

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
PUBLIC HEARING and REGULAR MEETING

Meeting held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

September 7, 2021
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Andy Lingenfelter, Chairman
Rich Iafelice, Vice Chairman
Frank Schindler, Member
Hiram Reppert, Member
Rich Peterson, Member

Also Present:

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

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1 7:00 p.m.

2 CHAIRMAN LINGENFELTER: Good evening. I'd like to
3 call this Concord Township Zoning Commission meeting to order,
4 Tuesday, September 7, 2021. We have a fairly busy agenda this
5 evening. We have a public hearing for a zoning text
6 amendment, then we have a site plan review and a design review
7 application for the existing McDonald's on Auburn Road. Then
8 we have a presentation on the schedule this evening by the
9 Concord Township Fire Department to discuss the new Fire
10 Station Number 1 and Station Number 2 projects. And then we
11 will fall into a work session for Residential Conservation
12 Development and then we'll do the approval of the minutes, we
13 will have correspondence report, and audience participation.
14 So we've got a number of things to get together here on.

15 And, first of all, I would like to start with Item
16 Number 1 on the agenda, which is a public hearing for Zoning
17 Text Amendment, as initiated by the Zoning Commission, for an
18 amendment to Section 13.33(E), Outside Dining, to delete the
19 existing requirement for maximum outside seating capacity.
20 At this point, I would like to call this public hearing to
21 order.

22 And if you would, Heather, if you could give us kind
23 of a little overview of the zoning text change and then we
24 will get into conversations and audience participation, the
25 public portion.

26 MS. FREEMAN: Sure, Mr. Chairman. If you recall,
27 several months ago we were contacted by an existing business
28 owner in Concord who had asked the Zoning Commission to take a
29 look at the conditional use permit requirements for outside
30 designing. They felt that limiting the outside seating

1 capacity to no more than 25 percent of the indoor seating
2 capacity was a bit restrictive on restaurants, and they asked
3 the Commission to take a look at that to see if that was
4 something that you might consider modifying or getting rid of.

5 If you recall, we looked at several other townships
6 and cities to see if they had similar requirements and,
7 ultimately, decided that we wanted to, the Board decided that
8 they wanted to strike that capacity. So that's all this
9 amendment is doing is taking out that maximum 25 percent of
10 the seating capacity.

11 CHAIRMAN LINGENFELTER: Okay.

12 MS. FREEMAN: And then we did send this to the Lake
13 County Planning Commission, so you do have their
14 recommendation as well.

15 CHAIRMAN LINGENFELTER: Yes. We received a letter
16 dated September 1, 2021. It's from Dave Radachy, Secretary of
17 the Lake County Planning and Community Development. He said
18 in his letter, "Dear Ms. Freeman: The Lake County Planning
19 Commission took under consideration the above-mentioned zoning
20 text change at their regularly scheduled meet on Tuesday,
21 August 31, 2021. The Lake County Planning Commission
22 recommended that the text amendment be made. We are available
23 to help with any aspect. If you have any questions, please
24 feel free to call Dave Radachy, Director, or Joseph Rose,
25 Planner."

26 So we have that and will enter that into the record
27 as a component of this hearing.

28 I guess, at this point, what I'd like to do is open
29 this up for public comment. Before we start the public
30 comment section, if there is anybody in this room that's

1 planning on speaking, I would like to swear you in at this
2 point. So if you are interested in talking about this, the
3 addition of the outside dining, if you could please raise your
4 right hand. Nobody interested in speaking?

5 Anybody on the phone? Vanessa, are you interested
6 in talking on this issue?

7 (No response.)

8 I'm not hearing her. Can she hear me? I am
9 assuming she can.

10 MS. FREEMAN: Yeah.

11 CHAIRMAN LINGENFELTER: So we will assume no
12 response. Okay. Since, at this point, I have established
13 that there is nobody in the audience that's interested in
14 speaking --

15 (Phone ringing.)

16 CHAIRMAN LINGENFELTER: Oh, hold on for just a
17 second.

18 MS. FREEMAN: Hello.

19 MS. PESEC: Hi. This is Vanessa. Sorry. I was
20 disconnected.

21 CHAIRMAN LINGENFELTER: Vanessa, are you interested
22 in speaking in reference to the public hearing?

23 MS. PESEC: Hi. This is Vanessa. Sorry. I was
24 disconnected.

25 CHAIRMAN LINGENFELTER: Okay. Are you interested in
26 speaking on this public hearing, Vanessa?

27 MS. PESEC: Sorry. Yes, I am. Can you hear me?

28 CHAIRMAN LINGENFELTER: Yeah. Then I would like you
29 raise to your right hand and affirm, affirm or swear that the
30 testimony you will give in reference to this will be true.

1 MS. PESEC: Yes.

2 CHAIRMAN LINGENFELTER: Okay. Thank you. All
3 right.

4 MS. PESEC: I just had a question about how many
5 neighborhoods or adjoining residential areas would be impacted
6 by this? It's just a question.

7 CHAIRMAN LINGENFELTER: Don't really know. There is
8 nobody here that is interested in speaking about it, so I am
9 going to have to assume that there is very few affected
10 neighbors.

11 MS. PESEC: I meant from a zoning perspective. How
12 many areas are zoned, potentially, rezoned for this as it's
13 changed?

14 CHAIRMAN LINGENFELTER: It's not a rezoning.

15 MS. PESEC: And how many residential areas?

16 CHAIRMAN LINGENFELTER: There is no rezoning that's
17 taking place. All we're doing is we're eliminating, we're
18 deleting the existing requirement for maximum outside seating
19 capacity. That's all.

20 MS. PESEC: Okay.

21 CHAIRMAN LINGENFELTER: It's strictly a text change.

22 MS. PESEC: Pardon me?

23 CHAIRMAN LINGENFELTER: It's just strictly a text
24 change.

25 MS. PESEC: I understand that it's a text change.
26 Is the text change for certain districts in the township that
27 are zoned for this?

28 CHAIRMAN LINGENFELTER: No. It's strictly, it's
29 strictly a change to the Section 13.33(E), Outside Dining,
30 that's all. There is no zoning text -- There's not zoning

1 requirements, no zoning changes. It won't affect anybody's
2 business. All it's going to do is allow businesses with
3 outside dining or outside facilities to -- We're taking the
4 cap off those limits.

5 MS. PESEC: Right. When you make a text change, the
6 text affects certain zones, zoning areas, certain zoning
7 districts, only those that are zoned for something like this
8 can happen, and then there are abutting different districts.

9 CHAIRMAN LINGENFELTER: Yes. It's right in, it's
10 right in 13.33, Vanessa. It specifically states what zoning
11 or what zoning designations are affected under this issue.

12 MS. PESEC: Yes, exactly. And so my question was,
13 when you are considering changing this, are there abutting
14 residential areas that would be affected by this text change,
15 and what would be the outcome?

16 CHAIRMAN LINGENFELTER: I don't really understand
17 your question.

18 MS. PESEC: Okay. Maybe somebody else does.

19 CHAIRMAN LINGENFELTER: Okay. We're into the
20 insults tonight.

21 All right. Does anybody else understand her
22 question? Rich?

23 MR. SCHINDLER: I believe --

24 CHAIRMAN LINGENFELTER: Frank?

25 MR. SCHINDLER: Yeah. I believe she thinks that
26 there is other areas in the township will be affected. If you
27 take a look at 13.33, it's the areas that are permitted in the
28 BX Business Interchange, the GB Gateway Business, and the B-1
29 Restricted Retail. That's the ones that are being affected by
30 this. Does that answer your question?

1 MS. PESEC: That is really helpful. Thank you.
2 Yes. And so within the B-1 Restricted, are there any areas
3 that abut that or the other two districts? Heather would know
4 the answer to that.

5 MR. SCHINDLER: Well, I am sure, if you took a ride
6 in the township to these particular districts, you are going
7 to see highways, streets, other developments, but I think
8 they're far away from the restaurants in question that you'd
9 have to worry about being inconvenienced, in my opinion.

10 MS. PESEC: Okay. So you don't think that the
11 abutting districts or abutting to a residential area, it
12 hasn't been considered but you don't think it would be a
13 problem?

14 MR. PETERSON: I'd say no because they already have
15 patios.

16 MS. PESEC: I am sorry. This phone is incredibly
17 hard to hear. I am sorry. What did you say?

18 MR. PETERSON: I said it shouldn't be a problem.
19 The restaurants already have patios.

20 MS. PESEC: Right, right, okay. The reason that I
21 ask is before the property that was a small zoning "M"
22 originally on the Spear property on Concord-Hambden that is
23 now duplexes, that was originally zoned and restaurants were
24 allowed and there was a big concern at the time for outdoor
25 dining in that area because it was so close to abutting to a
26 residential area, neighborhood. And so I know that, you know,
27 things have changed and that specific area would no longer be
28 a problem.

29 But I was just wondering, you know, as you're
30 changing the zoning text, how it would affect areas like that

1 where you're going from one type of a district, like the B-1
2 with, you know, potential open dining, to abutting to a
3 residential area because that's usually where there is the
4 most conflict or the most concern.

5 CHAIRMAN LINGENFELTER: We're deleting one sentence.
6 Did you get the -- Did you look at the packet, Vanessa, on
7 what's being done on this? Have you looked at it? Have you
8 reviewed it?

9 MS. PESEC: I haven't looked at this one, no.

10 CHAIRMAN LINGENFELTER: Okay. We're deleting one
11 sentence out of the text, one sentence. All we're deleting is
12 "The outside seating capacity shall not exceed 25 percent of
13 the restaurant seating capacity indoors." That's all we're
14 deleting. We're not doing anything else. We're not making
15 any other changes. We're just eliminating the restriction on
16 the percentage for the capacity of outside dining so people
17 that already have an outside patio are no longer restricted to
18 25 percent of their indoor seating capacity, that's it.
19 Pretty straightforward.

20 MS. PESEC: Right. Or new, or new restaurants could
21 now have a higher percentage.

22 MR. REPERT: Yes.

23 CHAIRMAN LINGENFELTER: Right.

24 MR. REPERT: Yes.

25 MS. PESEC: Pardon?

26 CHAIRMAN LINGENFELTER: That's correct.

27 MS. PESEC: Right. So, again, my question is, if
28 there is a higher percentage, how would that affect the
29 abutting residential areas? But it's something you didn't
30 consider, it's okay. That's enough. I just had that

1 question.

2 CHAIRMAN LINGENFELTER: All right. So let me ask
3 you a question. Are you -- because we're in a public section
4 of this right now. Are you in favor or are you opposed to
5 this zoning change?

6 MS. PESEC: I am neither. I am an interested party
7 trying to just understand the impact.

8 CHAIRMAN LINGENFELTER: Okay. Well, we're trying to
9 conduct a public hearing. So I am interested in finding out
10 if there is anybody that's either opposed or in favor to the
11 resolution that we're considering.

