

CONCORD TOWNSHIP BOARD OF TRUSTEES

DATE: June 16, 2021

PUBLIC HEARINGS 6:30 PM

**Hearing #1**

Zoning Amendment Application #2021-1 by ALM Lake Properties LLC, requesting a Zoning Resolution map amendment and Preliminary Plan approval from the current zoning district of R-1, Residential to R-2, Residential Conservation Development for the following properties: 10090 Hoose Road, current parcel number 10-A-026-C-00-055-0, owned by Shirley A Loxterman; Hoose Road Rear, current parcel number 10-A-026-C-00-051-0, owned by Shirley A Loxterman; 10100 Hoose Road, current parcel number 10-A-026-C-00-062-0, owned by Shirley A Loxterman; Morley Concord, current parcel number 08-A-026-0-00-075-0, owned by William H Loxterman TR; 7574 Morley Road, current parcel number 08-A-026-0-00-003-0, owned by Jerry V Patriarca; 7554 Morley Road, current parcel number 08-A-026-0-00-022-0, owned by Jerry V and Constance M Patriarca; and a portion of 0 Isley Sq Concord, current parcel number 08-A-026-0-00-056-0, owned by Humanitarian Consulting Ltd.

**Hearing #2**

Zoning amendments to the Concord Township Zoning Resolution, as initiated by the Zoning Commission.

- **Amendment #1:** Section 5.02 DEFINITIONS, modifies existing definitions for microbrewery, microdistillery, and changes the existing term “urban winery” to microwinery. Adds new definition for brewery, distillery or winery.
- **Amendment #2:** Section 13.35 MICROBREWERY, MICRODISTILLERY, or URBAN WINERY, includes the specific conditions for said uses and amends the conditions to include provisions requiring uses to operate in accordance with Ohio Division of Liquor Control and the Bureau of Alcohol, Tobacco and Firearms requirements, to hold current licenses, to file and provide reports demonstrating annual production has not exceeded the limit if requested, to prohibit outdoor storage, and to prohibit emission of odorous matter or smells that would produce a public nuisance or hazard.
- **Amendment #3:** Section 22.03 TABLE OF USES. Adds brewery, distillery or winery as permitted uses in the RD-2, Research and Limited Industrial District.

REGULAR MEETING TIME: 7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES:

June 2, 2021 Regular Trustees Meeting

V. ELECTED OFFICIAL REPORTS:

A. FISCAL OFFICER – Amy Dawson

B. TRUSTEES

Mrs. Lucci –

Mr. Dondorfer –

Mr. McIntosh –

VI. DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose

VII. AUDIENCE:

VIII. OLD BUSINESS:

None

IX. NEW BUSINESS:

A. VOTE – RESOLUTION 2021-09, A RESOLUTION BY THE CONCORD TOWNSHIP BOARD OF TRUSTEES, LAKE COUNTY, OHIO, DECLARING THE NECESSITY FOR A RENEWAL TAX LEVY IN EXCESS OF THE TEN-MILL LIMITATION

B. VOTE – DECISION FOR ZONING AMENDMENT APPLICATION #2021-1 BY ALM LAKE PROPERTIES LLC, REQUESTING A ZONING RESOLUTION MAP AMENDMENT AND PRELIMINARY PLAN APPROVAL FROM THE CURRENT ZONING DISTRICT OF R-1, RESIDENTIAL TO R-2, RESIDENTIAL CONSERVATION DEVELOPMENT FOR THE FOLLOWING PROPERTIES: 10090 HOOSE ROAD, CURRENT PARCEL NUMBER 10-A-026-C-00-055-0, OWNED BY SHIRLEY A LOXTERMAN; HOOSE ROAD REAR, CURRENT PARCEL NUMBER 10-A-026-C-00-051-0, OWNED BY SHIRLEY A LOXTERMAN; 10100 HOOSE ROAD, CURRENT PARCEL NUMBER 10-A-026-C-00-062-0, OWNED BY SHIRLEY A LOXTERMAN; MORLEY CONCORD, CURRENT PARCEL NUMBER 08-A-026-0-00-075-0, OWNED BY WILLIAM H LOXTERMAN TR; 7574 MORLEY ROAD, CURRENT PARCEL NUMBER 08-A-026-0-00-003-0, OWNED BY JERRY V PATRIARCA; 7554 MORLEY ROAD, CURRENT PARCEL NUMBER 08-A-026-0-00-022-0, OWNED BY JERRY V AND CONSTANCE M PATRIARCA; AND A PORTION OF 0 ISLEY SQ CONCORD, CURRENT PARCEL NUMBER 08-A-026-0-00-056-0, OWNED BY HUMANITARIAN CONSULTING LTD

