

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on November 3, 2021

This meeting was held via YouTube Live Streaming and Facebook Live. See transcripts for more details.

The Concord Township Board of Trustees met for a Public Hearing on November 3, 2021, 7:01 pm., in Township Hall, located at 7229 Ravenna Road. Chairman Morgan R. McIntosh called the meeting to order. Trustees present were Morgan R. McIntosh, Amy L. Lucci and Carl H. Dondorfer.

It was established legal notice had been made.

The purpose of the Public Hearing was to consider Zoning Text Amendments to Section XVI as outlined below:

AMENDMENT #1: SECTION 16.12(D), ADDING STREAMS AND WETLANDS TO BE SHOWN ON THE EXISTING CONDITIONS MAP.

AMENDMENT #2: SECTION 16.19, REVISING PURPOSE STATEMENT FOR A RESIDENTIAL CONSERVATION DEVELOPMENT DISTRICT.

AMENDMENT #3: SECTION 16.22, REVISING MINIMUM PROJECT AREA TO EXCLUDE EXISTING RIGHT-OF-WAYS, UNLESS EXTINGUISHED AT THE TIME OF DEVELOPMENT.

AMENDMENT #4: SECTION 16.23(B)(7), DECKS: REVISED TO INCLUDE RIPARIAN SETBACKS.

AMENDMENT #5: SECTION 16.24(A)(B)(C) AND (D) PERMITTED DENSITY AND OPEN SPACE REQUIREMENTS, REVISING TO ELIMINATE THE BASE DENSITY AND YIELD PLAN REQUIREMENTS FOR AN RCD DISTRICT. INCLUDES NEW DEFINITION OF OPEN SPACE. ESTABLISHES NEW MINIMUM OPEN SPACE REQUIREMENTS FOR AN RCD. REVISES OPEN SPACE DESIGN CRITERIA. REVISES THE AREAS NOT COUNTED AS OPEN SPACE TO ALSO INCLUDE UTILITY EASEMENTS AND STORMWATER INFRASTRUCTURE. REVISES THE PROCESS FOR RESTORING ANY DISTURBANCES WITHIN THE OPEN SPACE. ADDS LANGUAGE TO ALLOW OPEN SPACE TO ABUT THE ROAD RIGHT-OF-WAY.

AMENDMENT #6: SECTION 16.24 (E) OWNERSHIP AND MAINTENANCE OF OPEN SPACE, REVISING TO ADD STRONG DESIRE FOR THE OPEN SPACE TO BE PROTECTED WITH A CONSERVATION EASEMENT.

AMENDMENT #7: SECTION 16.25(D) DEVELOPMENT AND SITE PLANNING STANDARDS, REVISING TO ALLOW FRONT BUILDING SETBACKS TO VARY, AND ADDS PROVISION FOR A MINIMUM 40 FT. FRONT YARD SETBACK UNDER CERTAIN CIRCUMSTANCES.

AMENDMENT #8: SECTION 16.25(E), ADDING NEW PERIMETER BUILDING SETBACK REGULATIONS.

AMENDMENT #9, SECTION 16.26 STREET, DRIVE AND WALKWAY REQUIREMENTS, ADDING PROVISIONS FOR LANDSCAPED CUL-DE-SACS, AND DESIRE FOR RIGHT-OF-WAYS TO BE CURVED WHEN POSSIBLE.

AMENDMENT #10: SECTION 16.27, DWELLING UNIT REQUIREMENTS, ADDING REQUIREMENT THAT DWELLINGS SHOULD BE ORIENTATED TO APPRECIATE THE TOPOGRAPHY AND NATURAL FEATURES OF THE LAND.

AMENDMENT #11: SECTION 16.28, PRE-APPLICATION CONFERENCE AND TOWNSHIP SKETCH PLAN REQUIRED, REVISING TO ADD STORM WATER MANAGEMENT DEPARTMENT, AND SOIL AND WATER CONSERVATION DISTRICT TO ATTEND PRE-APPLICATION MEETING; DELETES YIELD PLAN REQUIREMENTS, AND ADDS SPECIFIC ITEMS THAT SHALL BE SHOWN ON THE SKETCH PLAN.

AMENDMENT #12: SECTION 16.20, GENERAL GUIDELINES AND APPLICABILITY, REVISING TO MOVE THE PHRASE "IN REGARDS TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND THE CITIZENS OF THE TOWNSHIP AND THE SURROUNDING COMMUNITIES" FROM THE END OF 16.20(E) AND INSTEAD ADD IT TO THE END OF SECTION 16.20.

