

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Meeting held via YouTube Live Stream and
Webex telephone conference

June 2, 2020
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Hiram Reppert, Chairman
Sue Germovsek, Vice Chairperson
Richard Peterson, Member
Frank Schindler, Member
Andrew Lingenfelter, Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector

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

7:03 p.m.

1
2 CHAIRMAN REPPERT: Good evening, everyone, and
3 welcome to the June 2nd meeting of the -- June 2, 2020, of the
4 Concord Township Zoning Commission. We have a -- Well,
5 Heather, would you take the roll first, please?

6 MS. FREEMAN: Yes, I will. Mr. Peterson?

7 MR. PETERSON: Here.

8 MS. FREEMAN: Ms. Germovsek?

9 MS. GERMOVSEK: Here.

10 MS. FREEMAN: Mr. Reppert?

11 CHAIRMAN REPPERT: Here.

12 MS. FREEMAN: Mr. Lingenfelter?

13 MR. LINGENFELTER: Here.

14 MS. FREEMAN: And Mr. Schindler?

15 MR. SCHINDLER: Here.

16 MS. FREEMAN: We have a quorum.

17 CHAIRMAN REPPERT: Thank you.

18 Tonight's agenda has several items. First, we will
19 have a public hearing for Zoning Amendment 0320-1, submitted
20 by Rylan, Inc. Next we have approval of minutes of the
21 April -- No, wait, which meeting?

22 MR. LINGENFELTER: May 5th.

23 CHAIRMAN REPPERT: May 5th meeting. And then,
24 finally, correspondence report by any Commission members. We
25 don't have, we don't have to get through the conversation we
26 had last, last month.

27 MS. FREEMAN: Oh, right.

28 CHAIRMAN REPPERT: So we can pass that.

29 Moving on the agenda, the Zoning Amendment
30 Application 0320-1, submitted by Rylan, Inc. We received, on

1 Monday, June 1st, an email from their attorney asking us to
2 table the proposed text amendment to next month. So let me
3 read this and ask for a tabling. Public hearing for Zoning
4 Amendment Application Number 0320-1, submitted by Rylan, Inc.,
5 for the following zoning text amendments: Amend
6 Subsections 60, 79, 113, and 185 of Section 5.02(A)
7 Definitions; amend Section 15.04 Area, Setback, and other site
8 development standards by amending Subsection 15.04.A.3; amend
9 Section 15.04(B) Site Development Standards for Residential
10 Districts by amending Table 15.04-1; amend Table 15.05-1; and
11 amend the Residential Uses portion of Table 15.02-1. Do I
12 have a motion?

13 MR. LINGENFELTER: Mr. Chairman, I make a motion
14 that we respect the wishes of the applicant to table this
15 public hearing.

16 CHAIRMAN REPPERT: Second?

17 MR. PETERSON: I'll second the motion.

18 CHAIRMAN REPPERT: Call the roll, please.

19 MS. FREEMAN: Mr. Schindler?

20 MR. SCHINDLER: Yes.

21 MS. FREEMAN: Mr. Lingenfelter?

22 MR. LINGENFELTER: Yes.

23 MS. FREEMAN: Mr. Reppert?

24 CHAIRMAN REPPERT: Yes.

25 MS. FREEMAN: Mr. Peterson?

26 MR. PETERSON: Yes.

27 MS. FREEMAN: Ms. Germovsek?

28 MS. GERMOVSEK: Yes.

29 CHAIRMAN REPPERT: Okay. Moving on, approval of
30 minutes of May 5, 2020. Mindy, wherever you may be, I would

1 like to thank you so very much for such a difficult job.

2 MR. LINGENFELTER: Yes.

3 CHAIRMAN REPPERT: I think it was amazing. When
4 I read through the minutes it was, as much as I can recall, it
5 was right on. I want to thank you very much, wherever you may
6 be.

7 And thank you for your help with that, Heather.

8 The one thing I would like to note is, even though
9 I did say this, on page 55, I said the next meeting was
10 June 10th. It happens to be June 2nd. But that's what I
11 said, that's what was on my notes and so on and so forth. So
12 I am not sure what she wants to do with that. I will leave
13 that up to her.

14 Do I have a motion to approve the minutes?

15 MR. PETERSON: Mr. Chairman, I make a motion we
16 approve the meeting minutes from May 5, 2020, with the one
17 correction noted.

18 CHAIRMAN REPPERT: Do I have a second?

19 MR. LINGENFELTER: I'll second.

20 CHAIRMAN REPPERT: Vote? All in favor?

21 (Five aye votes, no nay votes.)