C. VOTE – ZONING AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION, AS INITIATED BY THE ZONING COMMISSION

AMENDMENT #1: SECTION 5.02 DEFINITIONS, MODIFIES EXISTING DEFINITIONS FOR MICROBREWERY, MICRODISTILLERY, AND CHANGES THE EXISTING TERM “URBAN WINERY” TO MICROWINERY. ADDS NEW DEFINITION FOR BREWERY, DISTILLERY OR WINERY.

AMENDMENT #2: SECTION 13.35 MICROBREWERY, MICRODISTILLERY, OR URBAN WINERY, INCLUDES THE SPECIFIC CONDITIONS FOR SAID USES AND AMENDS THE CONDITIONS TO INCLUDE PROVISIONS REQUIRING USES TO OPERATE IN ACCORDANCE WITH OHIO DIVISION OF LIQUOR CONTROL AND THE BUREAU OF ALCOHOL, TOBACCO AND FIREARMS REQUIREMENTS, TO HOLD CURRENT LICENSES, TO FILE AND PROVIDE REPORTS DEMONSTRATING ANNUAL PRODUCTION HAS NOT EXCEEDED THE LIMIT IF REQUESTED, TO PROHIBIT OUTDOOR STORAGE, AND TO PROHIBIT EMISSION OF ODOROUS MATTER OR SMELLS THAT WOULD PRODUCE A PUBLIC NUISANCE OR HAZARD.

AMENDMENT #3: SECTION 22.03 TABLE OF USES. ADDS BREWERY, DISTILLERY OR WINERY AS PERMITTED USES IN THE RD-2, RESEARCH AND LIMITED INDUSTRIAL DISTRICT.

D. VOTE – FINANCE DEPARTMENT; ADOPT FEDERAL GRANT PROCEDURES

E. VOTE – RECREATION DEPARTMENT; PURCHASE ORDER TO AMERICAN FIREWORKS IN THE AMOUNT OF \$8,800 FOR THE PRODUCTION OF A FIREWORKS DISPLAY ON AUGUST 5, 2021 PER THE EXISTING CONTRACT

F. VOTE – RECREATION DEPARTMENT; PURCHASE ORDER TO PAINESVILLE ASPHALT IN THE AMOUNT OF \$11,000.00 FOR THE INSTALLATION OF A NEW ASPHALT AREA FOR PICKLE BALL COURTS

G. VOTE – FIRE DEPT. APPROVE THE PROMOTION OF PART-TIME PROBATIONARY FIREFIGHTER/MEDIC, KYLE LANGER, TO REGULAR STATUS PART-TIME FIREFIGHTER/MEDIC EFFECTIVE 6/15/2021.

H. VOTE – FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO BRADLEY BLANKENSHIP, PART-TIME PROBATIONARY FIREFIGHTER/PARAMEDIC PENDING BACKGROUND CHECK AND PHYSICAL

I. VOTE - EXECUTIVE SESSION FOR THE PURPOSES OF IMMEDIATE LITIGATION PURSUANT TO OHIO REVISED CODE 121.22 (G) (3)

J. FUTURE MEETINGS & ANNOUNCEMENTS:

6/25 9:00 AM STAFF MEETING / Town Hall

7/2 & 7/5 CLOSED OBSERVANCE OF FOURTH OF JULY HOLIDAY

7/6 7:00 PM ZONING COMMISSION / Town Hall

7/7 6:30-7:30 PM TRUSTEE OFFICE HOURS / Conference Room  
7:30 PM TRUSTEE MEETING / Town Hall