on doing in the Gateway as opposed to
23 R-1?

24 CHAIRMAN PETERSON: I guess it's because it's
25 becoming a training facility, correct, which --

26 MS. FREEMAN: So we can further discuss this during
27 the public hearing but based on, you know, the application
28 they submitted, it looks like the project that they would like
29 to do there is not permitted under the Gateway Business.

30 MR. REPERT: That's all I wanted to know.

1 MS. FREEMAN: And they're trying to rezone it to a
2 district where it would be a permitted use.

3 CHAIRMAN PETERSON: So the land will be used as a
4 training facility as part of the school and, therefore, it
5 needs to go into the Residential District.

6 So that will be scheduled at our meeting on
7 August 6th, the public hearing for that.

8 MS. FREEMAN: Mr. Chairman, we need someone to make
9 a motion and second.

10 CHAIRMAN PETERSON: Yeah.

11 MR. LINGENFELTER: Mr. Chairman, I make a motion
12 that we accept the zoning app, Zoning Amendment Application
13 Number 0719-1 by Auburn Career Center to be scheduled for the
14 August 6th normally scheduled Zoning Commission meeting.

15 CHAIRMAN PETERSON: Do we have a second for that?

16 MR. REPPERT: Second.

17 MR. McINTOSH: Second.

18 MR. REPPERT: You've got two seconds.

19 CHAIRMAN PETERSON: Two seconds, okay. All in
20 favor? Any opposed? None.

21 (Four aye votes, no nay votes.)

22 CHAIRMAN PETERSON: Okay. That will be scheduled
23 for our August 6th meeting.

24 The next item on the agenda this morning is the
25 approval of the meeting, meeting minutes from June 4, 2019. I
26 was not at that meeting, so I am going to abstain on that, but
27 do I have a motion to approve those minutes as written?

28 MR. REPPERT: I will make a motion that we approve
29 the June 4, 2019, meeting minutes as written.

30 MR. McINTOSH: Second.

1 CHAIRMAN PETERSON: Okay. I have a motion and a
2 second. All in favor say "aye."

3 (Two aye votes, no nay votes, two abstentions.)

4 CHAIRMAN PETERSON: Very good. The minutes are
5 approved.

6 Correspondence report by the various Zoning
7 Commission members that are here this morning. Morgan,
8 anything?

9 MR. McINTOSH: I've had a lot of correspondence in
10 the township with residents about a lot of different things,
11 not many zoning matters, mostly fire station and some things
12 happening in the corridor.

13 CHAIRMAN PETERSON: Hiram, anything?

14 MR. REPERT: Nothing.

15 CHAIRMAN PETERSON: Andy?

16 MR. LINGENFELTER: Nothing, although I would like to
17 make a note that the Zoning Commission members present, based
18 on the meeting minutes of June 4th, we don't have a quorum
19 here to approve those minutes. So we only have one person,
20 well, two people out of the -- two people sitting on the
21 Zoning Commission right now that --

22 CHAIRMAN PETERSON: Oh, you weren't here?

23 MR. LINGENFELTER: No. That's why I didn't vote.
24 So we only have two people here, so I would say we should
25 table this until the next meeting.

26 CHAIRMAN PETERSON: That's a good point.

27 MS. FREEMAN: Yes.

28 MR. LINGENFELTER: And bring this up for a motion
29 and then accept the meeting minutes when we have the proper
30 members here to go ahead and approve that.

1 CHAIRMAN PETERSON: Very good point, Andy. We will
2 reschedule then the approval of the June 4th meeting minutes
3 for our August 6th meeting when we do have a proper quorum.

4 Okay. As far as correspondence on myself, like
5 Morgan, I've had a lot of inquiries about what's going on with
6 the fire station but nothing really related to zoning.

7 Item 4 on the agenda, Audience Participation, it
8 appears we have no audience participation this morning, so we
9 will move on. So Item 5 then is just simply to schedule our
10 next Zoning Commission meeting, which will be on August 6th,
11 2019, at the usual time, 7:00 p.m.

12 Any other discussion this morning? If there is no
13 other discussion, we will adjourn the meeting.

14 (Whereupon, the meeting was adjourned at 8:37 a.m.)

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1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA)

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional
4 Reporter, a notary public within and for the State of Ohio,
5 duly commissioned and qualified, do hereby certify that, to
6 the best of my ability, the foregoing proceeding extension
7 reduced by me to stenotype shorthand, subsequently
8 transcribed into typewritten manuscript; and that the
9 foregoing is a true and accurate transcript of said
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took
12 place at the time and place as specified in the foregoing
13 caption and extension completed without adjournment.

14 I do further certify that I am not a friend,
15 relative, or counsel for any party or otherwise interested
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand
18 and affixed my seal of office this 24th day of July 2019.

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Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023