

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

Held via Webex Teleconference
and YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 9, 2021
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chair
Francis Sweeney, Member
Blair Hamilton, Member
Chris Jarrell, Member
Todd Golling, 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 7:02 p.m.

2 CHAIRMAN VALENTIC: Good evening. The Concord
3 Township Board of Zoning Appeals meeting for June 9, 2021, is
4 now in session. I would like to introduce my board. To my
5 far left is Skip Sweeney and Todd Golling. I am Ivan
6 Valentic. To my right is Chris Jarrell and Blair Hamilton.
7 To our far right is Heather Freeman, our Zoning Inspector.

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

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

13 CHAIRMAN VALENTIC: Thank you. Please be seated.
14 This evening when presenting your case at the microphone,
15 state your name, confirm you've been sworn in, and your
16 address. Okay?

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

19 MS. FREEMAN: Yes, they were.

20 CHAIRMAN VALENTIC: All right. We have three items
21 on Old Business and four new appeals on New Business. So
22 we're going to first start with our Old Business. We have
23 two. We have an Appeal Number 2018-41, Randy Viviani, of
24 7757 Concord LLC. This appeal has been on the docket for a
25 while and this one has been -- is continued to be tabled.

26 We also have a variance for 2021-82, John Nekic is
27 requesting a variance from Section 15.03(A)(2) for an
28 accessory building. That one has also been requested to be
29 tabled as well until our next meeting.

30 The next item on Old Business is the approval of

1 minutes from April 14, 2021. So we're going to approve those
2 minutes if that's okay with everybody on the board. So can I
3 get a motion to approve the minutes from April 14, 2021?

4 MS. JARRELL: I have a question.

5 CHAIRMAN VALENTIC: Yes.

6 MS. JARRELL: Heather.

7 MS. FREEMAN: Yes.

8 MS. JARRELL: Was I at that meeting?

9 MS. FREEMAN: We looked at that. Yes, you were.

10 MS. JARRELL: Okay.

11 MS. FREEMAN: Yes.

12 CHAIRMAN VALENTIC: I believe Skip was and --

13 MR. HAMILTON: So moved.

14 CHAIRMAN VALENTIC: -- I believe, Blair was as well.

15 Can I get a second?

16 MS. JARRELL: Second.

17 CHAIRMAN VALENTIC: Is there any discussion or
18 additions or deletions for the minutes from April? I have
19 none. Skip, anything?

20 MR. SWEENEY: No.

21 CHAIRMAN VALENTIC: Okay. The vote, I am going to
22 ask for a vote to approve the minutes from April 14, 2021.
23 All in favor of approving the minutes as written say aye.

24 (Four aye votes, no nay votes, one abstention.)

25 CHAIRMAN VALENTIC: The minutes from April 14th are
26 approved. Thank you.

27 All right. Next is the New Business. We have first
28 is Variance Number 2021-83, Robert E. Shrader is requesting a
29 variance from Section 15.04(B), Table 15.04-1 to allow for the
30 accessory building to be located within -- with a 0 foot

1 setback, a 0 foot side yard clearance in lieu of the minimum
2 10 feet required for the property located at 10397 Prouty
3 Road, current parcel number 08-A-030-A-00-014-0.

4 Please come up and present your case.

5 MR. SHRADER: Good evening. I'm Robert Eric
6 Shrader. I go by Eric. My parents decided to make life
7 difficult, call me by my middle name. So --

8 CHAIRMAN VALENTIC: And you've been sworn in, sir?

9 MR. SHRADER: I have been sworn in.

10 CHAIRMAN VALENTIC: And can you just state your
11 address for the record?

12 MR. SHRADER: Yes. It is 10397 Prouty Road.

13 CHAIRMAN VALENTIC: All right. Thank you.

14 MR. SHRADER: Yeah, so I purchased a storage shed to
15 get some additional storage at my residence and wasn't aware
16 and failed to realize that there were zoning issues with it,
17 potentially, where it was going. I placed it where I did
18 based on the need to have it close to my house so that I could
19 get out to it to get a mower and things of that nature and I
20 also wanted to get access via a truck to my back yard for
21 septic and tree removal and things of that nature.

22 And I just had a driveway poured, so there is not
23 enough room for me to put it any closer to the other, the
24 other direction to my house and to be able to get a truck back
25 there to do the septic and tree removal and all that sort of
26 stuff.

27 So my neighbor was involved in the project. He
28 helped me with a lot of it. And there is, actually, the shed
29 doesn't actually sit on the property line. It's probably a
30 foot over. But there is a retaining wall there that I built

1 so that none of the rock or anything went into my neighbor's
2 yard. So there is a bit of a retaining wall there that's been
3 built.

4 Again, all this work was done before I knew. I know
5 that's on me and ignorance is not a defense, but I wasn't
6 aware that I needed to be 10 foot from the property line when
7 I built it. I excavated an area there to level it out, have
8 gravel, built a retraining wall there behind the driveway and
9 dropped the shed in there at this point.

10 So I am asking for a variance to be able to leave it
11 as it is because in order to move it at this point would be
12 costly and create a lot of work. And, also, I included a
13 letter from my neighbor saying that he's fine with it where it
14 is.

15 CHAIRMAN VALENTIC: How long has your neighbor lived
16 there for?

17 MR. SHRADER: Longer than I have. He's lived there
18 for years and years.

19 MR. HAMILTON: What's the distance to the adjacent
20 property, to their building?

21 MR. SHRADER: There is no --

22 MR. HAMILTON: From the shed.

23 MR. SHRADER: To his house?

24 MR. HAMILTON: Yeah.

25 MR. SHRADER: Oh, I don't know, probably 20, 30
26 feet. I mean it's a ways away.

27 MS. JARRELL: Thirty-one feet.

28 MR. SHRADER: Yeah.

29 CHAIRMAN VALENTIC: Are you considering putting any,
30 any kind of landscape or screening on that side towards your

1 neighbor's property around the shed?

2 MR. SHRADER: There are landscape timbers or,
3 actually, railroad ties.

4 CHAIRMAN VALENTIC: I see that, but any landscaping?

5 MR. SHRADER: No, no. There will be a fence but
6 it's going to come inside just to keep my dogs, and there was
7 a fence there before which you can probably see in the
8 pictures.

9 CHAIRMAN VALENTIC: Anyone have any other questions?

10 MS. JARRELL: Yeah. How did you get caught?

11 MR. SHRADER: I don't know. I am assuming, I live
12 right on Prouty and the guy, when he delivered the shed, there
13 was -- He was out there and blocking traffic in the road.
14 And, you know, with this being where it is, I am sure you guys
15 all drove by and somebody saw it. But, you know, again, I
16 wasn't trying to hide anything. I didn't know, and I know
17 that's not a defense but --

18 CHAIRMAN VALENTIC: Yeah, well, it's not good. Skip
19 usually gets worked up about this stuff. I mean, he must be
20 off tonight. It's disappointing that you did that. You know,
21 the neighbor now is good with it. You're lucky. The next guy
22 that moves there, he might not like it, but he knows what he's
23 getting into, too, right?

24 Any other questions? Blair, do you have anything?

25 MR. HAMILTON: No.

26 CHAIRMAN VALENTIC: Okay. You can be seated.

27 MR. SHRADER: Thank you.

28 CHAIRMAN VALENTIC: Is there anyone else that's
29 speaking for or against this appeal that would like to come
30 up?

1 (No response.)

2 If there is no further questions, the public hearing
3 for Variance Number 2021-83 is now closed to the public. Can
4 I get a motion to approve Variance Number 2021-83?

5 MS. JARRELL: So moved.

6 CHAIRMAN VALENTIC: Second, someone, please?

7 MR. GOLLING: Second.

8 CHAIRMAN VALENTIC: Thank you.

9 Any discussion from the board? Nothing? Okay. The
10 question is on the approval of Appeal Number 2021-83. A yes
11 vote will approve the variance, a no vote denies it.

12 Heather, please call the vote.

13 MR. SWEENEY: I am sorry. You moved pretty quickly
14 to the vote. I wasn't sure if I could say anything.

15 Had the neighbor not been so involved in this, I
16 would have gotten worked up. I don't -- I mean, I understand,
17 sir, that you didn't, you don't have any ill intent and
18 everything but I think it's everyone's duty to make themselves
19 familiar with the zoning regulations, especially with a shed
20 of that size and especially with the fact that you knew it was
21 close to a property line, very close. And so --

22 CHAIRMAN VALENTIC: Tell him he should read the
23 Grapevine. They would know about zoning.

24 MR. SWEENEY: It's in every Grapevine, isn't it?

25 CHAIRMAN VALENTIC: Yeah.

26 MS. FREEMAN: There's something.

27 MR. GOLLING: Had the neighbor not been so involved
28 and that, I think that really did it for me, at least. So I
29 appreciate you providing that information for us.

30 CHAIRMAN VALENTIC: All right. So, Heather, please

1 call the vote.

