

CONCORD TOWNSHIP BOARD OF ZONING APPEALS  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

February 12, 2019  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chairman  
Francis Sweeney, Member  
Brandon Dynes, Member  
Blair Hamilton, Member

Also Present:

Michael Lucas, Esq., Legal Counsel  
Heather Freeman, Planning & Zoning Director/Zoning  
Inspector  
Marty Pitkin, Assistant Zoning Inspector

**Melton Reporting**  
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1 7:04 p.m.

2 CHAIRMAN VALENTIC: Good evening. The Concord  
3 Township Board of Zoning Appeals meeting for February 12,  
4 2020, is now in session. I would like to introduce my Board.  
5 To my far left is Skip Sweeney and Brandon Dynes. I am Ivan  
6 Valentic. To my right is Blair Hamilton. To our far right is  
7 Heather Freeman, our Zoning Inspector.

8 Under the advice of counsel, I ask that anyone  
9 speaking tonight must be sworn in. So please, if you plan on  
10 speaking, stand and raise your right hand.

11 (Whereupon, the speakers were sworn en masse.)

12 CHAIRMAN VALENTIC: Thank you. Please be seated.  
13 This evening when presenting your case, come up to the  
14 microphone and state your name and address and confirm that  
15 you've been sworn in.

16 Heather, were the legal notices published in a  
17 timely manner?

18 MS. FREEMAN: Yes.

19 CHAIRMAN VALENTIC: Great. We have one Old Business  
20 and one New Business variance tonight. A three-vote majority  
21 is required to either approve or deny a variance.

22 First is Old Business, which is Appeal Number  
23 2018-41, Mr. Randy Viviani, of 7757 Concord LLC, has requested  
24 that that continue to be shelved. Are we holding on that one  
25 still? Did they reach out, Heather?

26 MS. FREEMAN: We're continuing that again.

27 CHAIRMAN VALENTIC: We are going to continue it  
28 again?

29 MS. FREEMAN: Yeah.

30 CHAIRMAN VALENTIC: Okay. All right. Then for New

1 Business, we have Variance Number 2020-56, Western Reserve  
2 Community Development Corporation is requesting a variance  
3 from Section 15.02(A)(4), Table 15.02-1, to allow an existing  
4 building to be used for both administrative office space and a  
5 dwelling unit, which is neither a permitted or conditionally  
6 permitted use in the R-1 Residential District, for the  
7 property located at 9920 Johnnycake Ridge  
8 Road.

9 Please come to the microphone and state your case.

10 MS. DOLAN: Good evening. I am Maureen Dolan. I am  
11 here on behalf of Western Reserve Community Development. We  
12 are a nonprofit in the area, has been around for about 30  
13 years. We help people repair their homes. We help seniors  
14 make their homes safer. We have about 11 houses of affordable  
15 housing that we rent to people of low to moderate income so  
16 they live in a nice and safe house.

17 Recently, in 2018, we merged with New Directions for  
18 Living, which has also been around about 30 years. They  
19 started out as Semi-Independent Living and changed their name  
20 to New Directions for Living. And they help people coming out  
21 of bad situations like homelessness, drug addiction, abuse,  
22 they've been through programs and now they're starting to  
23 transition back to the normal mainstream life. They're  
24 employed and they can avail themselves of guidance and social  
25 services through our agency.

26 What we are doing is, in the merger in 2018 -- New  
27 Directions had formerly been located at 9920 through a gift of  
28 St. Gabriel's saying, "We'd love you -- You are helping  
29 people. We reach out and help people." They had, New  
30 Directions had their administrative offices there. That was

1 the old St. Gabriel's priest home. Which, in a sense, you  
2 know, it was a parish rectory. It was where the priests  
3 lived. It was also where they probably did a lot of their --  
4 had meetings and business also. But the priests, in '92, got  
5 a new home, or '93, across the street where St. Gabriel's  
6 Parish is, and it continued as an apartment for somebody in  
7 the Semi-Independent Living program and also as the  
8 headquarters for that organization.

9 So in 2018, New Directions for Living merged with  
10 Western Reserve Community Development and they moved to  
11 downtown Painesville in the credit union building. But  
12 really, you know, it's a hard time for nonprofits and we have  
13 to save money and consolidate. And Father Fred, again,  
14 offered that we could come back to the rectory, to St. Gabe's,  
15 and have our administrative offices there.

16 We're very small. We have one full-time, two part-  
17 time employees, and we have one volunteer and we have a board.  
18 Actually, I am joined here by Gwen Corban from our board and  
19 Mary Hada is the board president. And, you know, we just run  
20 a -- It's a lot of paperwork. Our program administrator meets  
21 with clients who are trying to improve their homes to make  
22 sure they have all the paperwork signed and then she submits  
23 it to the county. It's a very quiet business, and we would  
24 love the opportunity to go there and run our operation out of  
25 there. I don't know what else you would like to know. Any  
26 questions?

27 CHAIRMAN VALENTIC: Anyone have any questions?

28 MR. SWEENEY: Who would be living, actually living  
29 on the premises?

30 MS. DOLAN: Well, people have been living there.

1 There is a couple that lives there, a young couple who's been  
2 through some recovery programs. They live there in the back  
3 section that was -- it's, you know, separated from ours. It's  
4 locked off -- with their daughter. And, usually, our clients  
5 live in a situation like that for 18 months and then they move  
6 on to something totally independent.