12 MS. PESEC: I understand. Thank you.

13 CHAIRMAN LINGENFELTER: Okay. Thank you.

14 All right. Is there anybody else in the audience
15 that would like to participate, either in favor or opposed?

16 (No response.)

17 Okay. At this point in time, I will close the
18 public hearing portion, the public portion of this hearing.

19 Discussion of the Zoning Commission members.

20 Hiram?

21 MR. REPPERT: No comments.

22 CHAIRMAN LINGENFELTER: Okay. Frank?

23 MR. SCHINDLER: None, Mr. Chairman.

24 CHAIRMAN LINGENFELTER: Rich?

25 MR. IAFELICE: Nothing to add, Mr. Chairman.

26 CHAIRMAN LINGENFELTER: Rich Peterson?

27 MR. PETERSON: Nothing, nothing.

28 CHAIRMAN LINGENFELTER: I have no comments at this
29 point. I guess I would, what I would do is I would entertain
30 a motion to the affirmative.

1 MR. REPPERT: Mr. Chairman, I would like to make a
2 motion to approve the amendment to Section 13.33(E), Outside
3 Dining, to delete the existing requirement for a maximum
4 outside seating capacity.

5 CHAIRMAN LINGENFELTER: We have a motion made.

6 MR. PETERSON: I will second that motion.

7 CHAIRMAN LINGENFELTER: Rich Peterson seconds.
8 Okay. Heather, would you call the roll, please.

9 MS. FREEMAN: Mr. Reppert?

10 MR. REPPERT: Yes.

11 MS. FREEMAN: Mr. Peterson?

12 MR. PETERSON: Yes.

13 MS. FREEMAN: Mr. Iafelice?

14 MR. IAFELICE: Yes.

15 MS. FREEMAN: Mr. Schindler?

16 MR. SCHINDLER: Yes.

17 MS. FREEMAN: Mr. Lingenfelter?

18 CHAIRMAN LINGENFELTER: Yes.

19 So let the record reflect there were five yeas, no
20 nays, no abstentions. The motion carries, so we will be
21 deleting that text from the zoning text, the amendment.

22 (Five aye votes, no nay votes.)

23 CHAIRMAN LINGENFELTER: Okay, all right. We will
24 move on to Item Number 2 on the agenda, which is a Site Plan
25 Review Application Number 046, submitted by Larsen
26 Architects, for a remodel and alterations for the existing
27 McDonald's located at 757 Auburn Road.

28 Do we have the applicants here? Would you like to
29 come up? We would love to hear your presentation. We've got
30 lots of paperwork here.

1 MR. REPPERT: Yes, we do.

2 CHAIRMAN LINGENFELTER: Lots of paperwork.

3 MR. BUMBARGER: I try make it thorough.

4 CHAIRMAN LINGENFELTER: That's okay. There's
5 nothing wrong with that, believe me. We appreciate your
6 efforts.

7 MR. BUMBARGER: I am Bob Bumbarger, with Larsen
8 Architects. I was the main applicant.

9 CHAIRMAN LINGENFELTER: Okay. Can you state your
10 address for the record, please?

11 MR. BUMBARGER: 12506 Edgewater Drive in Lakewood,
12 Ohio, Suite 10.

13 CHAIRMAN LINGENFELTER: Thank you.

14 MR. BUMBARGER: And I also have Michelle.

15 MS. MILLER: Michelle Miller, and I'm representing
16 McDonald's Corporation.

17 CHAIRMAN LINGENFELTER: All right. Thank you.

18 MS. MILLER: And my address is 667 Morningview
19 Drive, Akron, Ohio.

20 CHAIRMAN LINGENFELTER: Okay. Thank you very much.

21 MS. MILLER: You're welcome.

22 VICE CHAIR LINGENFELTER: Do you need an easel or
23 anything? Do you have any plans you want to put up or are you
24 okay?

25 MR. BUMBARGER: No. Was everyone, did everyone have
26 the plans?

27 CHAIRMAN LINGENFELTER: Yes, we do.

28 MR. BUMBARGER: Okay, good. So we can just sort of
29 run through it then.

30 CHAIRMAN LINGENFELTER: Okay. Well, why don't you,

1 when you're talking, reference what you are looking at so we
2 can make sure that we're looking at the same stuff.

3 MR. BUMBARGER: Absolutely. The first page of the
4 packet should be the C1 sheet that you have. Good, okay.

5 CHAIRMAN LINGENFELTER: Okay. Please go ahead.

6 MR. BUMBARGER: So, basically, for the project in
7 general, we would like to renovate the existing exterior of
8 the building by removing the mansard roof and then renovate
9 the existing side-by-side -- the existing single lane drive-
10 thru to a side-by-side drive-thru now, rework the handicap
11 stalls and some of the striping along, along the sides and the
12 rear, and then add what is called a forward present stall,
13 which is a parked car stall to run out the order to them.
14 That is the majority of the exterior work and then, obviously,
15 the second portion later will be more about the interior and
16 the exterior of the building.

17 With that, there is a minor change to the front bit
18 of curbing, as you can see, just to make sure that the car can
19 actually get out of the driving lane.

20 CHAIRMAN LINGENFELTER: Okay. What's driving this?

21 MR. BUMBARGER: What was the question?

22 CHAIRMAN LINGENFELTER: What's driving this process?

23 MR. BUMBARGER: Ali, do you want to talk on that?

24 CHAIRMAN LINGENFELTER: Is there anything in
25 particular that's pushing us in this direction or making this
26 change? Is this something that McDonald's is doing
27 organizationally?

28 MR. BUMBARGER: It is. And I will have Ali Mandovi,
29 the owner, speak on that.

30 CHAIRMAN LINGENFELTER: Sure.

1 MR. MANDОВI: Hello. My name is Ali Mandovi. I am
2 the franchisee of the building here.

3 CHAIRMAN LINGENFELTER: Okay.

4 MR. MANDОВI: You opened up --

5 CHAIRMAN LINGENFELTER: Could you state your address
6 for the record, please.

7 MR. MANDОВI: 7575 Auburn Road.

8 CHAIRMAN LINGENFELTER: Okay. Thank you.

9 MR. MANDОВI: You may want to make a correction.
10 Instead of 757, it is 7575 Auburn Road.

11 CHAIRMAN LINGENFELTER: Okay.

12 MS. FREEMAN: Sorry about that.

13 CHAIRMAN LINGENFELTER: All right. Thank you.

14 MR. MANDОВI: So anyhow, in the last several years,
15 as we all know, especially during the COVID crisis, it's
16 become more detrimental to provide a better drive-thru service
17 in the all restaurant industry. In our case, having one
18 drive-thru lane, it's creating a traffic jam into the Auburn
19 Road. I am sure, at times, driving in the early mornings or
20 at lunchtime there are cars that are sitting on Auburn Road,
21 which is creating a issue with the traffic pattern coming out
22 of hospital. By creating a second lane, you almost taking
23 additional vehicle from the main road into the parking area
24 and, at the end, it funnels into one lane exiting the
25 property.

26 CHAIRMAN LINGENFELTER: Okay. Thank you.

27 MR. MANDОВI: You're welcome.

28 MS. MILLER: And from an overall perspective, when
29 you're talking about the remodel, McDonald's is under a
30 remodeling program. So we are working with all of our

1 franchisees to upgrade our facilities and remodel them.

2 CHAIRMAN LINGENFELTER: Okay. Thank you.

3 Do you have any additional information you would
4 like to provide on this project?

5 MR. BUMBARGER: Just a clarification. I don't know.
6 Heather, were you able, did you clarify anything about the
7 light poles with everyone?

8 MS. FREEMAN: Go ahead and do that.

9 MR. BUMBARGER: Okay, good. So there was an earlier
10 submittal that, I believe, caused some confusion.

11 CHAIRMAN LINGENFELTER: Right.

12 MR. BUMBARGER: That had the light poles being
13 remodeled. That was an earlier conversation we were having
14 with the owner about, if we did put new light poles, where
15 would they go? That is not happening as part of this project,
16 so apologize for the confusion on my --

17 CHAIRMAN LINGENFELTER: So we're not, you're not
18 making any changes on the lights?

19 MR. BUMBARGER: Correct. There is no light pole --
20 The light poles aren't being touched at all on this project.
21 Just the side-by-side, the parking stalls, the handicap
22 stalls, and that front curb, and landscaping. I think you
23 guys have the landscaping plan as well.

24 CHAIRMAN LINGENFELTER: Right.

25 MR. BUMBARGER: Yep.

26 CHAIRMAN LINGENFELTER: Okay.

27 MR. REPPERT: I have a question on sheet A2.0 and
28 2.1, yeah, 2.1.

29 MR. BUMBARGER: Yep.

30 MR. REPPERT: Did you have a choice on material and

1 color for the outside?

2 MS. MILLER: There is some different options. This
3 is a typical remodel and typical materials that we use and
4 colors that we use. So the color schemes are typical to a
5 region. So in this region, that's typically what you're going
6 to see that McDonald's Corporate provides for a design
7 package.

8 MR. REPPERT: Okay.

9 MR. PETERSON: Question: We approved the two-lane
10 drive sometime ago. Is this different from that or basically
11 the same?

12 MR. BUMBARGER: No, it's different.

13 MR. PETERSON: It is?

14 MR. BUMBARGER: The previous edition had, I think,
15 even had the building additions on it and pushed it out. I
16 believe we were even into the truck lot at that point.

17 MR. PETERSON: Oh, yeah, that's true, that's
18 correct.

19 MR. BUMBARGER: This is, totally, it's all on the
20 same site now.

21 MR. PETERSON: Okay.

22 MR. BUMBARGER: So much different than previously.

23 MR. PETERSON: So the truck lot remains?

24 MR. BUMBARGER: The truck lot is --

25 MR. MANDОВI: Yes, yes, that remains.

26 MR. PETERSON: Okay.

27 CHAIRMAN LINGENFELTER: Okay. In reviewing the, in
28 reviewing the staff report, there were a couple of issues.
29 Now, Heather, correct me if I'm wrong but they're referencing
30 the light poles. Since that's no longer part of the

1 conversation, is that appropriate that we address those issues
2 in the staff report then, or no?

3 MS. FREEMAN: I am sorry?

4 MR. BUMBARGER: I don't know.

5 MS. FREEMAN: Okay. I had originally, Mr. Chairman,
6 I was suggesting that you grant a conditional approval. But
7 as the applicant has indicated that the light poles aren't
8 going to change, and then further looking at the civil
9 drawings, I can see the little markings on that drawing. So
10 now that I know what I am looking for, they are shown on the
11 sheet C1.

12 MR. BUMBARGER: They're harder on the landscape
13 plan. They're like little circles that don't have tags. I
14 didn't do the landscape plan.