2 MS. FREEMAN: Mr. Hamilton?

3 MR. HAMILTON: Yes.

4 MS. FREEMAN: Ms. Jarrell?

5 MS. JARRELL: Yes.

6 MS. FREEMAN: Mr. Golling?

7 MR. GOLLING: Yes.

8 MS. FREEMAN: Mr. Sweeney?

9 MR. SWEENEY: Yes.

10 MS. FREEMAN: Mr. Valentic?

11 CHAIRMAN VALENTIC: Yes.

12 Your variance has been approved.

13 All right. Next on the agenda is Variance
14 Number 2021-84, Ruff Neon & Lighting Maintenance Inc. is
15 requesting a variance on behalf of the property owner
16 ML-CFC-2007-7 Fredle Drive LLC to allow for the construction
17 of a new free-standing sign for the property located at
18 7530 Fredle Drive, current parcel number 08-A-019-B-00-012-0,
19 as follows:

20 Number, oh, (a), variance from Section 30.05(B) to
21 permit the sign height to be 16 feet, 4 inches in lieu of
22 maximum height of 12 feet;

23 (b) a variance from Section 30.05(B)(5) which states
24 free-standing signs shall either rest and be affixed to a
25 solid base for support, or, if it has supported members or
26 posts exposed or visible from external view (but not in a case
27 to exceed a height of 2 feet above grade in accordance with
28 section 4 above) then, it shall have low growth vegetation
29 planted and continuously maintained around its base of
30 sufficient height to conceal from the view support members or

1 posts.

2 And then (c), variance from Section 30.5(D)(8)(c) to
3 permit the sign to be 113.78 square feet in lieu of the
4 maximum 100 square feet allowed.

5 MS. RUFF: Good evening. Jessica Ruff,
6 295 West Prospect Street, Painesville 44077.

7 CHAIRMAN VALENTIC: You've been sworn in?

8 MS. RUFF: Yes, sir.

9 CHAIRMAN VALENTIC: Thank you, Jessica. So we're
10 going to vote on all three separately.

11 MS. RUFF: Okay.

12 CHAIRMAN VALENTIC: So you know. But you can
13 present them all and we can ask questions on all three
14 variances, if that's okay.

15 MS. RUFF: Yeah, yeah, absolutely.

16 So I will go over first just the overall design of
17 the sign, if you guys don't mind. So we are proposing a 16
18 foot 4 inch by 137 and a quarter overall width monument sign.
19 So the total variance for the height would be about 4 foot, 4
20 inch. And then the overall area of the sign that will
21 actually read the tenants is 84 by 74 and a quarter wide.

22 And that will be LED illuminated. So the "Lucky's"
23 and the "Sunny Street Cafe," that would all be illuminated,
24 that cabinet, with LED. And then for the top half, the "Grist
25 Mill Village" portion would be illuminated, as well as "at
26 Quail Hollow," but the backing of the sign would not, so that
27 would just be aluminum. And it would be painted to match. We
28 tried to match as best as possible the plaza so it kind of
29 looks like it was meant to be there and everything kind of
30 blends well overall, as well as the stonework, too. We have

1 matched that stonework there.

2 The reason for the variance request, I have some
3 photos that I could present.

4 CHAIRMAN VALENTIC: Sure.

5 MS. RUFF: So there is an actual elevation change.
6 I don't know if -- I am sure you guys are familiar with that
7 property but you can kind of see. I have just the one of that
8 size.

9 CHAIRMAN VALENTIC: Yeah, just pass that around.

10 MS. RUFF: Yeah. So there is an elevation change
11 there, roughly about 5 feet we estimated. So we are
12 requesting that height variance of the 16 foot 4 and then also
13 the square footage.

14 As far as variance (b), we're definitely, any type
15 of landscaping needed to cover that and make it look nice, we
16 definitely will do anything we can to make that eye pleasing
17 for you guys, so that will not be a problem.

18 CHAIRMAN VALENTIC: There's never been a sign there.
19 Why did they -- What's the thinking behind adding one now?

20 MS. RUFF: They are fully, all the tenants there,
21 they are fully -- there is no space there. And with Lucky's
22 moving in, there is a lot of people going to that plaza. And
23 I know, if I could bring up Jeff here from, actually, the
24 plaza, he could kind of describe more so the plaza need.

25 MR. GOLLING: Is this at the request of the anchor
26 tenant?

27 MS. RUFF: The which tenant?

28 MR. GOLLING: Lucky's, is Lucky's requesting the
29 sign going in or --

30 MS. RUFF: No. This is just an overall something

1 that they would like to do.

2 MR. HOLMAN: Good evening. My name is Jeff Holman.
3 My address 7196 Brass Creek Drive in Dexter, Michigan. I work
4 for a company called Friedman Real Estate.

5 CHAIRMAN VALENTIC: And you've been sworn in, sir?

6 MR. HOLMAN: Oh, yes, I was.

7 CHAIRMAN VALENTIC: Thank you.

8 MR. HOLMAN: I work for the company Friedman Real
9 Estate. We are the property manager for and represent the
10 owner, who received the information. And we've been working
11 with Ruff Neon on the signage.

12 The whole tenant group there, when we took over
13 management of that property about three years ago, it was a
14 little less than 50 percent occupied. Going into July 1 when
15 Lucky's will open, it will be 100 percent occupied, both the
16 office side and the retail side. Those of you that get by
17 there, I hope, have noticed that it's been updated pretty
18 substantially, lots of asphalt, lots of new landscaping.
19 Lucky's is going to be a fantastic presence. The other retail
20 operators there are very happy that Lucky's is coming in.

21 MS. JARRELL: What is Lucky's?

22 MR. HOLMAN: It's a very upscale market.

23 MS. JARRELL: Supermarket?

24 MR. HOLMAN: Yeah, but --

25 MS. JARRELL: Food?

26 MR. HOLMAN: Yes, exactly.

27 MS. JARRELL: Okay.

28 MR. HOLMAN: But it will have deli, it will have hot
29 foods, you know, whole foods, kind of a small whole foods
30 style, which I think in this demographic will do very well.

1 They have about six of them throughout the Midwest. They
2 actually purchased the Lucky's name and are finding that
3 that's -- this demographic matches very well.

4 So at their request and at the other tenants'
5 request, you know, the presence out on that road is a little,
6 it's difficult to get to. You have to come in and out and
7 then, you know, kind of find it. So we think, they certainly
8 think that a sign would help them. We're all in favor. To be
9 very honest, they will all pay into, through their rental
10 payments, they will pay into the sign cost. So I think that's
11 telling you that you're not going to have a lot of vacant, you
12 know, name plates on there with just Lucky's. We have
13 commitments from all of the tenants that they want to be on
14 there. So we think it adds to that center and we think that
15 that center adds substantially to this village.

16 MS. JARRELL: What was the rationale behind not
17 doing a complete monument and just -- Were you just trying to
18 minimize costs with doing the two masonry columns or why
19 didn't you do a complete, you know, solid base?

20 MS. RUFF: So the masonry, if we did a solid base,
21 it would be pretty substantially large. It would be 5 feet by
22 137 and a quarter inches wide. I mean, I guess that is a
23 possibility. We could do that. I think that's something you
24 guys --

25 MR. HOLMAN: We didn't ever go -- It wasn't that we
26 made a choice to do this versus that. This is more, we let
27 the experts in signage sort of give us their design, which we
28 really like, and we were happy to work with them from the
29 zoning restrictions. But with the drop-off there, I think you
30 will find that the height is actually about at 12 feet.

1 CHAIRMAN VALENTIC: So what I am trying to
2 understand, I guess, just to get back to the first variance,
3 is that you think it needs to be up higher because of the road
4 elevation? That's what I, I think we need to hear that.

5 MR. HOLMAN: Yes, yeah, correct, just because as far
6 as going down the road, if we tried -- We did offer, I can
7 even show you what we did, the original design of the 12 feet
8 and I think you will see just as far as the difference in
9 height there. So that's how it would look. And it is 40 feet
10 back from the road, so we just felt like getting it up in the
11 air as far as driving down the road, center of eye, you know,
12 it would be kind of --

13 MR. SWEENEY: Can I see that? Is that in our
14 packet?

15 MS. RUFF: No. This is actually something I
16 proposed just to code. I wanted you guys to see to code.

17 MR. SWEENEY: That's the slope right there?

18 MS. RUFF: Correct. So this slope --

19 MR. SWEENEY: You measured that at 60 inches?

20 MS. RUFF: Approximately.

21 MR. SWEENEY: Wow. Thank you.

22 MS. RUFF: It's kind of hard to see it overall.

23 MR. HAMILTON: Can I see that also, please?

24 MS. RUFF: So that's actually to code. So it would
25 kind of be in that valley. I don't know if you want to call
26 it valley but it would be kind of down in that slope area,
27 which would kind of, you know, visibility wise, wouldn't
28 really work well.

29 CHAIRMAN VALENTIC: And so the second variance, do
30 you want to walk us through that?

1 MS. RUFF: Yeah. So the second variance, I mean, we
2 are willing to do the brick straight across if needed. But I
3 guess it's kind of to everyone, I guess, your eye might like
4 it better with the brick. It's not something that we have to
5 do, the brick all the way across. We are more than willing to
6 do this. This is just, I mean, it would be more cost
7 effective to do just the two pillars rather than going across
8 with the brick.

