

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

October 6, 2021  
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chair  
Amy Lucci, Vice Chair  
Carl Dondorfer, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel  
Heather Freeman, Zoning Director

Melton Reporting  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

1 7:15 p.m.

2 CHAIRMAN McINTOSH: Good evening. I would like to  
3 call to order Concord Township Board of Trustees. We have a  
4 public hearing set at 7:15 and the public hearing is for a  
5 text amendment to Section 13.33(E), Outside Dining, and the  
6 hearing is to discuss deleting existing requirement for  
7 maximum outside seating capacity.

8 With that, Mrs. Freeman, would you like to take us  
9 through the change?

10 MS. FREEMAN: Sure. Thank you, Mr. Chairman. A  
11 member of the Zoning Commission was contacted by one of our  
12 resident businesses in Concord several months ago in regards  
13 to our outside dining conditional use permit requirements, and  
14 one of them had a maximum capacity for the outside seating  
15 area that was relative to the number of seats inside the  
16 restaurant, and had requested that the Zoning Commission take  
17 a look at that and see if that was something that we wanted to  
18 keep in or eliminate.

19 So staff went back and looked at the recently  
20 approved outdoor dining areas and variances were approved well  
21 over 25 percent for all of them that had been approved since  
22 2016. So based on that information and some of the other  
23 controls that we already have related to outside dining --  
24 because it is a conditionally permitted use which does require  
25 a special permit -- the board decided that we didn't need to  
26 limit that seating capacity relative to the indoor seating  
27 capacity.

28 So what they have suggested, and that the Planning  
29 Commission has also recommended approval of and the Zoning  
30 Commission for you tonight, is that we strike out just that

1 one sentence that limits the outside seating capacity to no  
2 more than 25 percent of the indoor seating capacity.

3 So this would be applicable, if it became effective,  
4 with any new outdoor dining area that might come in front of  
5 the township or any existing outdoor dining area that might be  
6 looking at expanding. So I don't know if there is any other  
7 questions. I would be happy to answer them.

8 MS. LUCCI: No.

9 MR. DONDORFER: I don't have any.

10 CHAIRMAN McINTOSH: Okay. Being as it is a public  
11 hearing, I will open it up to public question or comment and  
12 we will start with -- I know we have one virtual -- we will  
13 start with those that are here, present in Town Hall. If  
14 anybody would like to speak regarding this zoning text  
15 amendment, please come forward, state your name and address  
16 for the record.

17 (No response.)

18 Okay. Seeing none, I will ask if there is any  
19 comment or question from the virtual audience.

20 (No response.)

21 Okay. Hearing none, I will then accept a motion to  
22 close the public hearing if there is no further discussion  
23 from the Board.

24 MS. LUCCI: Mr. Chairman, I move that we close the  
25 public hearing.

26 MR. DONDORFER: I will second.

27 CHAIRMAN McINTOSH: Okay. Any discussion? All in  
28 favor?

29 (Three aye votes, no nay votes.)

30 CHAIRMAN McINTOSH: Okay. The public hearing is

1 closed, and do we need to wait?

2 MS. DAWSON: Yes.

3 MR. ROSE: We have to wait until 7:30, sir.

4 MS. DAWSON: 7:30.

5 CHAIRMAN McINTOSH: All right. So we will just have  
6 a brief recess here and we will commence the trustee meeting  
7 at 7:30, the regularly scheduled time.

8 (Whereupon, the public hearing was closed at  
9 7:19 p.m.)

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1 STATE OF OHIO ) )  
2 COUNTY OF LAKE ) ) 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 was  
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 15th day of November  
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



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