15 MS. FREEMAN: They're on the landscape plan though?

16 MR. BUMBARGER: They are on the landscape plan.

17 MS. FREEMAN: Okay.

18 MR. BUMBARGER: They're kind of -- On the civil it
19 looks kind of like an L with like a square.

20 MS. MILLER: You can see it better on the civil.

21 MR. BUMBARGER: Yeah, this is their civil.

22 MS. FREEMAN: So I would then change my
23 recommendation for an approval based on that additional
24 information.

25 CHAIRMAN LINGENFELTER: Okay, all right. I just
26 wanted to make sure because, looking at the staff report,
27 there is a couple of references to the light poles.

28 MS. FREEMAN: Right.

29 CHAIRMAN LINGENFELTER: Since that's kind of been
30 taken off, off the table, there would be no reason to discuss

1 that with the applicant.

2 MS. FREEMAN: Yes.

3 CHAIRMAN LINGENFELTER: The only other issue that
4 the staff recommends conditional approval on is the design
5 review application, which will be coming up next when we hit
6 that then, I guess. So at this point in time, since the light
7 poles are no longer an issue, then the staff recommends
8 approval. I guess, at this point, I would -- Oh, I am sorry,
9 Rich. Go ahead.

10 MR. IAFELICE: Question, Mr. Chairman.

11 CHAIRMAN LINGENFELTER: Yes, please.

12 MR. IAFELICE: So the geometrics of this is rather
13 minimal, 20 foot radius, so it's pretty tight. I assume this
14 is restricted to vehicular, small vehicles. I mean, they're
15 not, trucks can't come through here or --

16 MR. BUMBARGER: Trucks can definitely come through
17 here. They have had their delivery truck come through there
18 as well.

19 MR. IAFELICE: I meant the drive-thru.

20 MR. BUMBARGER: Yeah.

21 MR. IAFELICE: The drive-thru at this radius can
22 accommodate? I am just asking if that --

23 MR. BUMBARGER: It is the same as at your other
24 restaurants.

25 MR. MANDOVI: Do we have a site plan for the drive-
26 thrus?

27 MR. BUMBARGER: Yes.

28 MR. MANDOVI: Okay. If you look on the east side,
29 which is against the curbing, that area used to be designated
30 for some parking space. Those space have been eliminated.

1 MR. IAFELICE: They're gone.

2 MR. MANDОВI: To create a larger circle.

3 MR. IAFELICE: Okay, okay.

4 MR. MANDОВI: So you could get around that.

5 MR. IAFELICE: Yeah. Thank you, it looked tight.

6 MR. MANDОВI: Sure.

7 MR. IAFELICE: Thank you. The only other question
8 concerned, well, given that configuration and the angled
9 parking, you don't see conflicts between the cars coming in
10 and cars backing out of an angled parking, potential
11 conflicts? I know it might be minimal on the entry, the
12 coming in with the angled parking there.

13 MR. BUMBARGER: Pulling out here.

14 MR. IAFELICE: Just pointing out cars that back out
15 of an angle while vehicles are coming in.

16 MR. MANDОВI: Actually, currently, we have issues
17 but I think --

18 MR. IAFELICE: You do?

19 MR. MANDОВI: I am suspecting in the future it won't
20 because, again, if you knew notice that we're pushing more
21 cars more forward and having those two lanes in the back, so
22 you are stacking more vehicles. As a result, you almost --

23 MR. IAFELICE: That's true.

24 MR. MANDОВI: Your funnel is becoming a little bit
25 wider, so you are pushing more vehicles.

26 MR. IAFELICE: That's true.

27 MS. MILLER: You're still maintaining -- what is
28 that -- 19.5, 20 feet between the second stacked lane and the
29 parking lots.

30 MR. IAFELICE: Yes.

1 MR. BUMBARGER: He's addressing up front here, yeah.

2 MS. MILLER: Backing out in front, yeah.

3 MR. IAFELICE: Pushing that car. Thank you.

4 MR. MANDОВI: Our right on it because, currently, we
5 have that issue.

6 MR. IAFELICE: Right.

7 MR. MANDОВI: In order to back up, we have a car
8 behind there, so you almost have to wait for it.

9 MR. IAFELICE: You have to wait.

10 MR. MANDОВI: That's right.

11 MR. IAFELICE: Well, thank you for pointing that
12 out. I appreciate it. Thank you.

13 That was it, Mr. Chairman.

14 CHAIRMAN LINGENFELTER: Rich Peterson, any
15 questions?

16 MR. PETERSON: No, I am good.

17 CHAIRMAN LINGENFELTER: Okay. Frank, any questions?

18 MR. SCHINDLER: Not from me.

19 CHAIRMAN LINGENFELTER: Hiram, any questions?

20 MR. REPPERT: No, no, Mr. Chairman.

21 CHAIRMAN LINGENFELTER: Did you get your issue with
22 regards to the design review out of your -- You okay with that
23 response?

24 MR. REPPERT: Nothing we can say about it, right?
25 That's what McDonald's is --

26 CHAIRMAN LINGENFELTER: All right. I just want to
27 make sure.

28 Okay. Thank you. You can have a seat for a moment
29 and then we will go right to the, after we're done with this
30 component, then we'll go right to the review --

1 MS. MILLER: Thank you.

2 CHAIRMAN LINGENFELTER: -- the design review
3 application. Thank you.

4 MR. MANDОВI: Thank you.

5 CHAIRMAN LINGENFELTER: Any discussion on the Board
6 at this point on this matter? I think we've asked our
7 questions. Everybody okay?

8 MR. SCHINDLER: I am fine.

9 CHAIRMAN LINGENFELTER: Okay. All right. At this
10 point, I would entertain a motion in the affirmative.

11 MR. PETERSON: Mr. Chairman, I make a motion we
12 conditionally approve Site Plan Application Number 46 for the
13 Concord McDonald's.

14 MR. IAFELICE: I will second that.

15 MS. FREEMAN: Excuse me.

16 MR. REPPERT: We need approval now?

17 CHAIRMAN LINGENFELTER: I was going to say, we don't
18 want -- there are no conditions.

19 MR. PETERSON: Conditional.

20 CHAIRMAN LINGENFELTER: It's not conditional because
21 they've taken the light pole issue off the table. So it's
22 really, basically, we're just going to --

23 MR. PETERSON: Okay.

24 CHAIRMAN LINGENFELTER: There's no conditions for
25 them to adhere to.

26 MR. PETERSON: Okay.

27 CHAIRMAN LINGENFELTER: So if you would like to
28 rephrase your motion.

29 MR. PETERSON: I will. Yes, I will. Mr. Chairman,
30 I make a motion we approve Site Plan Application Number 46 for

1 the Concord McDonald's.

2 CHAIRMAN LINGENFELTER: We have a motion made.

3 MR. IAFELICE: And I will still second that motion,
4 Mr. Chairman.

5 CHAIRMAN LINGENFELTER: Mr. Iafelice seconds.
6 Heather, would you call the roll, please.

7 MS. FREEMAN: Mr. Peterson?

8 MR. PETERSON: Yes.

9 MS. FREEMAN: Mr. Reppert?

10 MR. REPERT: Yes.

11 MS. FREEMAN: Mr. Lingenfelter?

12 CHAIRMAN LINGENFELTER: Yes.

13 MS. FREEMAN: Mr. Iafelice?

14 MR. IAFELICE: Yes.

15 MS. FREEMAN: And Mr. Schindler?

16 MR. SCHINDLER: Yes.

17 CHAIRMAN LINGENFELTER: Okay.

18 Let the record reflect we had five yeas, no nays,
19 and no abstentions. The motion carries. So the Site Plan
20 Review Application 046 is approved.

21 (Five aye votes, no nay votes.)

22 CHAIRMAN LINGENFELTER: Okay. Now we will move on
23 to the Item Number 3 on the agenda, which is the Design Review
24 Application, if you would like to come up and we can have a
25 conversation on that.

26 I notice we have a new person joining this group.
27 So when you're ready to speak, sir, if you could please state
28 your name and your address for the record, we'd appreciate it.

29 MR. HARRISON: Certainly. My name is Major
30 Harrison. I am with MajorSource LLC, P. O. Box 18869,

1 Cleveland, Ohio 44118.

2 CHAIRMAN LINGENFELTER: All right. Thank you very
3 much. Okay. Please give us your presentation.

4 MR. HARRISON: I am assuming that this is pertaining
5 to the sign out front, just the sign?

6 MS. FREEMAN: If that's what you want to --

7 MR. HARRISON: As indicated, McDonald's is going,
8 going through rebranding. The signage for this package is
9 very minimal. We have the M logo on the front elevation
10 facing Auburn, and then as well the nondrive-thru side of the
11 building, which is the, I want to say, the east elevation, if
12 I am not mistaken.

13 In addition to that package or these signs, we will
14 be installing two digital boards, menu board. There will be a
15 pre-menu board as you are driving up into the drive-thru so
16 everybody can get a look and kind of make a decision on what
17 they want. And then as you get to the actual ordering area,
18 it will be a double-face menu board.

19 Also, in addition to this is a clearance bar. In
20 fact, I think there are two, one right over the drive-thru and
21 I think one --

22 MR. BUMBARGER: It's a double. It's a double
23 gateway that sits at the, yes, right here.

24 MR. HARRISON: Right.

25 MR. BUMBARGER: That's a double gate. We have two
26 clearance bars.

27 MR. HARRISON: We have two clearance bars.

28 MR. BUMBARGER: But one single pole.

29 MR. HARRISON: Right, correct. And that's basically
30 it for the signage portion of this.

1 CHAIRMAN LINGENFELTER: Okay.

2 MR. BUMBARGER: I will clarify on one thing, too.
3 On the color elevations, you guys will see a second McDonald's
4 sign on A2.0, the color elevation. That McDonald's sign is
5 not part of the project. You will see right there on that
6 side.

7 MR. PETERSON: Oh, okay.

8 MR. BUMBARGER: That is not part of it. It is just
9 the two M arches that are going on the building.

10 In terms of the building itself that we have the
11 mansard roof that we discussed earlier. That is being removed
12 and we are going up with more of a linear face around the
13 entire building. This is typical for most -- sorry. This is
14 typical for almost all McDonald's now. They are getting rid
15 of the outdated mansard look and going to the new standard.

16 As well as that, they're renovating the interior of
17 the restaurant, new dining, ADA improvements to the restroom,
18 and a new customer service area on how they are presenting to
19 the customers as well.

20 That's, again, it's pretty light for this one. One
21 of the questions that came up on the staff report was the RT
22 units being able to be seen. Existing, the rear of the
23 building is at 15' 3' and the front is at 16' 9'. The whole
24 building now will be around 18 feet. Actually, it's like 3
25 inches with a little caps on. That RT will not be seen
26 anymore. I mean, and that RT was only sticking up like a foot
27 anyway now before, because we went and looked at it. But that
28 will not be part of the issue anymore once the building gets
29 taller.