9 MR. HOLMAN: But that wasn't a decision made.

10 MS. RUFF: No.

11 MR. HOLMAN: I honestly haven't seen it that way.
12 We would be happy, if that was important, we could certainly
13 do it that way.

14 MR. HAMILTON: Actually, looking at your rendering,
15 to me, is less opposing than a solid base would be.

16 MS. RUFF: I feel like the solid base would be so
17 overwhelming to the sign.

18 CHAIRMAN VALENTIC: Well, yeah.

19 MS. RUFF: But it's everyone's eye is different. I
20 am not, you know --

21 CHAIRMAN VALENTIC: But I think, yeah, Blair, I
22 think it is, part of is, you're probably right, but I think
23 it's never intended to be 5 foot tall. That's why --

24 MR. HAMILTON: Correct.

25 CHAIRMAN VALENTIC: The more solid base, yeah.

26 MS. RUFF: Correct. A monument sign is never that
27 extreme as far as the sign base goes. Usually, they're two
28 feet, three feet, never --

29 CHAIRMAN VALENTIC: Do you want to walk us through
30 the third variance.

1 MS. RUFF: Yep. So overall square footage wise,
2 right now, currently, the "Sunny Street" and down, all those
3 tenants are roughly about 8 inches tall. So, overall, I know
4 we're asking for, I think it's 13 square feet total in sign
5 area, and that's just to try to make everything slightly
6 bigger. We did try to kind of play around, manipulate the
7 square footage but we just found this was kind of the best.
8 We tried to go within the square, you know, to code but this
9 is kind of what we came up with just as far as, I mean, we
10 could shrink those down a bit or shrink "Lucky's" maybe a bit
11 but we kind of overall, visually, we thought it kind of, as
12 far as size wise went, I don't want to go any more smaller
13 with the "Grist Mill Village" because that's roughly 3 feet
14 overall with that square footage. So if you go, you kind of
15 got to shrink something. You've got to give and take
16 somewhere, so we kind of manipulated it and we liked this
17 overall design best as far as visibility goes.

18 MS. JARRELL: So you have the two --

19 MS. RUFF: We are 40 feet back from the road, so we
20 just --

21 MS. JARRELL: The two open panels at the bottom,
22 you're just leaving those open in case you have to split
23 spaces or something?

24 MS. RUFF: Yeah. I mean, more than likely, those
25 will fill with tenants. We're trying to make sure we have
26 enough for -- I mean, we have more tenants than are on there,
27 so we are making sure we have enough for if anyone else wanted
28 or, in the future, something changes.

29 The other thing that could always be put on there
30 is, you know, a welcome sign or anything, if there was

1 anything that the township would more like to see there.
2 Often on those types of signs, you know, you put the manager,
3 which would be us, but we're not looking to get our presence
4 out there but if that were important we could certainly do
5 that.

6 CHAIRMAN VALENTIC: When I look at it, too, what I
7 struggle with, I always have a hard time with these signs
8 because I think they're -- they get too big and there is too
9 many of them. But when I look at the page 1, the sign looks
10 bigger in that, like, image down at the bottom than when I
11 look at page 2. Page 2, it's a little bit more pleasing,
12 quite honestly. It doesn't seem like it's going to be that
13 big. But when I look at page 1, it seems like it's going to
14 be, you know, it's worse, the size of that car, you know, when
15 I look at it. Which one, I guess, is more accurate to what
16 it's really going to look like?

17 MS. RUFF: So page 2 would actually be to scale
18 because, as you can see the gentleman sitting there. Sign --
19 or page 1, we kind of -- my irresponsibility -- but we kind
20 of did that in a hurry just to get it submitted by the due
21 date of this meeting. So that's not to scale, as you -- I
22 mean, this is 5 feet but that's, that car, yeah --

23 CHAIRMAN VALENTIC: How is it lit up, again? I
24 missed the first --

25 MS. RUFF: Yeah. So the cabinet that reads
26 "Lucky's" and down to the tenant, that would be LED
27 illuminated. And everything here will, that you see, like
28 Lucky's, Huntington, Sunny Street Cafe, all those tenants
29 would illuminate. And then up here, the "Grist Mill Village
30 at Quail Hollow," so only the "Grist Mill Village at Quail

1 Hollow" will illuminate and then the beige color will be not
2 illuminated.

3 CHAIRMAN VALENTIC: Okay.

4 MR. SWEENEY: Is that lighting, is that internal or
5 is it spot --

6 MS. RUFF: It's all internal.

7 MR. SWEENEY: So it's from the inside.

8 MS. RUFF: Yeah, all internally, yeah.

9 CHAIRMAN VALENTIC: Any other questions? Todd,
10 anything?

11 MR. GOLLING: It just seems the -- I've probably
12 driven by -- People on Crile are on Crile simply to go to
13 Starbucks or Chipotle or Panini's, you know, in there.
14 They're not -- People on 44 have no chance of seeing this.
15 And if I am on Crile, I am going there and I already know
16 where I am going, you know. If I look over, in my mind's eye,
17 I am looking at the sign to Pub Frato there. You can see it
18 pretty well. It just seems kind of small and I hasten to say
19 unnecessary but I just don't, I don't see the purpose behind
20 it. It doesn't make sense to me that -- Because the one thing
21 that kind of zings me is, I despise the Shell sign that's up
22 there in the picture you see right behind there. And now
23 we're going to have another sign in front of the Shell sign.
24 They're lined up next to each other. And like you, I don't
25 really care for signage. I already know it's there.

26 And I get the 5 foot thing, the grade thing. You've
27 got to raise it up to see it. But even raising it up, I
28 realize this is probably as close to scale as -- We're doing
29 the best we can with this one.

30 MS. RUFF: Yeah, I think.

1 MR. GOLLING: Driving by on Crile at 25, 30 miles an
2 hour, the chance of me reading this is nil. So --

3 MS. JARRELL: You already know it's there. You live
4 in the community.

5 MR. GOLLING: Yeah. I know it's there, right.

6 MS. JARRELL: It's a main thoroughfare. I mean, the
7 retail has just, you know, exploded in the last year. So they
8 want people to see it from 44.

9 MR. GOLLING: I don't think you can see it from 44.

10 MS. JARRELL: And it's a weird traffic pattern.
11 They may not be able to see the individual tenant panels but
12 they see Grist Mill Village, they see Lucky's, they see that
13 there is a bunch of tenants back there. If they're not from
14 the area, they say, "Oh, I've got to somehow get over to
15 Crile."

16 MR. GOLLING: Right.

17 MS. JARRELL: You know? And they have to figure
18 that out. But I mean, being in real estate, I understand how
19 important it is to have signage, and I think you guys have
20 done a really great job since you took over the center.

21 MR. HOLMAN: Thank you.

22 MS. JARRELL: And I personally think that, just
23 based on my own experience, that it is a very important aspect
24 of a retail center.

25 MR. HOLMAN: I will tell you from being out of town,
26 the first time, I almost drove by.

27 MS. JARRELL: Sure.

28 MR. HOLMAN: You don't even know how to get in
29 there.

30 MS. JARRELL: Right.

1 MR. HOLMAN: Much less that there is anything in
2 there. But I understand, you know, the traffic on a daily
3 basis knows it's there but the tenants are asking for it and
4 they know their businesses and this is a tough time for
5 retailers. This has been a difficult time.

6 CHAIRMAN VALENTIC: And I don't think --

7 MR. SWEENEY: Yeah. We had the same discussion when
8 Drug Mart asked for a certain type of variance for their sign
9 down the road. And that, as Todd, you know, I am going to
10 echo what Todd said. I don't think these things are very
11 helpful at all but I don't think that's the point. I think --
12 I don't know. I don't do these. I don't do these
13 developments or anything like that but I think it's, I think
14 that it ties in the whole plaza sort of like a triangulation
15 and kind of anchors the look, and I get that. But, honestly,
16 I don't see any of those. I can't read any of those things.

17 MS. JARRELL: Well, if you have a passenger in the
18 car and you're looking for a place, the passenger could
19 certainly see, see those items.

20 MR. SWEENEY: Possibly.

21 MS. JARRELL: And it is a vital component to any
22 lease.

23 MR. SWEENEY: No, I think they're entitled to it.

24 MS. JARRELL: In office space or especially retail.

25 CHAIRMAN VALENTIC: Yeah, I don't think -- maybe
26 some people do think -- I don't think we can't have a sign. I
27 think we should have some signage. I think there is the code
28 in place to dictate what the signage should be. I kind of,
29 this one, I don't know if it really needs to be 16 feet. I
30 think that hill, going down through there all the time -- I

1 just went through there again -- it's pretty gentle. I don't
2 think it's really as big of a hole as maybe you think it is.