7 MR. SWEENEY: Okay.

8 MR. HAMILTON: This is one of your clients?

9 MS. DOLAN: Yeah. They've been there even when  
10 we've been gone. Yes, St. Gabe's let us use that apartment.

11 MR. HAMILTON: All right.

12 MS. DOLAN: And our old documents, older documents  
13 are located there now because there wasn't enough room for  
14 them. So I spend a lot of time there if I have to look up  
15 stuff about property liens or stuff that we have to find out,  
16 or mortgages or if people owe us money from work done years  
17 ago. So -- But it's a lot of paperwork and --

18 MR. SWEENEY: Is the traffic -- I wouldn't imagine  
19 traffic or the in-and-out would be very much at all.

20 MS. DOLAN: No, no.

21 MR. SWEENEY: Yeah.

22 MS. DOLAN: I mean, it's -- There is the business  
23 park, you know, that's pretty far away and then you come up to  
24 the Gabriel's Wings, as the sign says there. That's the  
25 building I am talking about. And there is a very big  
26 driveway. I think you have the diagram. There is a lot of  
27 parking spots, you know. You can just wait. If you can't  
28 see, you know, an opportunity to turn, just wait. I mean,  
29 there isn't a lot of traffic there. So --

30 MR. SWEENEY: Okay.

1 MS. DOLAN: And we don't really have a lot of  
2 traffic coming in. Sometimes, you know, we have clients who  
3 come in, one or two a day maybe, you know. Sometimes we go  
4 out to the client. Social work is -- goes out a lot also on  
5 the road but, you know, needs an office and a space to meet  
6 with people.

7 MR. SWEENEY: Okay.

8 MR. HAMILTON: And the adjacent properties, at least  
9 to, I think that's the southeast, is also owned by the church?

10 MS. DOLAN: Oh, across the, that's the -- The  
11 convent is owned by the church, the Diocese of Cleveland,  
12 actually.

13 MR. HAMILTON: Right.

14 MS. DOLAN: And then across the street is the school  
15 and the church.

16 MR. HAMILTON: Okay.

17 MS. DOLAN: And then the property next to us, 9930,  
18 I think, is the business park, Concord Business Park. It's  
19 pretty big right there.

20 MR. HAMILTON: Right, okay.

21 MR. SWEENEY: And the property south is owned by the  
22 Diocese as well, right?

23 MS. DOLAN: Yes.

24 MR. SWEENEY: The property directly next to this  
25 property.

26 MS. DOLAN: Yes. It's the con -- the old convent,  
27 yes. Some sisters live there.

28 CHAIRMAN VALENTIC: Okay.

29 MR. HAMILTON: Okay.

30 MS. DOLAN: And that's -- Any questions?

1 CHAIRMAN VALENTIC: No.

2 MS. DOLAN: Okay. You're good?

3 CHAIRMAN VALENTIC: Yeah, we're good. Thank you.

4 MS. DOLAN: All right. Thank you very much.

5 CHAIRMAN VALENTIC: Thank you.

6 Is there anyone else speaking for or against this  
7 appeal that would like come up and present their case? Okay.  
8 If there is no further questions, the public hearing for  
9 Application Number 2020-56 --

10 MR. LUCAS: Mr. Chairman.

11 CHAIRMAN VALENTIC: Yes.

12 MR. LUCAS: Just for the record, you should  
13 probably, so she has it written down there, ask if anyone is  
14 against the proposal.

15 CHAIRMAN VALENTIC: Okay. Is there anyone here  
16 that's either against the proposal as well that would like to  
17 come up? Okay.

18 If there's no further questions, the public hearing  
19 for Application Number 2020-56 is now closed to the public. I  
20 will get a motion. Can I have a motion to approve Variance  
21 2020-56?

22 MR. SWEENEY: So moved.

23 MR. DYNES: Second.

24 CHAIRMAN VALENTIC: All right. Discussion for the  
25 Board. No? Everybody is on board? Okay. The question is on  
26 the approval of Variance Number 2020-56. A yes vote approves  
27 the variance, a no vote denies it.

28 Heather, please call the vote.

29 MS. FREEMAN: Mr. Sweeney?

30 MR. SWEENEY: Yes.

1 MS. FREEMAN: Mr. Dynes?

2 MR. DYNES: Yes.

3 MS. FREEMAN: Mr. Hamilton?

4 MR. HAMILTON: Yes.

5 MS. FREEMAN: And Mr. Valentic?

6 CHAIRMAN VALENTIC: Yes.

7 Your variance has been approved. Thank you.

8 Next on the agenda is the approval of minutes from  
9 December 11, 2019. Is there a motion to approve the -- Oh,  
10 any changes or revisions to the minutes?

11 MR. SWEENEY: Were you here that night?

12 MR. DYNES: No.

13 MR. HAMILTON: Nothing.

14 MR. SWEENEY: No, I have nothing.

15 CHAIRMAN VALENTIC: Can I get a motion to approve  
16 the minutes as written?

17 MR. HAMILTON: So moved.

18 MR. SWEENEY: Second.

19 CHAIRMAN VALENTIC: Second. The question is on the  
20 approval of the minutes from December 11, 2019. A yes vote  
21 approves the minutes, a no vote does not. All in favor?

22 MR. DYNES: I will abstain.

23 (Three aye votes, no nay votes, one abstention.)

24 CHAIRMAN VALENTIC: Okay. The minutes are approved  
25 as written.

26 Our meeting, our next meeting is March 11, 2020.

27 The meeting for tonight is now closed. Thank you.

28 (Whereupon, the meeting was adjourned at 7:14 p.m.)  
29  
30



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 proceedings were  
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 was 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 14th day of February  
19 2020.

20 Melinda A. Melton  
21 Melinda A. Melton  
22 Registered Professional Reporter

23 Notary Public within and for the  
24 State of Ohio

25 My Commission Expires:  
26 February 4, 2023