30 I believe that is the majority of the renovations to

1 the design.

2 CHAIRMAN LINGENFELTER: Right.

3 MR. BUMBARGER: If you have any questions, I will be
4 happy to answer.

5 CHAIRMAN LINGENFELTER: I noticed in the staff, in
6 the staff report, their recommendation, one of the questions
7 they had was the parapet shall screen all roof-mounted
8 mechanical equipment from view. Is that going to be
9 addressed? Is that going to be taken care of?

10 MR. BUMBARGER: Well, it won't be viewed anymore
11 because the parapet will be tall enough to cover any viewing
12 of the RTU units.

13 CHAIRMAN LINGENFELTER: All right, good. And,
14 again, there is a reference to the lighting which I am not --

15 MR. BUMBARGER: Yeah.

16 CHAIRMAN LINGENFELTER: I am going to assume that
17 that falls under the same --

18 MR. BUMBARGER: Yeah, no light poles are being
19 touched.

20 CHAIRMAN LINGENFELTER: Right. So then everything
21 is going to be consistent with the existing lighting in place?

22 MR. BUMBARGER: Yes.

23 CHAIRMAN LINGENFELTER: So really the only question
24 was the parapet screening issue and we have addressed that.

25 MR. BUMBARGER: Yes, yes, sir.

26 CHAIRMAN LINGENFELTER: Do we have any questions
27 from the Board at this point? Hiram?

28 MR. REPPERT: Yes, Mr. Chairman, I have a question.
29 I am on sheet C1.

30 CHAIRMAN LINGENFELTER: C1, okay, I am with you.

1 MR. BUMBARGER: Oh, the one with the --

2 MR. REPERT: Charlie-one with all the signs on it
3 or whatever they are.

4 MR. BUMBARGER: Yep, yep, yep, yeah.

5 MR. REPERT: Where and how many are 3 and 4?

6 MR. BUMBARGER: This would be --

7 MR. REPERT: These things are so small.

8 MR. BUMBARGER: I am sorry.

9 MR. REPERT: These are reduced, so I can't --

10 MR. BUMBARGER: I am trying to make it as small as
11 possible so you guys can't --

12 MR. REPERT: You did? Okay. I appreciate that.

13 MR. BUMBARGER: There is two for number 3. This is
14 the mobile ordering stations.

15 MR. REPERT: Okay.

16 MR. BUMBARGER: Number 4 is one.

17 MR. REPERT: Where are the three?

18 MR. BUMBARGER: Would you like me to come show you?

19 MR. REPERT: Sure.

20 MR. BUMBARGER: Okay. So right here is where the
21 mobile ordering stations are. There is two right there, those
22 two little black lines. And then these, actually, there is
23 two of them, I believe, two for 4. It's this one and that
24 one. It's basically a pull forward reserve spot. So they'll
25 say, "Hey, pull your car forward and park at number" -- let's
26 see -- it's number 1 and 2, we'll say, and so it's that one.

27 MR. REPERT: Oh, I see, okay.

28 MR. BUMBARGER: Yeah. If you mobile order --

29 MR. REPERT: So it would be two of those?

30 MR. BUMBARGER: Yep, and two of the 4s.

1 MR. REPPERT: Gotcha.

2 MR. BUMBARGER: Yep. Would anybody else like
3 clarification?

4 MR. REPPERT: I was trying to look around the
5 ordering and they're not there.

6 MR. BUMBARGER: Yeah. We should blow this up 20, 20
7 percent at least.

8 MR. REPPERT: No other questions, Mr. Chairman.

9 CHAIRMAN LINGENFELTER: Thank you.

10 Frank, any questions?

11 MR. SCHINDLER: None, no, thank you.

12 CHAIRMAN LINGENFELTER: Okay. Mr. Iafelice?

13 MR. IAFELICE: I have nothing, Mr. Chairman.

14 CHAIRMAN LINGENFELTER: Mr. Peterson?

15 MR. PETERSON: No, nothing, Mr. Chairman.

16 CHAIRMAN LINGENFELTER: I have no questions at this
17 point. We appreciate the thoroughness --

18 MR. BUMBARGER: Thank you.

19 CHAIRMAN LINGENFELTER: -- and the information you
20 provided to the Board. You make our jobs a lot easier when
21 you do things like this.

22 MR. BUMBARGER: I thank you guys as well.

23 CHAIRMAN LINGENFELTER: We appreciate it.

24 Any discussion from the Board at this point?

25 MR. REPPERT: None here, Mr. Chairman.

26 CHAIRMAN LINGENFELTER: Frank?

27 MR. SCHINDLER: No.

28 CHAIRMAN LINGENFELTER: No. Rich? Rich?

29 MR. IAFELICE: No.

30 MR. PETERSON: No.

1 CHAIRMAN LINGENFELTER: I am good, too. Okay. If
2 there is no further discussion and we have covered the
3 appropriate conditional issues that have been set forth by
4 the, in the staff report, I would consider a motion in the
5 affirmative. It's been busy, this side of the table. You
6 guys have been busy.

7 MR. IAFELICE: Mr. Chairman --

8 CHAIRMAN LINGENFELTER: Just so you know, you're not
9 getting -- there is no overtime pay tonight.

10 MR. PETERSON: I make a motion we approve Design
11 Review Application Number 46 for the Concord McDonald's.

12 CHAIRMAN LINGENFELTER: I have a motion made.

13 MR. REPPERT: I'll second.

14 CHAIRMAN LINGENFELTER: Motion seconded by Hiram,
15 made by Rich Peterson. Heather, would you call the roll,
16 please.

17 MS. FREEMAN: Mr. Schindler?

18 MR. SCHINDLER: Yes.

19 MS. FREEMAN: Mr. Reppert?

20 MR. REPPERT: Yes.

21 MS. FREEMAN: Mr. Peterson?

22 MR. PETERSON: Yes.

23 MS. FREEMAN: Mr. Iafelice?

24 MR. IAFELICE: Yes.

25 MS. FREEMAN: Mr. Lingenfelter?

26 CHAIRMAN LINGENFELTER: Yes.

27 Okay. So let the record reflect we had five yeas,
28 no nays, no abstentions for Item Number 3 on the agenda, the
29 Design Review Application Component Number 046, by Larsen
30 Architects. So that carries as well.

1 (Five aye votes, no nay votes.)
2 CHAIRMAN LINGENFELTER: So you guys are done.
3 MR. BUMBARGER: Thank you so much, everybody.
4 MS. MILLER: Thank you.
5 CHAIRMAN LINGENFELTER: Yes. And, again, we
6 appreciate your presentation and the information you provided.
7 MR. BUMBARGER: Thank you, guys. Have a wonderful
8 evening.
9 CHAIRMAN LINGENFELTER: Yeah, you too. Take care.
10 Okay.
11 MR. PETERSON: A thorough packet there.
12 MR. IAFELICE: Yeah, it was.
13 MR. HARRISON: Thank you, gentlemen.
14 MR. REPPERT: Thank you.
15 CHAIRMAN LINGENFELTER: Thank you. Good luck.
16 All right. Oh, boy, here we go. Item Number 4 on
17 the agenda. Gird your loins. All right. Item Number 4 on
18 the agenda this evening is a presentation by Concord Township
19 Fire Department for the new Fire Station Number 1 and Fire
20 Station Number 2 projects. Wow, beautiful.
21 CHIEF SABO: Firefighters work better when there is
22 pictures involved.
23 CHAIRMAN LINGENFELTER: Yeah, we understand. Do we
24 get crayons, by any chance?
25 CHIEF SABO: Well, we did color a little bit today.
26 CHAIRMAN LINGENFELTER: All right, good.
27 MR. PETERSON: Are you going to sign these for us?
28 CHIEF SABO: If you would like me to, I would love
29 to.
30 MR. REPPERT: Did you stay inside the lines?

1 CHIEF SABO: On behalf of the Fire Department,
2 Deputy Chief Terriaco and I want to thank the Commission for
3 allowing us to come in and just give you an overview of the
4 fire station projects. This has been a long time coming.
5 There's been a lot of work done in the background and
6 continues to be done.

7 The information that's in front of you, I just want
8 to point out first that this is largely from the most, from
9 the current full construction drawing sets for both stations.
10 So we've gone to bid on the projects and there's been several
11 requests for information and addendums issued, so there may be
12 some modifications, but the general site plan, grading plan,
13 that basically has remained untouched, that I am aware of.
14 But what we wanted to do is just give you some information
15 about the projects and just kind of go over some of the
16 features.

17 Starting with Station 1, looking at C2.01, I wanted,
18 it was important for me to point out that, as we went through
19 this process, that the Fire Department complied with all the
20 building and parking setbacks, 50 foot on the 608 side
21 building setback and 25 foot parking setback on 608, as well
22 as the 20 foot building and parking setback along the bike
23 path side.

24 The engineers put together a good program as far as
25 stormwater. The property behind, I believe that's the Old
26 Stone School House, the gardens and that, is designated as a
27 dry extended detention basin, with the top of the bank at 850
28 feet.

29 The red barn that's in the back there now is to
30 remain untouched. There is no impact do that. Actually,

1 there will be improvements to that drive. That barn currently
2 stores quite a bit of the Fire Department's equipment.

3 CHAIRMAN LINGENFELTER: Right.

4 CHIEF SABO: And that will change later.

5 CHAIRMAN LINGENFELTER: So you're not going, you're
6 not going to remove the barn or do anything with it?

7 CHIEF SABO: It's not our plan to do anything with
8 that red barn.

9 CHAIRMAN LINGENFELTER: Now, what are you going to
10 do on the access road back there? Are you going to pave it?

11 CHIEF SABO: It's designated to where it Y's off to
12 the back of the fire station and to side of the barn, it's
13 concrete, and then as you get further closer to the barn
14 that's a heavy duty asphalt, asphalt base.

15 CHAIRMAN LINGENFELTER: Okay, right.

16 CHIEF SABO: So currently it's stone.

17 CHAIRMAN LINGENFELTER: Right.

18 CHIEF SABO: It's a gravel, gravel drive.

19 CHAIRMAN LINGENFELTER: Yep.

20 CHIEF SABO: So there will be some improvements
21 there. As they repaved State Route 608, you will note that
22 they removed the crosswalk that was put there years ago when
23 the soccer field was initially installed. We requested from
24 ODOT not to replace that crosswalk because we didn't want
25 people to think that there is anything over there that --
26 There is no recreation over there or anything at this point,
27 so we didn't want to create that hazard.