3 MS. JARRELL: But from 44 that grade is substantial.

4 MR. SWEENEY: No, I think from Crile it's
5 substantial as well, I do.

6 MS. RUFF: It is 40 feet off the road. The sign is
7 going to be 40 feet off the road.

8 CHAIRMAN VALENTIC: Which I think helps your case to
9 make it visible, not the height.

10 MS. RUFF: Not the height.

11 CHAIRMAN VALENTIC: But your actual being able to
12 see the sign.

13 MR. HOLMAN: I do think that Lucky's will become
14 quite a presence in town and may become the locator. So when
15 they see Lucky's, they'll know to come Crile, so they'll know
16 that Sunny Street Deli is in there. I do think they will
17 become very well known and having their name on the road will
18 help the other tenants.

19 CHAIRMAN VALENTIC: I just, I think the context of
20 the development, I am just trying to picture it. I am a
21 little nervous that, in the context of what we're trying to
22 do, it's going to be a little overbearing. The 5 foot high, I
23 understand why you want to put it up and what you're trying to
24 do, but that's just, that's just my two cents. I think the
25 renderings help. I think you did a good job. I am very happy
26 that you presented what it would look like in code, too. I
27 think that was a smart thing to do.

28 MS. RUFF: Oh, okay.

29 CHAIRMAN VALENTIC: So we could get a good sense of
30 what it could look like.

1 MS. RUFF: I don't know, too, this is sometimes
2 things we do. I don't know time frame wise for you but
3 sometimes we put up like a temporary, something temporary so
4 you can actually see it. Like, we'll drove over, a flag,
5 something. You guys can drive by and kind of see what -- a
6 banner or something so you guys can visually see, too. I
7 mean, we could offer that.

8 MS. JARRELL: I don't think that's necessary.

9 CHAIRMAN VALENTIC: But that's a great strategy and
10 it would have been great if you would have done that and
11 brought, you know, put it up for a second, take a picture and
12 brought it in.

13 MS. RUFF: Because it really helps people, too. We
14 do that a lot because you don't really -- Visually, it's hard
15 to see when it's not up, you know, when it's not there.

16 CHAIRMAN VALENTIC: Okay. Any other questions from
17 the board?

18 MR. HAMILTON: No.

19 CHAIRMAN VALENTIC: All right. You can be seated.

20 MR. HOLMAN: Thank you.

21 MS. RUFF: Thank you.

22 CHAIRMAN VALENTIC: Is there anyone else here that's
23 speaking for or against this appeal that would like to come
24 up?

25 (No response.)

26 Okay. If there's no further questions, the public
27 hearing for Variance Number 2021-84, yeah, 84 is now closed to
28 the public. Can I get a motion to approve Variance 2021-84?

29 MS. JARRELL: So moved.

30 CHAIRMAN VALENTIC: Second?

1 MR. HAMILTON: Second.

2 CHAIRMAN VALENTIC: Open discussion, anyone want to
3 add anything to the discussion we already had?

4 MS. JARRELL: Well, I don't, I don't necessarily
5 think that the requests are terribly significant. And just
6 the geography of the property, and given the traffic patterns
7 and what have you, I believe it is very necessary for them to
8 be up higher so that they have the visibility. I mean, that's
9 why retail developments are successful is because they have
10 that visibility. And these folks have gotten it completely
11 leased up, got Lucky's in there and I believe that,
12 wholeheartedly, that we should grant the variances.

13 CHAIRMAN VALENTIC: Blair, what do you think?

14 MR. HAMILTON: I agree. To the extent that the
15 height variance is requested, it's understandable because of
16 the elevation of Crile Road. That then, I think, spills over
17 into the monument base variance, in that, you've now got a
18 higher base than you would have normally. And I think that by
19 not having the solid base, it is less imposing.

20 CHAIRMAN VALENTIC: Yeah, I would agree.

21 MR. HAMILTON: And then, thirdly, the overall area
22 it is really a very small variance.

23 MR. GOLLING: Just for, I don't think it's going to
24 make any effect but when Crile gets resurfaced, will that
25 affect --

26 MR. SWEENEY: Probably not.

27 CHAIRMAN VALENTIC: Probably not.

28 MR. GOLLING: Nothing like that.

29 CHAIRMAN VALENTIC: Skip, anything?

30 MR. SWEENEY: No. I think it's nice.

1 CHAIRMAN VALENTIC: Okay. All right. Then on
2 approval of the Variance Number 2021 -- I am sorry -- 2021-84,
3 a yes vote approves the variance, a no vote denies it.

4 Heather, please call the vote.

5 MS. FREEMAN: Mr. Chairman, I believe we should
6 probably vote on each one of these individually.

7 CHAIRMAN VALENTIC: You are right. That's why you
8 are here, to straighten me out.

9 Okay. So the question is on approval for Variance
10 Appeal Number 2021-84, for (a), a variance from Section
11 30.05(B) to permit the sign height to be 16 feet, 4 inches in
12 lieu of the maximum height of 12 feet.

13 Please call the vote for just (a).

14 MS. FREEMAN: Mr. Golling?

15 MR. GOLLING: Yes.

16 MS. FREEMAN: Ms. Jarrell?

17 MS. JARRELL: Yes.

18 MS. FREEMAN: Mr. Sweeney?

19 MR. SWEENEY: Yes.

20 MS. FREEMAN: Mr. Hamilton?

21 MR. HAMILTON: Yes.

22 MS. FREEMAN: And Mr. Valentic?

23 CHAIRMAN VALENTIC: Yes.

24 Okay, that variance is approved.

25 Next for variance 2021-84 is (b), variance from
26 Section 30.05(D)(5), which states free-standing sign shall
27 either be, either rest and be affixed to a solid base for
28 support or, if it has support members or posts exposed or
29 visible from external view of 2 feet above grade in accordance
30 with Sections, Subsection 4 above, it shall have low growth

1 vegetation planted and continuously maintained around the
2 space of sufficient height to conceal from view the support
3 members or posts.

4 Heather, please call the vote.

5 MS. FREEMAN: Mr. Hamilton?

6 MR. HAMILTON: Yes.

7 MS. FREEMAN: Mr. Sweeney?

8 MR. SWEENEY: Yes.

9 MS. FREEMAN: Ms. Jarrell?

10 MS. JARRELL: Yes.

11 MS. FREEMAN: Mr. Golling?

12 MR. GOLLING: Yes.

13 MS. FREEMAN: Mr. Valentic?

14 CHAIRMAN VALENTIC: Yes.

15 Last is for variance 2021-84 (c), a variance from
16 Section 30.05(D)(8)(c) to permit the sign to be 113.78 square
17 feet in lieu of the maximum 100 square feet allowed.

18 Heather, please call the vote.

19 MS. FREEMAN: Mr. Golling?

20 MR. GOLLING: Yes.

21 MS. FREEMAN: Ms. Jarrell?

22 MS. JARRELL: Yes.

23 MS. FREEMAN: Mr. Hamilton?

24 MR. HAMILTON: Yes.

25 MS. FREEMAN: Mr. Sweeney?

26 MR. SWEENEY: Yes.

27 MS. FREEMAN: Mr. Valentic?

28 CHAIRMAN VALENTIC: Yes.

29 All right. That variance is approved as well.

30 Thank you.

1 MS. RUFF: Thank you very much.

2 CHAIRMAN VALENTIC: Thank you for coming in and
3 presenting. Appreciate that.

4 All right. Next is Variance Number 2021-85, Robert
5 Sierputowski is requesting a variance from Section 15.03(H)(2)
6 to allow his existing driveway to be located 14 inches from
7 the side property line in lieu of the minimum 3 feet required,
8 3 feet or 36 inches required for the property located at
9 9775 Knightsbridge Lane, current parcel number
10 10-A-022-A-00-024-0.

11 All right, sir.

12 MR. SIERPUTOWSKI: My name is Robert Sierputowski.
13 I have been sworn in. I reside at 9775 Knightsbridge Lane. I
14 am requesting a variance from Section 15.03(H)(2) to allow my
15 existing concrete to be located within 3 feet of the property
16 lines. I have a request written and I have multiple pages of
17 pictures that I have submitted.

18 Basically, in that introduction, I had to stretch
19 the limits of the section to get two 20 by 9 foot wide parking
20 spaces. Illustrated in picture 3, you can see how big the car
21 is and how big a spot you need. And the way the house and the
22 property lines are situated, there is not a 90 degree angle.
23 So I stretched the limits of Section 15, the code, 15.03, and
24 I am asking for a variance to allow it within 3 feet. It's 14
25 inches on the south side and 32 inches on the north side.

26 MS. JARRELL: How did you get caught?

27 MR. SIERPUTOWSKI: I didn't. I brought it up.

28 MS. JARRELL: Did you? Very good.

29 MR. SIERPUTOWSKI: Well, we were talking about
30 various other projects and I had mentioned I did some concrete

1 and I had mentioned it wasn't exactly within 3 feet. So here
2 I am getting it properly varianced if I can.

3 MS. JARRELL: Excellent.

4 CHAIRMAN VALENTIC: Who were you talking to that you
5 mentioned it?

6 MR. SIERPUTOWSKI: Heather, Heather and Marty, yeah.
7 I believe so, right? In 2018, so this has been done since
8 2018 and I am bringing it up to get it done right. I mean,
9 the concrete has been placed since 2018.