22 CHAIRMAN REPPERT: Okay. Any correspondence, Frank?

23 MR. SCHINDLER: None, Mr. Chairman.

24 CHAIRMAN REPPERT: None. Andy?

25 MR. LINGENFELTER: Yes, Mr. Chairman, I received a
26 phone call earlier today from the gentleman who is building
27 the new facility down on Ravenna Road, the auto, the auto
28 repair shop. Evidently, he had some issues with some, with
29 one of the -- with some of the conditions, conditional use,
30 some of the conditions with the building. And he just called

1 me up to ask me my opinion on, you know, how things would go
2 and what the process would look like if, you know, if
3 everything, you know, if he had to reapply or if there had to
4 be amendments made or if it was going to have to go in front
5 of the BZA. I told him, I directed him to Heather. I said it
6 would be best to talk to Heather about what the process would
7 be and how things would go.

8 CHAIRMAN REPPERT: Okay.

9 MR. LINGENFELTER: So it was nice, a very nice
10 conversation, a very nice gentleman, you know, nice --
11 Obviously, I don't know if you've seen the facility but it's a
12 really nice building down there on Ravenna Road.

13 CHAIRMAN REPPERT: It is a nice looking building,
14 yes.

15 MR. LINGENFELTER: Significant upgrade to the --

16 CHAIRMAN REPPERT: Oh, yeah, to the --

17 MR. LINGENFELTER: Significant upgrade to the area.
18 I think he's really, you know, done a really nice job. So,
19 hopefully, whatever his issues are, he can get through it and
20 continue on. He was pretty excited about, he is a long-term
21 Concord resident and wanted to put a building here in the
22 township and seems like's a pretty good guy. So, hopefully,
23 everything will fall into place for him and we'll be able
24 to --

25 CHAIRMAN REPPERT: Is that just collision?

26 MR. LINGENFELTER: He's, well, it's going to be, I
27 guess, from what I understand, it's collision and going to be
28 automotive repair as well.

29 CHAIRMAN REPPERT: Repair.

30 MR. LINGENFELTER: Yeah.

1 CHAIRMAN REPPERT: Okay.

2 MR. LINGENFELTER: So he's got offices in the front
3 and he's got a bunch of bays for cars and everything in the
4 back. It will be Concord Collision, I think, is going to be
5 the name.

6 CHAIRMAN REPPERT: Okay.

7 MR. PETERSON: He sent a flier out in the mail. It
8 came in today's mail, in fact.

9 MR. LINGENFELTER: He wants to do a grand opening
10 but, evidently, because of this whole virus thing and social
11 distancing and crowds less than 10 people --

12 CHAIRMAN REPPERT: Yeah, it's not a good time.

13 MR. LINGENFELTER: He is going to postpone. But he
14 wants to have a grand opening for the, you know, for the
15 township. Hopefully, that will be announced here soon.
16 Anyway, that was the -- That was my correspondence for this,
17 for this past month.

18 CHAIRMAN REPPERT: All right. Susan?

19 MS. GERMOVSEK: No, none.

20 CHAIRMAN REPPERT: Rich?

21 MR. PETERSON: I had nothing recently.

22 MR. AGINS: And I've had none myself.

23 Any audience participation? Hearing none, I think
24 we will move on.

25 MR. LINGENFELTER: Nobody on the call?

26 MS. FREEMAN: No one on the Webex call. If you want
27 to wait a couple seconds to see if someone watching at home --

28 MR. LINGENFELTER: Right.

29 MS. FREEMAN: -- may call in real quick.

30 MR. LINGENFELTER: I'd give it a minute,

1 Mr. Chairman.

2 CHAIRMAN REPPERT: No problem, no problem.

3 MS. FREEMAN: Like, you know, a 10'ish-second delay.
4 That way, everybody --

5 (No response.)

6 I don't see anybody else on the call, so --

7 CHAIRMAN REPPERT: Okay. Next on the agenda is our
8 next meeting and it is July 7th, correct?

9 MR. LINGENFELTER: Yep.

10 CHAIRMAN REPPERT: Okay. July 7, 2020.

11 MR. LINGENFELTER: Yeah, let me look. Let's verify
12 that.

13 CHAIRMAN REPPERT: I left my phone.

14 MR. LINGENFELTER: We will keep you honest. Yes,
15 you're correct, the 7th is correct.

16 CHAIRMAN REPPERT: July 7th.

17 MR. LINGENFELTER: Yes.

18 CHAIRMAN REPPERT: Okay. This meeting is adjourned.

19 (Whereupon, the meeting was adjourned at 7:09 p.m.)
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STATE OF OHIO)
COUNTY OF CUYAHOGA)

CERTIFICATE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 3rd day of June 2020.

Melinda A. Melton

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023