28 Any questions on C2.01?

29 CHAIRMAN LINGENFELTER: No.

30 CHIEF SABO: So, also, we provided you on Station 1

1 the grading plan on C3.01. It just shows the plan currently
2 has a lot of that soccer field is fill that will have to be
3 removed and replaced with construction grade fill. They were
4 initially going to bring that up to street level but, as a
5 compromise because of the cost associated with that, it's
6 going to go down a little bit a couple feet from street level
7 down to where the fire station is to save on some of that fill
8 dirt and still provide adequate stormwater drainage to the
9 station.

10 In terms of the utility plan, it is nice that we
11 were able to take advantage of the township recently getting
12 the sanitary sewer put in several years ago, so we will be
13 able to tap into that. And, again, this just shows the
14 stormwater going back to that detention basin and, ultimately,
15 exiting towards the bike path. There is existing riprap
16 that's back there on the side of the -- it's not actually
17 going into the bike path, it's further into the woods. But
18 there is existing riprap there for stormwater drainage. And,
19 actually, we will might be able to improve some of the
20 stormwater runoff at that area.

21 MR. REPERT: What conditions do you have to wash
22 yourselves and everything, decon yourselves, if needed? How
23 is that being processed?

24 CHIEF SABO: In the existing station or in the new
25 station?

26 MR. REPERT: No, the new one.

27 CHIEF SABO: In the new station, so we're going to
28 actually be in much better position. We're going to be able
29 to come back from a fire, EMS call, trauma, car wreck,
30 anything like that that requires us to decontaminate, whether

1 it's carcinogens from a fire or bloodborne pathogens or
2 whatever the case may be, right off of the bay is going to
3 have two decon showers which are full restrooms. So if a
4 firefighter is working in the bay, they don't have to walk all
5 the way through the station to use the restroom. But if they
6 come back from one of those events, there is a little cubby
7 area that they will be able to hose down all the equipment and
8 then they can go into a decon shower and, totally, they can
9 take a full shower there if they wanted to and bring in their
10 spare duty uniforms to change into.

11 And then once they are done there, the next room has
12 laundry, so they can put their dirty gear into that, into the
13 laundry right away. They don't have to go into the house side
14 of the station. And so, essentially, they're going to be
15 clean before they come back into the house side where they
16 live and work, the business side.

17 MR. REPERT: How about the water that they all
18 rinse off with, how is that processed?

19 CHIEF SABO: So that's in an oil-water separator
20 that gets pumped off. So it will, the water, if there is
21 anything that's -- If we get back from a hazardous materials
22 incident, for example, then we will take the necessary actions
23 to get that hazardous material pumped off and taken, disposed
24 of properly.

25 MR. REPERT: Thank you.

26 CHIEF SABO: You're welcome.

27 And then, lastly, just the landscape plan, just lots
28 of trees, lots of shrubs, stuff that we're not used to having
29 around our firehouse, just to help. So it does a couple
30 things. First of all, I mean, it just looks nicer. And

1 second of all, helps with some of that stormwater. You know,
2 just like one of the things I learned from Frank Kraksa, our
3 previous Service Director, is plant trees, plant trees, plant
4 trees, right? Well, there is a reason for that. So it's
5 exciting to see a lot of the shrubbery, the trees all serving
6 a purpose. And Deputy Chief is going to talk a little bit
7 about Station 2 that has even more of an impact when it comes
8 to stormwater.

9 But we also offered you some building elevations for
10 Station 1, four drive-thru bays for 8-by directional. So we
11 haven't really come to terms with how that equipment is going
12 to run, whether it's going to be fully drive-thru. It is
13 going to be equipped both ways but it gives us multiple
14 functionality.

15 The training room in the downstairs level, the
16 ground level, alongside the fitness room and mechanical room,
17 a hydraulic elevator to meet ADA requirements, and the fully
18 functional training tower so our firefighters can do their
19 training in-house. So --

20 CHAIRMAN LINGENFELTER: So those bays are going to
21 be fully drive-thru from the front to the back of the
22 building?

23 CHIEF SABO: From the back to the front.

24 CHAIRMAN LINGENFELTER: From the back to the front.

25 CHIEF SABO: Yeah. There might be one of the bays
26 or one or two of the bays that are bidirectional, so you might
27 have vehicles pointed out the front and the back but those are
28 mostly like service vehicles, command vehicles, not like fire
29 trucks and ambulances. Those are primarily going to be drive-
30 thru.

1 CHAIRMAN LINGENFELTER: Right, okay, nice.

2 CHIEF SABO: The whole idea is quick response,
3 getting us up and out the gate as fast as we can. Any
4 questions on Station 1?

5 MR. PETERSON: One, Chief. Originally there was
6 talk that it was going to be located over here in the parking
7 lot.

8 CHIEF SABO: Yeah.

9 MR. IAFELICE: What was the driving reason to go
10 over there?

11 CHIEF SABO: The new board. So we had a lot of
12 discussion about that and my feeling is, with the original
13 design, having it in the parking lot behind here had such an
14 impact on community events, parking for meetings, trying to
15 come up with viable solutions for all of that and trying to
16 squeeze so much in a tight space, it was challenging. And the
17 biggest thing for me was I didn't want to impact community
18 events. So we have two fully used softball fields in the back
19 that get a lot of use.

20 MR. PETERSON: True.

21 CHIEF SABO: Concerts. And Deb Esker, with her
22 Recreation Department, isn't slowing down with community
23 events. So we want to make sure that there is that
24 opportunity down the road, too.

25 CHAIRMAN LINGENFELTER: Are they going to raze that
26 or they going to repurpose it or what --

27 CHIEF SABO: The existing station?

28 CHAIRMAN LINGENFELTER: Yeah.

29 CHIEF SABO: Yeah. It's in the explains now to raze
30 it after the completion and we're done with the whole project.

1 CHAIRMAN LINGENFELTER: Right.

2 CHIEF SABO: Including Station 1 and Station 2.

3 The only other thing I have in front of you is the
4 finish boards, the exterior, and that's the interior finish
5 boards, so a nice aesthetic.

6 MR. PETERSON: Yes, very nice.

7 MR. REPPERT: Is there anything you still want?

8 CHIEF SABO: That I still want?

9 MR. REPPERT: Yeah, in here.

10 CHIEF SABO: Oh, yeah.

11 MR. REPPERT: Oh, yeah? Okay.

12 CHIEF SABO: There is always stuff I want.

13 MR. REPPERT: Okay.

14 CHIEF SABO: Yeah, there is always stuff I want.

15 But you know what? We're blessed to have the opportunity to
16 come into the current trend of the fire service and provide
17 for the firefighters' safety and well-being. Right now, a lot
18 of our part-timers don't have lockers here, so they're taking
19 their stuff home, and that's a problem. That's a problem.
20 Whether it's their duty uniforms or their bunker gear, some
21 guys still throw their bunker gear in their truck or in their
22 car, and that's not acceptable to me. But this is a great
23 opportunity and, yeah, there is always going to be stuff I
24 want.

25 MR. REPPERT: Okay.

26 CHIEF SABO: Even if I think I have it all, there is
27 always stuff I want.

28 MR. PETERSON: When do you expect to break ground?

29 CHIEF SABO: Right now, the bid opening is scheduled
30 for September 16th? September 16th. There was a lot of

1 requests for information that came in. We were initially set
2 to open bids tomorrow, no, Thursday, but there was so many
3 different requests for information, so we had to extend that
4 out a week. So the bid opening will be on the 16th and then,
5 hopefully, an award thereafter at the Trustees' meeting. So I
6 am still hopeful for October but we will just kind of see how
7 things come together.

8 MR. PETERSON: Okay, good.

9 CHIEF SABO: The sooner the better.

10 CHAIRMAN LINGENFELTER: So we're going to leave old
11 Station 1 up and operable through the completion of Station
12 Number 2.

13 CHIEF SABO: We're going to leave, the existing
14 Station 1 is going to be fully operable and staffed until the
15 completion of the new Station 1.

16 CHAIRMAN LINGENFELTER: Okay.

17 CHIEF SABO: At that point, we're going to move our
18 Station 1 operations to new Station 1 and then we will start
19 Station 2. What will happen with Station 2 is, because it's
20 on the same site, is we're going to put two firefighters in a
21 temporary facility with an engine in the Station 2 area, and
22 then the other two -- because we have four, we staff four over
23 there -- the other two will bring the ambulance over here and
24 operate out of station, the new Station 1.

25 CHAIRMAN LINGENFELTER: Gotcha.

26 CHIEF SABO: So, at that point once we move into the
27 new Station 1, the old Station 1 will, by and large, be
28 vacant.

29 CHAIRMAN LINGENFELTER: But we won't, you are not
30 going to raze it until Station 2 is complete.

1 CHIEF SABO: Yeah, correct, right, because we might
2 still need it for storage of some stuff.

3 CHAIRMAN LINGENFELTER: Right.

4 CHIEF SABO: And it gives us some time to get things
5 moved and just settle things down and -- But there will always
6 be emergency service coverage in Station 2's area during the
7 construction of Station 2, yeah.

8 MR. IAFELICE: Chief, I will comment on the design
9 of Station 1 and how it fit the site. I mean, the grading
10 there is not easy.

11 CHIEF SABO: Right.

12 MR. IAFELICE: And I like the way the building
13 compliments the topography.

14 CHIEF SABO: Thank you.

15 MR. IAFELICE: And the east elevation is very
16 attractive. It gives a professional, handsome look,
17 especially the right side, the right side.

18 CHIEF SABO: Yeah, the side facing like where the
19 parking is, right?

20 MR. IAFELICE: Where the parking is, yeah, right.
21 The only other thing is I assume, given a lot of the
22 R-5s coming in, there is a lot of activity, I suspect.

23 CHIEF SABO: There is a lot of activity, a lot of
24 activity.

25 MR. IAFELICE: Good, good. I was wondering whether
26 GCs are out there looking for work.

27 CHIEF SABO: There is a lot looking. There's a lot
28 looking and that's good, yeah.

29 MR. IAFELICE: Okay, thank you.

30 CHIEF SABO: I will let Deputy Chief talk a little

1 bit about Station 2.

2 MR. SCHINDLER: May I?

3 CHIEF SABO: Sure.

4 MR. SCHINDLER: There was always talk, the reason or
5 another big reason you wanted a new fire station was to be
6 able to accommodate a big, you know, hook and ladder so you
7 wouldn't have to rely on other municipalities. Is this going
8 to have that capacity?

9 CHIEF SABO: It certainly could have that capacity.
10 Right now, once, when all these projects are done, I will only
11 have one bay available, vacant at Station 2. Everything else
12 is full. All the bays will be full. If we went down the road
13 of considering a ladder truck down the road --

14 MR. SCHINDLER: Right.

15 CHIEF SABO: -- it most likely would end up with a
16 Station 3 in that high-rise district, the hospital, UH, and
17 those in the commercial district.