10 MR. GOLLING: And the closest neighbor from the park
11 pad, Kozlovich, he's about a football field away, isn't it?

12 MR. HAMILTON: It is.

13 MR. GOLLING: According to this picture, he's pretty
14 far away.

15 MS. JARRELL: He's very far away, all those houses
16 are.

17 MR. SIERPUTOWSKI: And it's very green around there,
18 too. It's tucked in.

19 MS. JARRELL: Right, right.

20 MR. SIERPUTOWSKI: It's already 18 inches below
21 grade, that's why I had to make the retaining wall.

22 MR. GOLLING: Right.

23 MR. SIERPUTOWSKI: And we're not concerned with
24 that. We're just concerned with the placement of the concrete
25 and the property line. Basically, I deal with 90 degree
26 angles, I mean, and it would be, it would look crazy if I
27 turned it.

28 CHAIRMAN VALENTIC: Your neighbor has not complained
29 about it, right?

30 MR. SIERPUTOWSKI: No, he's not here and you didn't

1 get a letter, right, Heather?

2 MS. FREEMAN: His neighbor did not contact our
3 office.

4 MR. SIERPUTOWSKI: All neighbors were contacted all
5 around me, surrounding me with a letter stating my variance.

6 CHAIRMAN VALENTIC: So why didn't you get the
7 permit?

8 MR. SIERPUTOWSKI: There is no permit for concrete.

9 CHAIRMAN VALENTIC: Not the permit but checked with
10 the zoning?

11 MR. SIERPUTOWSKI: I kind of just did it and, well,
12 there is property stakes and I had the property surveyed at a
13 later date. So the stakes that were there are wrong but mine
14 are correct now because Harry Jones did it and surveyed the
15 property because I have other things going on which I had to
16 table because of COVID. I have a garage I want to put up back
17 there that's approved and I have a little walk-out basement
18 that I am going to do, too. But that was all -- I even pulled
19 permits for those projects and didn't act on them because of
20 COVID but that's another, that's another issue, not for right
21 now.

22 CHAIRMAN VALENTIC: Okay. Any other questions? No?
23 Okay. You can be seated, sir.

24 MR. SIERPUTOWSKI: Thank you.

25 CHAIRMAN VALENTIC: Is there anyone else that's
26 speaking for or against this appeal that would like to come
27 up?

28 (No response.)

29 Okay. If there's s no further questions for
30 Variance Number 2021-85, the public hearing is now closed.

1 Can I get a motion to approve?

2 MS. JARRELL: So moved.

3 MR. GOLLING: Second.

4 CHAIRMAN VALENTIC: Thank you, Todd. Any
5 discussion? Skip?

6 MR. SWEENEY: I don't. It's an obvious violation
7 but I don't think it's significant. It might be in Quail
8 but -- It might have been in Quail but not here. I don't
9 think it's a big issue.

10 CHAIRMAN VALENTIC: All right. Not much discussion
11 tonight. All right. So the question is approval for variance
12 2021-5. A yes vote approves it, a no vote denies it.

13 Heather, please call the vote.

14 MS. FREEMAN: Ms. Jarrell?

15 MS. JARRELL: Yes.

16 MS. FREEMAN: Mr. Sweeney?

17 MR. SWEENEY: Yes.

18 MS. FREEMAN: Mr. Hamilton?

19 MR. HAMILTON: Yes.

20 MS. FREEMAN: Mr. Golling?

21 MR. GOLLING: Yes.

22 MS. FREEMAN: Mr. Valentic?

23 CHAIRMAN VALENTIC: Yes.

24 It's approved. Thank you.

25 All right. Next is a Conditional Use Permit
26 2021-17, HSB Architects & Engineers, on behalf of the property
27 owner Auburn Vocational School District, is requesting a
28 conditional use permit for a school in accordance with Section
29 13.10 to permit a First Responders Outdoor Training Facility
30 addition for the property located at 8159 Auburn Road, current

1 parcel number 08-A-021-0-00-051-0.

2 Gentlemen.

3 MR. KHAWAM: Good evening. Andre Khawam with HSB
4 Architects. I haven't been sworn in. Jeff is also here,
5 hasn't been sworn in.

6 CHAIRMAN VALENTIC: Neither one of guys have been
7 sworn in, so if you could please raise your right hand.

8 (Whereupon, Messrs. Khawam and Slavkovsky were sworn
9 in.)

10 CHAIRMAN VALENTIC: Thank you.

11 MR. KHAWAM: So we are today proposing, on behalf of
12 Auburn Career Center, a new facility, training facility for
13 their first responders on the existing lot location at
14 8221 Auburn Road. Currently, there is an existing house
15 that's been abandoned, the lot also not being used. It's my
16 understanding.

17 MR. SLAVKOVSKY: No, that's not true.

18 MR. KHAWAM: That's not true? I am sorry. What's
19 the current situation with the lot? Go ahead.

20 MR. SLAVKOVSKY: Jeff Slavkovsky, executive director
21 at Auburn Career Center, 8140 Auburn Road. I have been sworn
22 in.

23 We currently use the structure for first responder
24 training facilities but what we would like to do is enhance
25 the building so we can do more of the same.

26 CHAIRMAN VALENTIC: So the existing structure is
27 already used for --

28 MR. SLAVKOVSKY: It's already used by our law and
29 public safety adult programs, yes.

30 MR. KHAWAM: So with that, we are improving on the

1 addition to that facility adding a couple front yard facility
2 training and a rear facility training. Along with that, we're
3 creating a driveway into the existing house and improving with
4 landscaping and so forth.

5 We have presented some 3D rendering for the
6 submittal so you can get an idea on what's taking place on the
7 lot with the training facility and what kind of equipments are
8 we providing for the trainers.

9 CHAIRMAN VALENTIC: When you've been in in the past
10 and other people from the school, Auburn Career Center,
11 they've been more traditional, you know, buildings, right?
12 This is very unique, I think, to definitely the community.
13 I've never seen a facility like this anywhere. I have never
14 seen a facility. So is there another facility nearby that's
15 something like this?

16 MR. SLAVKOVSKY: So I believe I have spoken to this
17 board about that specific need for there to be a training
18 facility in this region because our local fire departments
19 now, in order to get their firefighters accredited, have to
20 send -- The closest one is in Parma. And a lot of people,
21 that gets filled up and then they have to send them to
22 Youngstown. So it's an inconvenience for our local first
23 responders that could be fulfilled right here in Concord
24 Township.

25 There is specific training that involves the tower
26 and the other aspects in the back that firefighters need to be
27 able to perform at certain amount of time in order to get
28 their initial and renewing those credentials.

29 So to answer your question, probably never have seen
30 one, yes.

1 MS. JARRELL: Will the entire obstacle course be
2 surrounded by a security fence?

3 MR. SLAVKOVSKY: So the obstacle course -- Are you
4 talking about the obstacle course in the front yard?

5 MR. GOLLING: Right.

6 MR. SLAVKOVSKY: The obstacle course in the front --

7 MS. JARRELL: Well, the whole thing, the whole
8 thing.

9 MR. SLAVKOVSKY: The entire property will not be,
10 no.

11 MR. KHAWAM: No.

12 MR. SLAVKOVSKY: The only security fence that we're
13 planning on putting is around the stair tower.

14 MS. JARRELL: That's it?

15 MR. SLAVKOVSKY: Yes.

16 CHAIRMAN VALENTIC: But are you -- I saw a note.
17 There is vinyl fencing along the residential property. Is
18 that --

19 MS. JARRELL: Yeah.

20 MR. SLAVKOVSKY: So that's more of a --

21 MR. KHAWAM: Privacy fence.

22 MR. SLAVKOVSKY: -- privacy fence.

23 CHAIRMAN VALENTIC: Not security.

24 MR. SLAVKOVSKY: Correct. It's for visuals and
25 sounds.

26 MS. JARRELL: Are you going to have a gate across --
27 Excuse me, Ivan. Are you going to have a gate across the
28 driveway?

29 MR. SLAVKOVSKY: We've not planned on having a gate
30 across.

1 MS. JARRELL: So how, how do you plan to keep young,
2 drunk people out of this playground?

3 MR. SLAVKOVSKY: So the obstacle course in the front
4 is designed to be -- I don't know the word. It's not
5 permanent. It's not there. It will be stored in the garage
6 and, when in use, we are going to bring it out.