Heather Freeman, Zoning Director for Concord Township, reviewed the proposed Zoning Text Amendments to Section XVI recommended by Zoning Commission.

Vanessa Pesec of 11705 Cali Court, had concerns to Amendment #5: Section 16.24.

The Trustees, Heather Freeman and Stephanie Landgraf, Legal Counsel, discussed the concerns of Ms. Pesec.

Mr. Dondorfer moved to recess the Public Hearing for Zoning Text Amendments to Section XVI. Mrs. Lucci seconded. Vote 3 ayes.

At 7:35 pm the Public Hearing was recessed.

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The Concord Township Board of Trustees met for a Regular meeting on November 3, 2021, at 7:35 pm, in Township Hall, located at 7229 Ravenna Road. Chairman Morgan R. McIntosh called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Carl H. Dondorfer and Morgan R. McIntosh.

APPROVAL OF MINUTES:

October 20, 2021 Regular Trustees Meeting. Mr. Dondorfer moved to approve the October 20, 2021 Regular Trustees Meeting Minutes as written. Mrs. Lucci seconded. Vote 3 ayes.

ELECTED OFFICIALS REPORTS:

A. FISCAL OFFICER – Amy L. Dawson

Mrs. Dawson reviewed the state of Concord Township finances since the last meeting.

B. TRUSTEES

Mr. Dondorfer, Mrs. Lucci and Mr. McIntosh discussed Concord Township business since the last meeting.

DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Report read by Debra Bechel-Esker, Recreation Director

Mrs. Esker read the report prepared by Andy Rose, Administrator, that covered issues pertaining to the general business of the Township.

B. FIRE DEPT. – Chief Sabo

Chief Sabo reviewed the Fire Department's October activity.

C. SERVICE DEPT. – Tim Brown, Service Director

Tim Brown, Service Director, reviewed the Service Department's October activity in Concord Township.

D. ZONING DEPT. – Heather Freeman, Zoning Director

Heather Freeman, Zoning Director, reviewed the Zoning Department's October activity in Concord Township.

E. RECREATION DEPT. – Debra Bechel-Esker, Recreation Director

Debra Bechel-Esker, Recreation Director, reviewed the Recreation Department's November activities in Concord Township.

F. CONCORD LAW ENFORCEMENT REPORT – Sheriff's Office

Sgt. Infalvi read the Sheriff Department's October activity report in Concord Township.

AUDIENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. OCTOBER FINANCIAL REPORT. Mrs. Lucci moved to approve the October Financial Report. Mr. Dondorfer seconded. Vote 3 ayes.

B. FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO GRANT EGENSBERGER, PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL. Mr. Dondorfer moved to approve Fire Dept. conditional offer of employment to Grant Egensperger, Part-time Probationary Firefighter/EMT-Basic pending background check and physical. Mrs. Lucci seconded. Vote 3 ayes.

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- C. CLOSE CORONAVIRUS RELIEF FUND #2272 AS IT HAS A ZERO BALANCE AND HAS BEEN AUDITED. Mrs. Lucci moved to close Coronavirus Relief Fund #2272 as it has a zero balance and has been audited. Mr. Dondorfer seconded. Vote 3 ayes.
- D. FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO NICHOLAS LIGHT, PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL. Mr. Dondorfer moved to approve Fire Dept. conditional offer of employment to Nicholas Light, Part-time Probationary Firefighter/EMT-Basic pending background check and physical. Mrs. Lucci seconded. Vote 3 ayes.
- E. DECISION ON PUBLIC HEARING FOR ZONING TEXT AMENDMENTS TO SECTION XVI. The Public Hearing was recessed to November 17, 2021 at 7:00 pm.
- F. FUTURE MEETINGS & ANNOUNCEMENTS:

11/10	7:00 PM	BZA / Town Hall
11/11	CLOSED	IN OBSERVANCE OF VETERANS DAY
11/17	6:30-7:00 PM	TRUSTEE OFFICE HOURS /Conference Room
	7:00 PM	PUBLIC HEARING CONTINUANCE / Town Hall
	7:30 PM	TRUSTEE MEETING / Town Hall

Upon proper motion the meeting was adjourned.

For financial information go to: checkbook.ohio.gov


Morgan R. McIntosh, Chairman


Amy L. Dawson, Fiscal Officer