18 MR. SCHINDLER: Right.

19 CHIEF SABO: But we could, there is some flexibility
20 but they are built to accommodate a ladder truck. I can put a
21 ladder truck in the new Station 2 if I wanted to.

22 MR. SCHINDLER: Oh, okay.

23 CHIEF SABO: Yeah.

24 MR. SCHINDLER: So it does have the capacity to do
25 that?

26 CHIEF SABO: The capacity is there, yeah, yes.

27 MR. SCHINDLER: Okay. Thank you.

28 CHIEF SABO: Oh, you're welcome. Thank you. Any
29 other questions on Station 1?

30 DEPUTY CHIEF TERRIACO: Good evening, everybody.

1 MR. REPPERT: Good evening.

2 DEPUTY CHIEF TERRIACO: Station 2, so Station 2
3 brings us all a little bit of challenge. We are going on the
4 same site as it currently is. Right now on the site is
5 Station 2 and then the fire prevention offices is right next
6 to that. So those buildings will be razed and Station 2 will
7 go right on that property.

8 In 2019 and '20, we also purchased the house that
9 would be right two houses down on North Meadow, made that
10 purchase to prepare for the new Station 2. So everything will
11 go right on that site.

12 So looking at the site plan C2.01, we will start off
13 there, so unlike Station 1, I have no neighbors at Station 1.
14 We have no neighbors. Station 2, we are fitting right into
15 that neighborhood, so that brings some of those challenges
16 with the neighbors mainly to the north and to the west. So
17 we've been working with the neighbors very closely between the
18 Chief and I; the Trustees; Andy Rose, the Administrator,
19 working out any of their concerns. So some of their concerns
20 are the obvious, stormwater, because we all know that area
21 floods pretty badly. Even our Station 2 floods all the time
22 because we're lower, you know, all that water comes right in.

23 So looking at the site plan, you will see to the
24 west and also right around the Prouty Road and North Meadow,
25 you will have stormwater dry detention areas. So our
26 engineering firm, along with Stormwater Management, Lake
27 County, have all looked at this and they're very satisfied
28 with what will be, what is proposed and what would be provided
29 for that stormwater.

30 So, once again, working the neighbors, Mr. Peters

1 next, you know, to the north, we're working with him, making
2 sure he's satisfied, and then also working with Mr. Walland to
3 the west. They both have stormwater concerns. Mr. Walland
4 has some other concerns of the overall site plan, so we've
5 been working with him. Such as the trash, the dumpster
6 enclosure, we heard some concerns about that, so we worked
7 through that. But that enclosure will stay because we are a
8 24/7 business, so we do have trash that we need to enclose, so
9 that will be in there. So that will stay.

10 There is also concern about the radio tower. So
11 that radio tower has been in place eight or nine years so far.
12 It never really stood out a little bit, but once you remove
13 some of the landscaping and the house, then that tower is
14 there. That tower, we did look at other options for
15 telecommunications and phone use, because all of our phones
16 and telecommunications go through Lake County. So to replace
17 that tower with any other type of phone system, it would be
18 literally too expensive. So believe it or not, the tower is
19 the most economic way to stay. So we do agree it's tall.
20 Chief Sabo and I worked very hard to try to get rid of it, all
21 of them, because we have one on this site, too, that will come
22 over to Station 1, but it's there. So there's a little bit of
23 wiggle room where it's at but it's, pretty much, where it's
24 going to have to stay.

25 So just working through this site plan, fencing,
26 landscaping and all that kind of stuff does present a
27 challenge because we're moving into the neighborhood. Like I
28 always say, the Fire Department when you're in the
29 neighborhood, we are your best friend but we're also the most
30 active friend in the neighborhood, right? The Fire Department

1 is the place to go, it's a safe place, it's the community hub,
2 right? But then when you change that design a little bit,
3 then it really stands out a little bit.

4 So just want to rest assure, we worked very hard.
5 With this lighting, we want to make sure lighting doesn't go
6 into other people's, into the neighbor's property to cause any
7 harm.

8 CHAIRMAN LINGENFELTER: Did you guys get much
9 pushback from the residents around the site? Did you get much
10 concern or --

11 DEPUTY CHIEF TERRIACO: A little, just concerns, not
12 really pushback.

13 CHAIRMAN LINGENFELTER: Nothing earth shattering.

14 DEPUTY CHIEF TERRIACO: No.

15 CHAIRMAN LINGENFELTER: Good, good.

16 DEPUTY CHIEF TERRIACO: So moving on to, if we go to
17 the landscape, if we go to L1.01, I think you have that. So
18 plenty of trees, plenty of shrubbery, try to -- The building
19 is going to stand out. We have a picture of it. It's a
20 beautiful building. The color scheme is all the same. It's
21 two bays, drive-thru. It will be one fire engine and one
22 ambulance and one utility vehicle, plus the firefighters that
23 park there.

24 We tried to keep it, you know, the same. It's our
25 laundry basket. We try to keep all our laundry in our own
26 basket. We don't want it to overflow into the neighbors. So
27 we try to do as much landscaping as we can so the neighbors
28 don't see, you know, too much. We want to be that good
29 neighbor.

30 CHAIRMAN LINGENFELTER: Right.

1 DEPUTY CHIEF TERRIACO: We want to be a good
2 neighbor.

3 Looking at the elevations, A5.01, very attractive
4 building, just like Station 1. We made that comment. We
5 think it will fit very well into the neighborhood.

6 Any questions?

7 CHAIRMAN LINGENFELTER: No. I am really excited for
8 you guys. This has been a long time coming. It's nice that
9 we finally got there and it is going to be nice for you guys
10 to get into the 21st Century as far as facilities and tools
11 and accommodations that you deserve, and we appreciate
12 everything you guys do for the community.

13 DEPUTY CHIEF TERRIACO: The disappointing thing,
14 I'll be gone before they -- unless you can build it by next
15 June.

16 CHAIRMAN LINGENFELTER: What's the, just out of
17 curiosity, what's the expected completion date? Do you have a
18 target date far as completion?

19 DEPUTY CHIEF TERRIACO: Station 1 will go first, be
20 completed, we're looking at --

21 CHIEF SABO: Fourteen months for Station 1.

22 DEPUTY CHIEF TERRIACO: -- fourteen months. Then
23 there will be a little bit of, 30 days or so to move
24 equipment.

25 CHAIRMAN LINGENFELTER: Right.

26 DEPUTY CHIEF TERRIACO: And then Station 2 would 11
27 to 12 months.

28 CHIEF SABO: Yeah, 11 to 12 months for Station 2.

29 CHAIRMAN LINGENFELTER: Now, will they, as that
30 progresses, will they, at some point, they will both be going

1 at the same time or is it going to be Station 1 first and then
2 you're not going to start 2 until --

3 CHIEF SABO: The only thing that will happen -- I'm
4 sorry. The only thing that will happen would be like punch
5 list stuff at Station 1. But when Station 2 is started, by
6 and large, we will be moved into Station 1.

7 CHAIRMAN LINGENFELTER: Okay.

8 CHIEF SABO: They might be working on punch list
9 stuff but most of the project will be moved over.

10 DEPUTY CHIEF TERRIACO: Because fire prevention is
11 still on Station 2 site, so they've got to be totally moved
12 over.

13 CHAIRMAN LINGENFELTER: Right, gotcha.

14 Any question from the Board?

15 MR. REPERT: No, sir, none here.

16 MR. PETERSON: No, thank you.

17 CHIEF SABO: Thank you very much for the time.

18 CHAIRMAN LINGENFELTER: Yeah, we really appreciate
19 the presentation, gentlemen. Thank you very much. We
20 appreciate everything you do.

21 Okay, back to the agenda. That was Item Number 4 on
22 the agenda, the presentation by the Concord Township Fire
23 Department. We appreciate their presentation. I hope those
24 watching in the community have an opportunity to review this
25 again. I think it was very informative and very well put
26 together.

27 Okay. Item Number 5 on the agenda this evening is a
28 work session for possible zoning text amendments related to
29 the Residential Conservation Development District.

30 Heather and I had a conversation this past week. We

1 talked about a couple of things. Unfortunately, she has put a
2 request in to the Lake County Planning Commission, the Soil
3 and Water District for some information and some guidelines
4 and guidance on the restoration component for the, you know,
5 for any disturbed open space area having a restoration plan.
6 As of today, she has gotten zero feedback, not even an
7 acknowledgment that she has put in a request for this
8 information.

9 So we're hoping that, at some point, they're going
10 to respond back. But I guess our thoughts were -- and this is
11 certainly open for discussion with the Board and everybody,
12 you know -- but our thoughts were that maybe the appropriate
13 course of action, because we are kind of up against it with
14 regards to getting this zoning text implemented because we're
15 going to have, there is going to be more proposals coming our
16 way and we want, there are a few things in here that we felt
17 were very important that we would like to see implemented
18 before we get that restoration plan. And since we don't have
19 that information at this point, our thought was that we strip
20 any reference to the restoration plan out of the existing text
21 and then, when we get the feedback from the Soil and Water
22 District with some sort of a blueprint as to how we should
23 proceed with that, then we can always reconvene and add that
24 information into the existing text.

25 That is our job, something we have the ability to
26 do. So once we pass the existing zoning text the way it is,
27 it's nothing that's cast in stone. I mean, obviously, we have
28 the ability to go back and make tweaks and adjustments and
29 changes. And we feel that once we get that feedback, you
30 know, from the Soil and Water on the restoration plan, then we

1 can, you know, kind of integrate that back into the existing
2 text, that we thought that would probably be the best course
3 of action, unless there is somebody on this Board that feels
4 that we have enough knowledge and expertise that we can kind
5 of move forward on putting together our own restoration plan.
6 And I can tell you right now, I am checking out on that one.
7 I am -- That is way over my head, out of my lane, and
8 something I wouldn't feel comfortable doing. If there is
9 anybody else that feels they would like to take that on, I
10 would certainly like to entertain it.

11 But I think we are in a good, I think we are in a
12 good place right now and we should probably wait for the Soil
13 and Water but that's open for discussion, so feel free to
14 chime in.

15 Hiram.

16 MR. REPPERT: Well, here is what I have to say. I
17 would put forth to Soil and Water, "This is what we're giving
18 you. We would like to have your feedback. If we don't get
19 your need back by a certain date, we're going to ignore you."
20 I am sorry to say but we're the same public commission as
21 you're a public entity, also, and we're here to serve the
22 public and their best interest. And please respond by this
23 date.

24 And, I mean, I have worked so long in the industry
25 that people do tend to ignore some other people's comments.
26 And if you don't say, "Here is the ultimatum," they stand up
27 and they will respond, I hope.

28 So that's what I would like Heather to do is say,
29 you know, "We're on this deadline," you know. Of course, it's
30 our own deadline. It's nothing else that we can't do. But

1 respond by this date, please.