7 MR. GOLLING: You mean the stairs and the climbing
8 things?

9 MR. SLAVKOVSKY: No, no.

10 CHAIRMAN VALENTIC: Like all this stuff?

11 MR. SLAVKOVSKY: Yes.

12 CHAIRMAN VALENTIC: All this stuff.

13 MR. GOLLING: What?

14 CHAIRMAN VALENTIC: None of this stuff is going to
15 be out there. It comes in and out?

16 MR. SLAVKOVSKY: Correct.

17 MS. JARRELL: And you're keeping it in this
18 building?

19 MR. SLAVKOVSKY: No. We would keep it in the
20 current building, 8159.

21 MS. JARRELL: This one?

22 MR. SLAVKOVSKY: Yes.

23 CHAIRMAN VALENTIC: Can I see what you're pointing
24 to, please?

25 MS. JARRELL: (Showing.)

26 CHAIRMAN VALENTIC: Oh, they keep it in that
27 building.

28 MS. JARRELL: But the items in the back, those are
29 more -- Obviously, the tower is permanent.

30 MR. SLAVKOVSKY: The tower is permanent and needs to

1 be on a concrete base and that would be the only, what you
2 call playground item that would be out permanently and that's
3 why we were proposing to put the fence around that. All the
4 rest of the stuff in the back is all equipment, again, that
5 comes inside.

6 MS. JARRELL: What kind of fence are you putting
7 around that?

8 MR. KHAWAM: Well, the idea is really not to have
9 someone just accessing it and climbing it and be injured as
10 they are climbing this. So I would assume it would be having,
11 you know, a gate, some sort of a gate to put --

12 MS. JARRELL: How tall?

13 MR. KHAWAM: We could have it as tall as 6 feet or
14 maybe conceal the bottom part so they're not able to get to
15 the stairs.

16 MS. JARRELL: It's not going to keep people out of
17 there. I am truly concerned about the security aspects and
18 people getting hurt.

19 MR. SLAVKOVSKY: We can talk about a 8 foot fence.

20 MR. KHAWAM: On the steel tower or around the
21 perimeter?

22 MR. SLAVKOVSKY: Around the tower.

23 MR. KHAWAM: Well, like I said, we can certainly
24 absolutely enclose it from the front so, you know, during use
25 they could open the gates and utilize it and climb the stairs.
26 During, you know, closing hours they could certainly close the
27 gates and no one would access it. We will make sure that that
28 happens.

29 CHAIRMAN VALENTIC: It just doesn't, doesn't seem
30 like the right spot. Like, I am thankful you guys are doing

1 this. I love the idea of it. It just doesn't seem -- I
2 drive, drop my kid off in that parking lot all time to pick up
3 the bus. It just doesn't seem -- I drive by it and it just
4 doesn't seem like the right place to put something like this,
5 this active, in the community. I would, like, it feels like
6 it should be like tucked away somewhere and kind of practice
7 and do their thing. It feels like this more wide out in the
8 open.

9 Go ahead.

10 MR. SWEENEY: I think it's a great. I think the
11 location is fine. I mean, it's where they are. It's where
12 they're located. You've got 44 on one side. You've got
13 Auburn on the other side. You've got Girdled on the third
14 side. I don't know what that other neighbor thinks to the
15 north. That might be a whole different story.

16 MR. SLAVKOVSKY: That's, we asked.

17 MR. SWEENEY: And they're okay with it?

18 MR. SLAVKOVSKY: (Nodding.)

19 MR. SWEENEY: They know the scope of this?

20 MR. SLAVKOVSKY: I don't know that they've seen
21 pictures but I have described it to them.

22 MR. SWEENEY: Because I pick my son up, too, from
23 that parking lot and a couple weeks ago we were out there and
24 they were doing hose drills with the big hoses, like, out in
25 the parking lot, you know.

26 MR. SLAVKOVSKY: Yeah, yeah. This would have a
27 designated spot for that drill in the back yard.

28 MR. SWEENEY: Exactly. And I don't think this is
29 any more dangerous than the playground which is just down
30 Auburn Road at Mentor Road. Am I -- Do you know which one I

1 am talking about?

2 CHAIRMAN VALENTIC: Yeah.

3 MR. SWEENEY: It's almost the same thing but just
4 down the road and this is used for an official purpose. So in
5 terms of safety, I don't think it's a big deal. I don't know.

6 CHAIRMAN VALENTIC: So I don't know. How many
7 people train at once at a facility like this, 10? 20? 50? I
8 don't know.

9 MR. SLAVKOVSKY: I wish Sean Davis could have made
10 it here tonight. He's our director of public safety and he
11 would know more specifically. But it ranges, I would say.
12 It's not like there is going to be hundreds of people there at
13 a time but, you know, depending on what is being tested.

14 CHAIRMAN VALENTIC: So where are they going to park,
15 like, down to the south, that lot?

16 MR. SLAVKOVSKY: Yes. The lot that you're talking
17 about where you drop your kids off.

18 CHAIRMAN VALENTIC: Yeah. They park down there?

19 MR. SLAVKOVSKY: And there will be a walkway going
20 through the back yards behind 8122 to 8159.

21 CHAIRMAN VALENTIC: And that property to the north,
22 that's a residential property, right?

23 MR. SLAVKOVSKY: Yes.

24 CHAIRMAN VALENTIC: Even though I think it's zoned
25 commercial.

26 MR. SLAVKOVSKY: It is zoned.

27 MS. JARRELL: Obviously, the community is in support
28 or we all know they would be here.

29 CHAIRMAN VALENTIC: Yeah.

30 MS. JARRELL: For sure.

1 CHAIRMAN VALENTIC: Yeah, right.

2 MS. JARRELL: They would definitely be here.

3 MR. SWEENEY: For darn sure.

4 Do you -- I have a question. Will other
5 municipalities be able to come in and use this?

6 MR. SLAVKOVSKY: It not only would we training for
7 Auburn Career Center students, that's what we're talking about
8 is, yes, other, other fire departments from the region will be
9 able to send their employees here, a much more convenient
10 location, probably a much less expensive avenue of getting the
11 training that they're sending them hours away to do right now.

12 MR. SWEENEY: That's outstanding. The other one --

13 MR. SLAVKOVSKY: We have --

14 MR. SWEENEY: The only other one is in Parma?

15 MR. SLAVKOVSKY: It's at Tri-C, the closest one.

16 MR. GOLLING: And they will be so hungry from
17 working out, they will see the new sign at Grist Mill and --

18 CHAIRMAN VALENTIC: Yeah.

19 MR. GOLLING: I mean, I think it's cool. I mean, if
20 I wasn't afraid I would have a heart attack on this thing, I
21 think it's -- It looks like a fun thing for them to do. In
22 turnout gear, maybe not so fun. But I just want to
23 understand. You are going to pack all this stuff away, like
24 everything on this brown front mat facing Auburn, all that
25 gets packed away and put in the barn?

26 MR. SLAVKOVSKY: That's what I have been told, yes.

27 MR. GOLLING: You're crazy, wow.

28 MS. JARRELL: Are you saying --

29 MR. SLAVKOVSKY: That's a lot of stuff.

30 MR. GOLLING: Yeah.

1 MR. SLAVKOVSKY: I mean, is it going to be exactly
2 like that?

3 MR. GOLLING: No, no, yeah, I understand.

4 MR. SLAVKOVSKY: Of course not.

5 MS. JARRELL: Is it going to be put away or is it
6 not?

7 MR. SLAVKOVSKY: It is going to be put away.

8 MS. JARRELL: Okay. Because you said, "That's what
9 I've been told." So do you know definitively?

10 MR. SLAVKOVSKY: That's the plan, yes.

11 MS. JARRELL: Because I am telling you, after I've
12 tipped a few, I will be there playing on it.

13 MR. SWEENEY: Now the truth comes out.

14 MR. GOLLING: It does look cool.

15 CHAIRMAN VALENTIC: We got that on the record.

16 MR. SLAVKOVSKY: Just don't scale the 8 foot fence.

17 MR. HAMILTON: Can you talk a little bit about the
18 lighting that you're proposing?

19 MR. SLAVKOVSKY: We are --

20 CHAIRMAN VALENTIC: Yeah.

21 MR. SWEENEY: Yeah, good point.

22 MR. KHAWAM: So it was a suggestion that we brought
23 it up to open if they really need lightings. So far, we're
24 only proposing to do minimum lighting for the front and the
25 back. So we are proposing to have light poles on both sides
26 of the front facility the same as on the back, too, with
27 cut-off lens so no, any lights could flood beyond the property
28 line on the north side as well as on the south side, too. So
29 we controlled that part of it.

30 CHAIRMAN VALENTIC: Where are the -- Are the light

1 fixtures shown on the site plan?

2 MR. KHAWAM: Yes.

3 MR. HAMILTON: You can see them on the plan and --

4 MR. KHAWAM: In the midpoint on the front facility.

5 CHAIRMAN VALENTIC: Oh, I see, yeah.

6 MR. KHAWAM: North and south.

7 CHAIRMAN VALENTIC: Yeah. So the rendering shows a
8 fire truck. Is there really going to be emergency vehicles
9 pulling in? Do they back out? Do they pull in and turn
10 around? How does that work?

11 MR. SLAVKOVSKY: Yeah, they currently do use it.
12 You can drive by there any day now and see a fire truck in the
13 driveway. It doesn't park there, you know. They just pull it
14 up for use to do whatever drills they have to do. We also
15 have an ambulance owned by the district that does the same
16 thing.

