

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

Held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

September 8, 2021
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chair
Todd Golling, Member
Chris Jarrell, Member
Brandon Dynes, Member
James Rowe, Alternate Member

Also Present:

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

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 September 8,
4 2021, is now in session. I would like to introduce my board.
5 To my far left is Jim Rowe and Brandon Dynes. I am Ivan
6 Valentic. To my right is Chris Jarrell and Todd Golling. To
7 our far right is Heather Freeman, our Zoning Inspector.

8 Under the advice of counsel, we ask that anyone
9 speaking tonight must be sworn in. So if you plan on speaking
10 please 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 to the
14 microphone, 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: Okay. We have one variance
20 appeal tonight. A three-vote majority is required to either
21 approve or deny the appeal. So the first is Variance
22 Number 2021-91, Sean Mitchell is requesting a variance from
23 Section 15.04(B), Table 15.04-1, to allow a front building
24 setback of 46.4 feet in lieu of the minimum 50 feet required
25 for the property located at 9770 Fox Hill Trail.

26 MR. MITCHELL: Yeah. We just wanted to --

27 CHAIRMAN VALENTIC: Do you want to, for the record,
28 just confirm your name and address and that you've been sworn
29 in?

30 MR. MITCHELL: My name is Sean Mitchell, I live at

1 9770 Fox Hill Trail, and I am requesting a variance for the
2 setback for the front of our house.

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

4 MR. MITCHELL: Yes, sir.

5 CHAIRMAN VALENTIC: Thank you.

6 MR. MITCHELL: Right now, we have a standard size
7 garage and we've got two garage doors. It's a split level.
8 And with the drop down in the ceiling for the air vents in the
9 upstairs part, the garage doors opening that we had to put in
10 were short and so our garage doors don't open up all the way.
11 And we've been talking about adding onto the front of the
12 garage and putting in one large door. My wife's already taken
13 off two mirrors on her car and I want to try to avoid that.

14 We got the builder and everybody all set up to go.
15 I originally read the setbacks, it was 80 feet from the center
16 line, but then I guess each development has a difference on
17 the right-of-way, which I wasn't aware of. So we're just
18 requesting the 3.6 feet setback or it to be moved forward 3.6
19 feet.

20 CHAIRMAN VALENTIC: Okay. Any questions from the
21 board on this one?

22 MR. ROWE: No. I had the same garage, so I
23 understand the problem, at least that part, for sure.

24 CHAIRMAN VALENTIC: Have you lost any mirrors?

25 MR. MITCHELL: We have two individual doors and a
26 post in the center of the garage.

27 MR. ROWE: I think my wife's score is only one
28 mirror, literally, but --

29 CHAIRMAN VALENTIC: Okay. Everyone good over here?
30 All right. You can be seated.

1 MR. MITCHELL: Thank you.

2 CHAIRMAN VALENTIC: Is there anyone here this
3 evening that's speaking against this appeal that would like to
4 come up?

5 (No response.)

6 If there's no further questions, the public hearing
7 for Appeal Number 2021-91 is now closed to the public. Can I
8 get a motion to approve Variance 2021-91?

9 MR. ROWE: So moved.

10 CHAIRMAN VALENTIC: Second?

11 MR. DYNES: Second.

12 CHAIRMAN VALENTIC: Thank you. Open for discussion
13 to the board. Anyone want to say anything?

14 MR. ROWE: I went out and looked at the site and the
15 size, the dimensions. I mean, it's not a lot of concession
16 but, I mean, the house and the trees and the whatever is, who
17 is going to notice almost type of situation driving by or, I
18 mean, I just don't find that it's going to be glaring or
19 offensive. I mean, yes, it's not quite what it should be but
20 the problem he's solving is, it can be kind of gnarly. When
21 you get one of the newer cars with the warnings --

22 CHAIRMAN VALENTIC: Nonstop beeping.

23 MR. ROWE: Yeah. Anyways, I think it's certainly a
24 thing that can be done. It looks like, certainly, he's
25 planning on doing it well. I don't see it being a big issue.

26 CHAIRMAN VALENTIC: Yeah. And they did a nice job
27 with the addition.

28 Okay. If there's no further discussion, the
29 question is on the approval of Variance Number 2021-91. A yes
30 vote approves the variance, a no vote denies it. Heather,

1 please call the vote.

2 MS. FREEMAN: Ms. Jarrell?

3 MS. JARRELL: Yes.

4 MS. FREEMAN: Mr. Dynes?

5 MR. DYNES: Yes.

6 MS. FREEMAN: Mr. Rowe?

7 MR. ROWE: Yes.

8 MS. FREEMAN: Mr. Golling?

9 MR. GOLLING: Yes.

10 MS. FREEMAN: Mr. Valentice?

11 CHAIRMAN VALENTICE: Yes.

12 MR. MITCHELL: Thank you.

13 CHAIRMAN VALENTICE: Thank you. The variance has
14 been approved.

15 All right. Next on the agenda is approval of
16 minutes. Can I get a motion to approve minutes from
17 October 13, 2021 (sic)?

18 MR. GOLLING: So moved.

19 CHAIRMAN VALENTICE: I'll second. Todd, any changes
20 or deletions?

21 MR. GOLLING: Negative.

22 CHAIRMAN VALENTICE: None for me. So all in favor of
23 approving the minutes from October --

24 MR. ROWE: July 14th.

25 CHAIRMAN VALENTICE: Excuse me. What?

26 MR. ROWE: July 14th.

27 MS. JARRELL: July 14th.

28 MR. GOLLING: July 14th.

29 CHAIRMAN VALENTICE: Oh, I'm sorry, July 14th.

30 Sorry. Thank you.

1 MR. ROWE: It's all right.

2 CHAIRMAN VALENTIC: July 14, 2021 -- I wrote it down
3 wrong -- as written say aye. Anyone want to abstain?

4 MR. ROWE: Abstain.

5 MR. DYNES: I'll abstain.

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

7 CHAIRMAN VALENTIC: Okay. Thank you. We had three
8 approvals. The minutes are approved.

9 Our next meeting is October 13, 2021. So the
10 meeting for tonight is adjourned. Thank you.

11 (Whereupon, the meeting was adjourned at 7:08 p.m.)

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1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA)

CERTIFICATE

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

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

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

17 IN WITNESS WHEREOF, I have hereunto set my hand
18 and affixed my seal of office this 10th day of September
19 2021.

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