2 CHAIRMAN LINGENFELTER: Okay. How do you feel
3 about, how do you feel about the idea of stripping the
4 language of the restoration out of the existing zoning text
5 and moving forward with what we have?

6 MR. REPERT: Yes.

7 CHAIRMAN LINGENFELTER: Are you okay with that?

8 MR. REPERT: I am all for that.

9 CHAIRMAN LINGENFELTER: Okay. All right.

10 MR. REPERT: I agree with you a hundred percent.
11 We want to get this on the books as soon as we can because
12 things are coming in that deal with the RCDs and we would like
13 them to follow these instructions.

14 CHAIRMAN LINGENFELTER: Right.

15 MR. REPERT: And not the ones we presently have.

16 CHAIRMAN LINGENFELTER: Right, okay.

17 MR. REPERT: I am good with it.

18 CHAIRMAN LINGENFELTER: Frank, any comments?

19 MR. SCHINDLER: Heather, have you ever thought of
20 pursuing it, rather than with Lake County, you know,
21 universities offer a lot of services to the community. Did
22 you ever think of maybe approaching Lake Erie College and see
23 if there is maybe a board or a committee or an organization
24 within the university that might maybe have some expertise in
25 this area that could maybe help us out, possibly?

26 MS. FREEMAN: I haven't considered that.

27 MR. SCHINDLER: I think that would be maybe, if you
28 wouldn't mind trying, just contacting them and telling them
29 what we're trying to do and maybe they might have, you know,
30 professors or departments and something that could maybe help

1 us out.

2 MS. FREEMAN: I can.

3 MR. SCHINDLER: I know universities offer a lot of
4 services in certain fields. As a matter of fact, in some of
5 the areas I have worked in the past in some of my career
6 stuff, we went to universities for their services and they
7 were happy to offer help because they have students, for
8 example, that are going through for various degrees and they
9 give them projects to work on and they just run with it. So I
10 just thought maybe this might be another alternative to see if
11 we can get some action. They might have stuff right there
12 that they can give us maybe right away, for all we know. That
13 would be a tremendous help to us.

14 MS. FREEMAN: I can look into that to see what
15 programs they offer, so I can figure out who to maybe reach
16 out to.

17 MR. SCHINDLER: Right.

18 MS. FREEMAN: I mean, there are other sources out
19 there other than Soil and Water. The focus had been on them,
20 particularly, because they were the ones that were requesting
21 that we add that information in there.

22 MR. SCHINDLER: Oh, I know.

23 MS. FREEMAN: Which is why we were going back to
24 them, you know, all those times. But, yeah, I mean, we will
25 definitely have to look at some other sources.

26 MR. SCHINDLER: Right, since their lack of response
27 and stuff, hey, sorry, let's see if we can use another source.

28 CHAIRMAN LINGENFELTER: You know what? Your
29 problem, Heather, is you're just too nice. You're just too
30 nice and understanding. You have become a little more

1 forceful.

2 MS. FREEMAN: Well, I mean, on, you know, there was
3 vacations and things like that but, you know.

4 CHAIRMAN LINGENFELTER: Right. I am disappointed,
5 quite frankly.

6 MS. FREEMAN: In an effort to move, we have been
7 working on these amounts for the majority of the year. So --

8 CHAIRMAN LINGENFELTER: Right, yeah. I am
9 disappointed that they have, they haven't even acknowledged.
10 I mean, if, at least, if they said, "Hey, we got your request.
11 We're, we're taking it under consideration. We're trying to
12 put something together." They haven't even said, we -- They
13 haven't even acknowledged that we have come to them for some
14 information on this and yet they were the ones that
15 recommended that we put a restoration plan in there. Then
16 when we ask them for some guidance, they pretty much ghosted
17 us, which is kind of weird. I don't quite understand that
18 but, you know, I mean, you can only do so much. You can only
19 send so many emails, make so many phone calls. If they don't
20 respond, they don't respond.

21 But that's, you know -- I think, I think Frank's got
22 a great idea. I mean, reach out to the local, the local
23 schools and universities and see if they've got any sort of
24 program where they might be able to have some students jump in
25 and give us information on that. That might be a good
26 alternative if they're not going to --

27 And I like Hiram's, I mean, give them a deadline.
28 Say, "Look, we need to hear something back or else we've got
29 to move on," you know.

30 So how do you feel about stripping that out of text

1 as it sits, Frank, and moving forward with what we have?

2 MR. SCHINDLER: Sure.

3 CHAIRMAN LINGENFELTER: Are you okay with that?

4 MR. SCHINDLER: Yeah, I am okay with that.

5 CHAIRMAN LINGENFELTER: Okay, good, good.

6 Mr. Iafelice?

7 MR. IAFELICE: Mr. Chairman, I support the removal
8 of the text as you just -- and the whole reasoning behind it.
9 I believe, from conversations with Heather and the time we've
10 already invested in this, it's far more critical to get this
11 moving forward than a clause about restoration. It just, it
12 bothers me that we don't but then, again, I find it far more
13 critical that we move forward without delaying, far more
14 critical.

15 CHAIRMAN LINGENFELTER: Okay.

16 MR. IAFELICE: Thank you.

17 CHAIRMAN LINGENFELTER: Mr. Peterson, any comments?

18 MR. PETERSON: No, I am fully on board with moving
19 forward and doing an amendment later.

20 CHAIRMAN LINGENFELTER: Okay. All right. At this
21 point, do we have -- is there anything else in the work
22 session, Heather, that you would like to discuss that was
23 hanging out there or are we pretty -- Do you think we're ready
24 to move forward?

25 MS. FREEMAN: Well, what I gave you this evening was
26 the summary of the proposed text amendments.

27 CHAIRMAN LINGENFELTER: Right.

28 MS. FREEMAN: This was assuming that we were going
29 to put a hold on the restoration component and that is the
30 draft text here that I provided for you tonight. I do want to

1 point out just one area I reverted back to some of the text.
2 If you go to page 16.19, in the, kind of in the middle of that
3 page, small letter (e).

4 MR. REPERT: Wait, wait, wait. What page are you
5 on?

6 MS. FREEMAN: 16.19.

7 MR. REPERT: Oh, that's the page, okay.

8 MS. FREEMAN: Yeah, sorry. Right there in the
9 middle of the page, roughly, small letter (e), that is where
10 the previous version of the text, we had striked a lot of this
11 out and put in the restoration plan components. And so I
12 untrack changed, you know, didn't accept those track changes
13 and went back to the text that was in here. But I did add in,
14 after where it says a landscape plan shall be provided, I
15 included in that the plan shall be prepared by an Ohio
16 Registered Landscape Architect.

17 And I know, previously, we talked about an
18 implementation time frame, so I added this language back in
19 that the landscape plan shall be -- or that the revegitation
20 shall be implemented within 120 days of the plat being
21 recorded with the Lake County Recorder. So we can have a
22 reasonable time frame on them to restore those areas.

23 MR. REPERT: Yeah.

24 CHAIRMAN LINGENFELTER: Okay. I think it's a good
25 idea.

26 MS. FREEMAN: But other than that, I mean, the other
27 changes that we talked about last month, if you flip to the
28 page previously to that, 16.18, the Commission had decided,
29 rather than doing the sliding scale on the open space, we went
30 with just the straight minimum 30 percent. So you will see

1 that in there.

2 MR. REPPERT: I thought it was 35.

3 MR. PETERSON: Don't get Frank going.

4 MS. FREEMAN: We can go back to the transcript if we
5 need to.

6 I think that was really the only other changes we
7 had talked about in the month before, I just wanted to show
8 you that we did make in there.

9 MR. REPPERT: What did we finally determine with
10 roundabouts?

11 CHAIRMAN LINGENFELTER: They belong in Europe. Was
12 that -- I think, that was one of the things we came up with.

13 MR. PETERSON: We need more.

14 CHAIRMAN LINGENFELTER: If you like them, you can
15 always move to Europe and enjoy all the roundabouts you like.

16 MR. REPPERT: No. We took it out, didn't we?

17 MR. PETERSON: As far as, yeah, we did. We took
18 that out.

19 MR. IAFELICE: Yes.

20 MR. REPPERT: We took it out, yeah, okay.

21 MS. FREEMAN: Oh, we had -- Sorry. Back on
22 page 16.18 where we talked about additional passive
23 recreational opportunities, we clarified that that would be
24 approved by the township.

25 CHAIRMAN LINGENFELTER: Right.

26 MS. FREEMAN: We had a discussion about who was
27 approving some of these things at our last meeting.

28 CHAIRMAN LINGENFELTER: Right.

29 MS. FREEMAN: So that change was made as well.

30 And then we added in, under the sketch plan

1 requirements, wanting to know where the school districts were.
2 And that was on 16.22, under number 2(C). So you will see
3 "permanent building corporation lines, school district
4 boundaries," because I know that came up in one of the last
5 RCDs.

6 CHAIRMAN LINGENFELTER: Right.

7 MS. FREEMAN: So all of those changes were made that
8 we discussed at the last meeting and those are here in front
9 of you.

10 So it sounds like, if the Board is comfortable
11 moving forward with these changes this evening, you can go
12 ahead and initiate these Amendments 1 through 11. And then we
13 can still try to gather the other information on the
14 restoration plan and figure out, you know -- We might have to
15 check with legal on this but, as we move forward with these
16 amendments, I am wondering if maybe that could be included in
17 at some point during those future public hearings or if we
18 would need to do that as a separate amendment.

19 CHAIRMAN LINGENFELTER: What was that, Heather?

20 MS. FREEMAN: If we get additional information on
21 restoration plans --

22 CHAIRMAN LINGENFELTER: Yes.

23 MS. FREEMAN: Is that something that we might be
24 able to modify this if we initiate it or would that be better
25 to initiate as a separate amendment to the RCD? And I know
26 Abby just got back from the restroom.

27 So we were, you know, we were talking about moving
28 forward, potentially, with this draft version of the
29 amendments and then working on the environmental restoration
30 plan at a later date.

1 MS. BELL: Sure.

2 MS. FREEMAN: If we get that information and the
3 Board is comfortable with incorporating that into these
4 amendments after it's already been initiated, could they
5 potentially do that is a modification to the amendments or --

6 MS. BELL: That shouldn't be a problem but I guess
7 we would have to see where it is in the process, if that's
8 feasible.

9 MS. FREEMAN: Okay. Because it's if not, I mean,
10 obviously, it could just be initiated as a separate --

11 MS. BELL: Right.

12 CHAIRMAN LINGENFELTER: And then, Counselor, with
13 regards to the public hearing component, with the 11
14 amendments as handed out by Heather this evening, would we
15 vote on each one of those amendments?