17 The driveway apron that is part of this, you won't
18 see it in any of this yet but it has risen to our attention
19 that we should probably widen the apron so that it's easier
20 for a fire truck to pull in there. Right now, it's a pretty
21 tight turn. Actually, right now, they usually only back in
22 for that very reason. So that is -- I have already talked to
23 our contractor about it.

24 MS. JARRELL: Isn't it usually a requirement that an
25 emergency vehicle needs to get behind the building?

26 MR. SLAVKOVSKY: I don't know if that is such.

27 MS. JARRELL: Heather?

28 CHAIRMAN VALENTIC: Will Zoning review, like, who is
29 going to review the site plan for this? Because we're just
30 looking at, we are just approving a conditional use, right?

1 Not "just" but we're only approving that conditional use. So
2 the site plan, does that go to Zoning, the site plan?

3 MS. FREEMAN: The Zoning Commission will review the
4 site plan.

5 MR. SWEENEY: Okay.

6 MR. SLAVKOVSKY: That's coming up in July,
7 hopefully.

8 MR. SWEENEY: That will be fun.

9 CHAIRMAN VALENTIC: So there's lot of conditions in
10 13.10 for schools. Are you, I mean, are you planning --
11 because one of them that jumped out at me is no building or
12 portion of a building shall be located closer than 50 feet
13 from abutting property line. So I am assuming, like, the
14 tower meets that stuff, your building meets all these
15 requirements or where are you guys?

16 MR. KHAWAM: We did not consider the tower as a
17 structure, you know, inhabited structure. The existing house
18 that's currently within noncompliance of the variance setback,
19 I assume this was done when it was rezoned. So either that or
20 it was not clear. We did receive some of this preliminary
21 site review. The house was not part of it, so I assume the
22 house setback is okay. The only thing that we got comment on
23 is the driveway.

24 MR. SLAVKOVSKY: We purchased the property after the
25 house was built, so it was sold to us as residential before it
26 was a school. So I'm sure it meets the residential guidelines
27 of Concord.

28 CHAIRMAN VALENTIC: Right, but not for what you guys
29 are using it for.

30 MS. JARRELL: I mean, yeah, because the drive is

1 only 12 feet and it's supposed to be 25. And, I mean, it is
2 supposed, you're supposed to be able to drive behind it. I
3 mean, it says in 13.05(D) that the services need to be able to
4 get in there and there is no, there is no ability to turn
5 around in there.

6 I am sorry. But I still really do struggle with the
7 security aspect of the property. There will be problems
8 there. I don't mean to be negative. I think this is totally
9 awesome but I just think the security is extremely light.

10 MR. SWEENEY: Ivan or maybe Heather, what is our
11 role here, though, in terms of granting a conditional use?
12 What are -- Are we to look at things like that or is that for
13 the Zoning board?

14 CHAIRMAN VALENTIC: Well, we're supposed -- I don't
15 know. Heather, if you want to --

16 MS. JARRELL: They're all right here in our packet,
17 the things that we're supposed to be considering in order to
18 approve the conditional use.

19 MR. SWEENEY: All right. So that is part of our
20 role is to, is to evaluate safety considerations?

21 MS. FREEMAN: Mr. Sweeney, just to remind you, yeah,
22 the applicable zoning regulations are 13.05, which are general
23 requirements for all conditional uses.

24 MR. SWEENEY: Right.

25 MS. FREEMAN: But then there is specific
26 requirements for schools as well. If there are items under
27 13.10 that they do not meet, they will, more than likely, file
28 a subsequent variance application and be back in front of you
29 asking for some of these variances under 13.10.

30 MR. SWEENEY: But as part of our review, we can

1 consider each one of those ordinances, each one of those
2 subsections?

3 MS. JARRELL: It says 13 --

4 MR. SWEENEY: In deciding whether to grant or not
5 grant, we can consider all --

6 MS. FREEMAN: All of it together, yeah.

7 MR. SWEENEY: All subsections in the cited sections?

8 MS. FREEMAN: Of 13.05 and 13.10, yeah.

9 MR. SWEENEY: Okay.

10 MS. JARRELL: And 13.10(H) says all -- sorry, but it
11 is a play area. It's a work area but it's kind of a play
12 area -- "shall be enclosed by a fence at least 4 feet in
13 height and shall have controlled access." I think that
14 controlled access is crucial.

15 MR. SLAVKOVSKY: The one play thing that will be out
16 there, using your words again --

17 MS. JARRELL: I'm sorry?

18 MR. SLAVKOVSKY: I am using your words again. But
19 the one play thing that will be left there in the yard will be
20 secured with a gate.

21 MS. JARRELL: What about those wooden structures?
22 Are those removal as well?

23 MR. SLAVKOVSKY: Which wooden structure are you
24 referring to?

25 MS. JARRELL: In the back by the tower.

26 MR. SLAVKOVSKY: Those aren't even going to be
27 there. Those aren't even going to be there. Those are
28 actual -- We don't need those simulators because we can use
29 the existing house structure for those roof extractions. And
30 the company that did the 3D renderings mistakenly put those in

1 the back there in the rendering. They're not going to be
2 there.

3 MS. JARRELL: Well, that's a good piece of
4 information. Yeah, I think, I think the tower is going to be
5 a magnet for people on the weekends.

6 CHAIRMAN VALENTIC: I'd say when you go in for --

7 MS. JARRELL: Absolutely.

8 CHAIRMAN VALENTIC: If you get your conditional use
9 permit, you go in for the site plan review, I would look at
10 like some of the screening and security stuff to consider that
11 because, if I am on the zoning board, I would really look hard
12 at that stuff right now. And the whole circulation about how
13 people, vehicles get in and out and, you know, the safety -- I
14 mean, that's in 13.05 -- is important, too, if somebody's back
15 on that tower, you know.

16 MR. SWEENEY: You know, Chris, I disagree with you.
17 The section that you cited, 13.10(H), I don't think that
18 applies at all. I think that applies to keep young children
19 at school within and not without.

20 MS. JARRELL: Well, then look at 13.05(J).

21 MR. SWEENEY: Well, I mean, that's pretty ambiguous,
22 that section.

23 MS. JARRELL: J, endangering safety?

24 MR. SWEENEY: I think what we have to address here
25 is, is there evidence of a significant threat to public safety
26 if we grant this ordinance? Okay? I don't see any evidence,
27 let alone significant evidence.

28 MS. JARRELL: There is no security measures here at
29 all.

30 MR. SWEENEY: But your security measures, you're

1 asking or you're inquiring as to the use of security measures
2 because I am assuming that you feel there is a threat to
3 safety.

4 MS. JARRELL: Absolutely.

5 MR. SWEENEY: Okay. So tell me what, other than
6 getting drunk and --

7 MS. JARRELL: That's just an extra. Okay?

8 MR. SWEENEY: You are not going to stop anybody from
9 doing anything when they are drunk.

10 MS. JARRELL: I mean, come on. There, when I was in
11 college, there was this big satellite dish. Well, that's
12 where everybody went to, you know. People gravitate towards
13 cool things. I would bet, literally, bet my life that there
14 will be an issue.

15 Can't you put like on the bottom here some kind of
16 like sliding apparatus, you know, that you can keep locked?

17 MR. GOLLING: Do this. Go to Lake Erie Bluffs.
18 There is a tower --

19 MR. SWEENEY: Same thing, yeah.

20 MR. GOLLING: -- just like this at Lake Erie Bluffs.
21 They lock up. There is chain link fence around the first --

22 MR. SWEENEY: Yep.

23 MR. GOLLING: They open it when it's open. They
24 close it when it's closed. Problem solved. No one's climbing
25 up the outside.

26 MR. SWEENEY: There is lots of drunk people over
27 there.

28 MR. GOLLING: Yeah, lots of drunk people at Lake
29 Erie Bluffs. It is just like this.

30 MR. SLAVKOVSKY: We're willing to do --

1 MR. GOLLING: It's chain link, it's chain link and a
2 door. It's nothing. You can definitely lock this up, no
3 problem.

4 MR. KHAWAM: We can definitely consider that as a
5 safety for that reason. I just, you know, what I am hearing
6 is for an outsider to go into the lot, it's a private --

7 MR. GOLLING: Yeah.

8 MR. KHAWAM: It's a public, you know, domain really
9 for the training for the school but it's not an open space for
10 playground for any people to go in. I mean, if we have to
11 have a sign here to say "Private. Do not enter property," you
12 know, from children --

13 MS. JARRELL: High-schoolers are not going to listen
14 to that.

15 MR. KHAWAM: Right.

16 MS. JARRELL: Absolutely not. They will park, you
17 know, at somebody's house three doors down and they will all,
18 you know, scurry through the dark of night and they will be on
19 top of that tower.

20 MR. KHAWAM: I understand, absolutely. I understand
21 what you are trying to say. On the other hand, some of the
22 equipments on this 3D model really does not apply. Quite
23 frankly, we did provide this 3D just to give an idea and a
24 flavor of what's going on on this site but not per se most of
25 the stuff on the 3D model is accurate.

