

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION

TUESDAY, JUNE 1, 2021 7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

Old Business

1. Public hearing for Zoning Amendment Application #0320-1 submitted by Rylan, Inc. for the following zoning text amendments: amend Subsections 60, 79, 113, and 185 of Section 5.02(A) Definitions; amend Section 15.04 Area, Setback, and other site development standards by amending subsection 15.04.A.3; amend Section 15.04(B) Site Development Standards for Residential Districts by amending Table 15.04-1; amend Table 15.05-1; and amend the Residential Uses portion of Table 15.02-1.
2. Approval of minutes of the April 6, 2021 Zoning Commission meeting

New Business

1. Public Hearing for the following 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.
2. 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.

3. Work session for possible zoning text amendments related to the Residential Conservation Development District, and outside dining.
4. Approval of minutes of the May 4, 2021 Zoning Commission Meeting.
5. Correspondence Report by Zoning Commission Members.
6. Audience Participation.
Open for general public comment to Zoning Commission on items for which a public hearing is not scheduled.

Next meeting of the Zoning Commission – July 6, 2021.

Adjournment

This meeting will be streamed live on the Concord Township YouTube Channel. Public may attend this meeting in person, or may listen to the meeting and participate during the audience portion by calling the number below.

Join by phone: 1-415-655-0001

Meeting Number Access Code: 126 064 3497

Password: 87593424