16 MS. BELL: (Nodding.)

17 CHAIRMAN LINGENFELTER: Now, would that fall under
18 the umbrella of a single public hearing or would we have a
19 discussion on each amendment and then, what, would we have --
20 What would, what would your vision of the flow of the public
21 hearing be?

22 MS. BELL: I would feel comfortable doing a
23 discussion of all 11 at once and then voting individually. I
24 would feel comfortable with that, yeah.

25 CHAIRMAN LINGENFELTER: So we don't want to have
26 public discussion on Amendment Number 1 and then close that
27 and then vote on it and then --

28 MS. BELL: You certainly could. You certainly
29 could.

30 CHAIRMAN LINGENFELTER: Okay.

1 MS. BELL: But that would be up to you. I think it
2 might be more time effective if we did the discussion of all
3 11 at once.

4 MR. IAFELICE: Yeah.

5 MR. PETERSON: Yeah.

6 MS. BELL: That doesn't affect me.

7 MR. REPPERT: I mean, we would have a vote on each
8 one of them.

9 MS. BELL: Yeah.

10 CHAIRMAN LINGENFELTER: The record for the longest
11 Zoning Commission meeting could be up for grabs with this. I
12 don't know.

13 MR. PETERSON: Do you really want that?

14 CHAIRMAN LINGENFELTER: I got robbed of the shortest
15 meeting, okay, unfairly and so this is my only out. I've got
16 to have some legacy, so, you know.

17 All right. That's fair. Thank you. I appreciate
18 your advice and counsel.

19 Okay. So my thought is then the way we will run
20 this is we'll just have a single public hearing, we'll discuss
21 each amendment, and then we will close the -- we'll entertain
22 all public comment and duly note according to whatever
23 amendments anybody is making comments on and then we will
24 close the public portion and then take it to a vote. And then
25 we'll vote. We'll do a roll call vote on each amendment and
26 we'll click them right off the list. So then we'll need a
27 motion and second and then a vote and then a motion, a second
28 and a vote and we'll go down the 11 amendments and, hopefully,
29 we will be out of here before midnight. So I don't really
30 anticipate too much to deal with but -- You think we're good?

1 Right?

2 MR. IAFELICE: Yeah.

3 CHAIRMAN LINGENFELTER: So anybody have any other
4 comments at this point then on this work session or any other
5 input? So we're all in, just for record, we're all in
6 agreement that we should forge ahead stripping out the
7 restoration plan verbiage and moving forward with the
8 information we've got put together. We're okay with that?
9 We're in consensus there?

10 MR. IAFELICE: Yes.

11 MR. PETERSON: Yes.

12 CHAIRMAN LINGENFELTER: And then the structure of
13 the public when it comes, we're okay with that.

14 Heather, we appreciate all the hard work. I mean,
15 it's been a long slog through this. I think we've put some
16 very meaningful changes in place here and I think that I look
17 forward to getting this wrapped up.

18 You know, I will voice my disappointment in Soil and
19 Water for kind of not getting back to us and helping us out.
20 It would nice to put the complete body of work together that
21 we've worked on. Unfortunately, you know, just in reference
22 to time and everything else, I really don't want to delay
23 voting on the information because I think we've got some very
24 meaningful things that we've done already and I would like to
25 get that implemented. And then when we're ready, you know,
26 then when we're ready, we can always put that, the restoration
27 plan verbiage in there and we can have the public hearing for
28 that. That will be a relatively simple -- I mean, we already
29 have everything ready to go for it. All we need is some
30 guidance on how that's going to look and what that plan is

1 going to consist of and then we can incorporate that in. So I
2 think we will be in good shape there. Okay?

3 MR. REPPERT: Sounds good.

4 CHAIRMAN LINGENFELTER: All right. If there's no
5 further comments on this, we will move on to Item Number 6 on
6 the agenda.

7 MS. FREEMAN: Excuse me.

8 MR. IAFELICE: Mr. Chairman.

9 CHAIRMAN LINGENFELTER: Yes?

10 MR. IAFELICE: Question.

11 CHAIRMAN LINGENFELTER: Yes.

12 MR. IAFELICE: Is this appropriate for the motion to
13 go to public hearing? Do we need a motion?

14 MS. FREEMAN: Yes.

15 CHAIRMAN LINGENFELTER: Yeah, I think we should.
16 Thank you.

17 MR. IAFELICE: I will make that motion.

18 CHAIRMAN LINGENFELTER: So we're waiting.

19 MR. IAFELICE: Okay. Let's see. I have to word
20 this. I make a motion that the 11 amendments proposed for the
21 R-2 Residential Conservation Development District be put forth
22 to a public hearing.

23 CHAIRMAN LINGENFELTER: How is that, Counselor?

24 MS. BELL: Let's hear the date with that public
25 hearing.

26 MS. FREEMAN: Yeah, date and time.

27 CHAIRMAN LINGENFELTER: Date and time?

28 MS. FREEMAN: October 5th is the next meeting. That
29 falls with the 20 to 40 days that we're required to have it,
30 so if you would like to add that.

1 CHAIRMAN LINGENFELTER: That would be, October 5th
2 would be the next Zoning Commission meeting.

3 MR. IAFELICE: I will add, I will add October 5th.

4 CHAIRMAN LINGENFELTER: Now, does that fit within
5 our time frame, October 5th?

6 MS. FREEMAN: Yes, Mr. Chairman, it does, yes.

7 CHAIRMAN LINGENFELTER: Okay. So we're good with
8 that.

9 MS. FREEMAN: We have to have it between 20 and 40
10 days.

11 CHAIRMAN LINGENFELTER: So the public notices,
12 public notices and everything can be done?

13 MS. FREEMAN: Yes.

14 CHAIRMAN LINGENFELTER: All right. So then we will
15 look to have a public hearing on October 5th for this. I have
16 a motion made.

17 MR. SCHINDLER: I second.

18 CHAIRMAN LINGENFELTER: Frank seconds. All those in
19 favor say aye. Opposed? None opposed. Any abstentions?
20 Okay. Let the record reflect we had a motion made, seconded
21 by Frank Schindler, a voice vote of five ayes, no nays, no
22 abstentions.

23 (Five aye votes, no nay votes).

24 CHAIRMAN LINGENFELTER: So that motion carries and
25 we will look at putting the zoning text amendments for the
26 Residential Conservation Development District on public
27 hearing for our next Zoning Commission hearing of October 5th.
28 Okay?

29 MR. IAFELICE: Thank you.

30 CHAIRMAN LINGENFELTER: All right. Now can I move

1 on?

2 MR. IAFELICE: Yes, you may.

3 CHAIRMAN LINGENFELTER: Thank you. Number 6 on the
4 agenda is the approval of the minutes of the August 3, 2021,
5 Zoning Commission meeting. I will entertain a motion.

6 MR. IAFELICE: I will make a motion to approve the
7 minutes of the August 3rd Zoning Commission meeting.

8 MR. PETERSON: I will second that motion.

9 CHAIRMAN LINGENFELTER: Motion has been made and
10 seconded. All those in favor say aye. Opposed? Any
11 abstentions? None, okay. Let the record reflect we had five
12 ayes, no nays, no abstentions. The motion carries to accept
13 the minute as presented.

14 (Five aye votes, no nay votes.)

15 CHAIRMAN LINGENFELTER: Okay. Item Number 7,
16 correspondence report from the Zoning Commission members.

17 Mr. Reppert?

18 MR. REPPERT: None, Mr. Chairman.

19 CHAIRMAN LINGENFELTER: Okay. Mr. Schindler?

20 MR. SCHINDLER: None, Mr. Chairman.

21 CHAIRMAN LINGENFELTER: Mr. Iafelice?

22 MR. IAFELICE: Yes, Mr. Chairman, I had an inquiry
23 from a friend and resident of Concord regarding a possible
24 zoning violation, which I referred to Heather to refer to on
25 Concord-Hambden Road.

26 CHAIRMAN LINGENFELTER: Okay.

27 MR. IAFELICE: That's all I had at this point.

28 CHAIRMAN LINGENFELTER: Mr. Peterson?

29 MR. PETERSON: I had nothing, Mr. Chairman.

30 CHAIRMAN LINGENFELTER: I had nothing. So we're

1 moving on. Correspondence report is covered and now we are
2 moving to the audience participation portion. Do we have
3 anybody in the room that's interested in speaking? I would
4 say no. Do we have anybody in the phone that's interested in
5 speaking in the audience participation component?

6 MS. PESEC: Sure. This is Vanessa.

7 CHAIRMAN LINGENFELTER: Okay.

8 MS. PESEC: And I just wanted to second the notion
9 that it is important to try and come up with a revitalization
10 plan, and I am sorry that Soil and Water hasn't. I wrote to
11 Heather on August 4th with a couple of other recommendations
12 that would be as good, if not better, than Lake County Soil
13 and Water. And the first is Kirby Date, who wrote the
14 Conservation Development Resource Manual a number of years
15 ago. He also works at Cleveland State and Levin College of
16 Urban Affairs. They have an extensive knowledge about a lot
17 of different conservation development things and that could
18 help with the revitalization plan, as well as the seasonal
19 maintenance plan.

20 And the other recommendation that I made was Randy
21 Zondag, who was hired but used to run the Ohio State Extension
22 programs. So either talking with Randy and/or talking with
23 the current folks through Ohio State Extension Program might
24 be, might be very helpful. So I think that those might also
25 be good resources to look into. That's it.

26 CHAIRMAN LINGENFELTER: Anything else?

27 MS. PESEC: That's it.

28 CHAIRMAN LINGENFELTER: Okay. Thank you.

29 All right. That will wrap up the audience
30 participation component of the evening's meeting.

1 The next Zoning Commission meeting will be held on
2 October 5th of 2021 at 7:00 p.m. right here in Concord
3 Township Hall.

4 Any additional information or anybody, anything else
5 anybody would like to discuss or see added to the agenda for
6 next month? We will be having the public hearing on the
7 residential conservation zoning district. Anything new coming
8 down the pike there, Heather?

9 MS. FREEMAN: There might be another project for the
10 Auburn Career Center. I think that's it.

11 CHAIRMAN LINGENFELTER: Did the -- I make it a
12 personal policy not to follow what happens after we decide
13 what goes on. Did the -- What happened with the Trustees
14 meeting with Canterwood Farms? What happened? Did they
15 approve it or --

16 MS. FREEMAN: Oh, the revised preliminary plan, they
17 did approve.

18 CHAIRMAN LINGENFELTER: Okay. So it was approved,
19 the preliminary?

20 MS. FREEMAN: Yes, it was, yes.

21 CHAIRMAN LINGENFELTER: All right. Very good.
22 Yeah, I know there was some, a lot of weird things that went
23 on over time with that, so it's good that it was resolved.

24 With that said, I will adjourn the meeting.

25 (Whereupon, the meeting was concluded at 8:27 p.m.)
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STATE OF OHIO)
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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 28th day of September 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