26 MS. JARRELL: What is not applying? What is not --

27 MR. KHAWAM: As Jeff mentioned, I believe, some of
28 the rear equipment pieces, the wood climbing and that sort of
29 thing.

30 MR. SLAVKOVSKY: Yeah.

1 MS. JARRELL: I am talking about the tower.

2 MR. KHAWAM: The tower does exist, definitely.

3 MR. SLAVKOVSKY: The tower does exist.

4 MR. KHAWAM: It is part of the --

5 MS. JARRELL: That's the primary issue.

6 MR. KHAWAM: Yes. And we are willing, like I said,
7 to make sure that we enclose it in a way that no one could
8 really climb into it. That's easy to do.

9 CHAIRMAN VALENTIC: Blair, do you have any questions
10 for them?

11 MR. HAMILTON: No. You know, I am trying to
12 concentrate on the fact that this is just a conditional use
13 for this type of facility, not necessarily everything we're
14 seeing presented in front of us.

15 CHAIRMAN VALENTIC: This is a conditional use for a
16 school.

17 MR. HAMILTON: Yes.

18 CHAIRMAN VALENTIC: But it's not like your typical
19 school use.

20 MR. HAMILTON: Yeah. So is this a good idea for our
21 area? I think it probably is. Is what we're looking at, all
22 of it acceptable? No. So that's kind of where I stand. I
23 think the facility itself and the idea is very good, is valid.

24 MS. JARRELL: Agreed.

25 MR. HAMILTON: What we're looking at in terms of the
26 details may not be.

27 CHAIRMAN VALENTIC: So just to summarize maybe, when
28 we go to vote on the conditional use permit, we're going to
29 allow this first responders training facility to be
30 constructed on this parcel as part of Auburn Career Center.

1 The equipment that is shown out front, I am going to use the
2 word "front" of the existing building will be pulled in and
3 pulled out when used. The equipment, the wooden structures
4 that are shown in the back are not going to be out there. The
5 security tower will be there and be a permanent structure but
6 will be secured with fencing and gate and locks so that people
7 in off hours couldn't get in there. Okay? There is vinyl
8 fencing which is privacy fencing along the north side. There
9 is no gate along the front. That's what you're suggesting.
10 And that parking for the 10 to how many people come will
11 happen in this parking lot to the south and then they will
12 walk over on the sidewalk and come to this facility.

13 MR. SLAVKOVSKY: Correct.

14 MR. KHAWAM: Correct.

15 CHAIRMAN VALENTIC: You are adding some landscaping
16 to the side, to the north. I think I saw it on your plan.

17 MR. KHAWAM: Yes.

18 CHAIRMAN VALENTIC: I don't know if I saw any other
19 new potential landscaping noted in there.

20 And then the light fixtures are shown and you
21 will -- there is going to be cut-off light fixtures. There is
22 no turn-around for emergency vehicles. They pull in and back
23 out or back in and pull out. Emergency vehicles will be
24 coming to this site. Is that a fair enough kind of summary --

25 MR. SLAVKOVSKY: Yep.

26 CHAIRMAN VALENTIC: -- of what we're approving?

27 MR. KHAWAM: I mean, I don't want to speak for
28 Heather but we did receive site review when we are going to go
29 for the zoning review. There is a lot of new comments that's
30 been already addressed in their comments that we need to take

1 care of. So there's a lot of items that we still have to deal
2 with when we go for the site review part of it and also for
3 the variance. We have a couple variances in hand that we need
4 to file for that we have to tackle.

5 So coming all that together, along with your
6 comments and your concern, I guess, kind of button up the
7 facility itself to how it's going to grow.

8 CHAIRMAN VALENTIC: Okay. Any other questions or
9 comments from anyone?

10 MS. JARRELL: Can we make the CUP, you know, have
11 the security restrictions and the fact that these things need
12 to be put away, I mean, can we do that?

13 CHAIRMAN VALENTIC: Is that --

14 MS. FREEMAN: You can add --

15 MS. JARRELL: Can we make it a requirement?

16 MS. FREEMAN: You can add conditions to the approval
17 if the applicant is willing to agree to those.

18 MS. JARRELL: Okay.

19 MS. FREEMAN: You can make that part of your
20 approval. Yeah, you can stipulate anything but I would,
21 obviously, ask the applicant if they are willing to agree to
22 that before proposing it for a vote.

23 MS. JARRELL: Would you be amenable?

24 MR. KHAWAM: Go ahead. Please present your points.

25 MS. JARRELL: The security issues and putting all
26 the equipment away when you're done each day.

27 MR. KHAWAM: The front ones?

28 CHAIRMAN VALENTIC: Yes.

29 MS. JARRELL: Yes.

30 CHAIRMAN VALENTIC: Because there is no back

1 equipment.

2 MR. SLAVKOVSKY: Yes.

3 CHAIRMAN VALENTIC: Okay.

4 MR. SLAVKOVSKY: We will secure the tower and we
5 will remove and make the obstacle course in the front yard
6 portable.

7 CHAIRMAN VALENTIC: Okay. Any other questions,
8 comments? No.

9 MR. SWEENEY: I just, I want to try to be clear
10 about what the Zoning board will address when they get it.
11 Heather, can you help me with that?

12 MS. FREEMAN: Sure. Briefly, so the Zoning
13 Commission is going to be reviewing, obviously, the layout of
14 the development. Does everything meet all the setbacks from
15 the property lines? Is the landscaping adequate?

16 We will also be submitting the plans to other
17 entities that might need to look at it, including our Fire
18 Department to make sure that they have good access in and out
19 of the site should they need to access the property. So we
20 coordinate some of the those comments from the other agencies
21 as well.

22 MR. SWEENEY: Okay. Will they have the ability to
23 address safety issues as well?

24 MS. FREEMAN: No, I don't think that they -- no.
25 That would be up to this board.

26 MR. SWEENEY: That's interesting.

27 MS. FREEMAN: If there were issues that you were
28 concerned about safety, security of the tower that that would
29 not fall under the Zoning Commission.

30 CHAIRMAN VALENTIC: And then they're also going to

1 have to go through county review for site improvements.

2 MS. FREEMAN: Right. County will do the review on
3 stormwater and all that.

4 CHAIRMAN VALENTIC: Stormwater and all that jazz.

5 MS. FREEMAN: Yes, yes.

6 CHAIRMAN VALENTIC: Okay?

7 MR. SWEENEY: Okay.

8 CHAIRMAN VALENTIC: All right, guys. Thank you.
9 Please be seated.

10 MR. SLAVKOVSKY: Thank you.

11 CHAIRMAN VALENTIC: Is there anyone else that's
12 speaking for or against this appeal that would like to come
13 up?

14 (No response.)

15 All right, perfect. If there is no further
16 questions, the public hearing for Conditional Use Permit
17 2021-17 is now closed to the public. Can I get a motion to
18 approve the conditional use permit with the stipulations that
19 Chris laid out, that the equipment will be moved into the
20 building each day and not left out on site and that the tower
21 will be secured with fencing, gates and locks so it cannot
22 be -- no one can enter that in off hours. Can I get a motion?

23 MS. JARRELL: So moved.

24 CHAIRMAN VALENTIC: Second, someone?

25 MR. SWEENEY: Second.

26 CHAIRMAN VALENTIC: Any further discussion from the
27 board? Anyone want to add anything before we vote? Good on
28 that end? You guys good?

29 MS. JARRELL: I think it's cool.

30 CHAIRMAN VALENTIC: Yeah. All right. So that is on

1 the approval of Conditional Use Permit 2021-17. A yes vote
2 will approve the conditional use permit, a no vote denies the
3 conditional use permit.

4 Heather, please call the vote.

5 MS. FREEMAN: Mr. Golling?

6 MR. GOLLING: Yes.

7 MS. FREEMAN: Ms. Jarrell?

8 MS. JARRELL: Yes.

9 MS. FREEMAN: Mr. Sweeney?

10 MR. SWEENEY: Yes.

11 MS. FREEMAN: Mr. Hamilton?

12 MR. HAMILTON: Yes.

13 MS. FREEMAN: And Mr. Valentic?

14 CHAIRMAN VALENTIC: Yes.

15 Thank you. Your conditional use permit is approved.

16 MR. SWEENEY: Thanks, guys.

17 CHAIRMAN VALENTIC: Have a good night.

18 Next on the agenda is, can I have a motion to
19 approve the minutes from the May 12, 2021? Skip and Todd, you
20 are the only two at that meeting.

21 MR. SWEENEY: So moved.

22 MR. GOLLING: Second.

23 CHAIRMAN VALENTIC: All right. Any additions or
24 deletions? No. All in favor of the minutes as written say
25 aye. Anyone abstaining?

26 MR. HAMILTON: Abstain.

27 MS. JARRELL: Abstaining.

28 (Three aye votes, no nay votes, two abstentions.)

29 CHAIRMAN VALENTIC: All right. The minutes have
30 been approved as written.

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Our next meeting is July 14, 2021. The Concord
Township Board of Zoning Appeals meeting is now closed.

(Whereupon, the meeting was adjourned at 8:15 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 6th day of July 2021.

Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023

