

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
CONTINUED PUBLIC HEARING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

November 17, 2021  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chair  
Amy Lucci, Vice Chair  
Carl Dondorfer, Trustee

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

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CHAIRMAN McINTOSH: Okay. So we are here to continue the public hearing for zoning text amendments as outlined below for Section 16. So what I will do is, I know we had public comment last time and we were kind of housekeeping on a few things. So I would entertain a motion, because we didn't do this last time, to close the public comment and then we can just kind of get into our discussion.

MS. LUCCI: Mr. Chairman, I move that we close the public comment.

CHAIRMAN McINTOSH: Okay.

MR. DONDORFER: I will second.

CHAIRMAN McINTOSH: And all in favor?

(Three aye votes, no nay votes.)

CHAIRMAN McINTOSH: And there is all in favor, none opposed.

Okay. So I know we had some things to go over. Anybody want to discuss a little bit?

MR. DONDORFER: Yeah, I can start off. I wanted to do some due diligence after the first public hearing, so I met with Heather Freeman and went over some of the things that I needed clarification to that were brought up in the public section of the hearing. And, you know, as far as, I think, one of the big concerns was Amendment 5 when there was some discussion on the minimum recommended open space of 30 percent and whether or not that should be greater or if, and if so, if we were -- and if not, were we giving away density in an RCD?

And, you know, after speaking with Heather in that regard to the density, I feel comfortable with the recommendation that the zoning board made. And I know that

1 Lake County Planning Commission also did not have any issue  
2 with that minimum recommendation of 30 percent open space.

3 You know, it was interesting because, when I met  
4 with Heather, we had some discussion on what other percentages  
5 of land are taken up in some of these developments. And when  
6 you talk about the roads and the detention areas, which aren't  
7 considered in the open space, you're looking at potentially  
8 like 10 percent of the project. So I think there still needs  
9 to be some type of balance and incentive for developers, you  
10 know, coming in and doing an RCD.

11 CHAIRMAN LINGENFELTER: Right.

12 MR. DONDORFER: So I am comfortable now with 30  
13 percent minimum open space recommendation.

14 I know there was some discussion also about, you  
15 know, during the construction, you know, when land is  
16 disturbed, how does it get restored, you know, to its, where  
17 it should be?

18 CHAIRMAN McINTOSH: Natural state.

19 MR. DONDORFER: Natural state, yeah, that's the  
20 language I am looking for, natural state. And, you know, I  
21 think it's reasonable to assume that there is going to be some  
22 disturbed land during construction in these developments. And  
23 I think that, you know, the developers will be held to a  
24 certain standard to, you know, restore that to its natural  
25 state through some type of landscape plan.

26 But I know that there is also some, there has been  
27 some initial dialogue as far as a restoration plan maybe  
28 implemented or discussed in the zoning board, as far as that  
29 being maybe adopted down the road and considered by the Board  
30 of Trustees to have a restoration plan implemented on these

1 RCDs so we can make sure that any disturbed land during the  
2 construction is appropriately, you know, restored in some  
3 regard.

4 So I, after doing some due diligence on this, you  
5 know, I think the zoning board, you know, they worked on these  
6 zoning text amendments for, I think, over a year. They put a  
7 lot of time and effort and consideration and had done due  
8 diligence, so I am comfortable with the recommendations that  
9 are before us.

10 MS. LUCCHI: Yeah. And I wanted to comment on, I  
11 know the last, at the last meeting there was a comment based  
12 on the Lake County Planning Development on creating a density  
13 standard. So I was sort of interested in a little more  
14 information on that and sort of understood that, with an RCD,  
15 we're looking at, you know, it's hard to create a standard on  
16 just any sort of piece of parcel. I mean, each parcel has its  
17 challenges.

18 MR. DONDORFER: Right.

19 MS. LUCCHI: And I think the Zoning Commission did a  
20 nice job of trying to come up with that 30 given those unique  
21 characteristics of each of those parcels. So I think that  
22 having a density standard would be pretty difficult, so feel  
23 that the 30 percent would probably make most sense for the  
24 open space in creating that density.

25 CHAIRMAN McINTOSH: Okay. I have a couple comments.  
26 I mean, I worked with this text for quite a long time and I  
27 know that it dates back to like 2006 originally when it was  
28 developed. And I know the Zoning Commission worked on this  
29 for a year, had a lot of public hearings to get some public  
30 comment, had a public hearing on it as well. I know there is

1 a lot of experience on that board using this, as I have had  
2 experience with seeing it.

3 I see good work here. I see a lot of common sense  
4 things that were -- excuse me -- things that were a point of  
5 contention or we always had to deal with when they were voting  
6 on these things and they've been taken care of. It's the  
7 tidying up. It's like, look, the township used the zoning for  
8 a period of time and it needed to be optimized and tweaked and  
9 I think they did an outstanding job, very thorough. I know  
10 Heather and her staff as well did a great job working through  
11 this and I am comfortable with it.

12 I think some of the things that are, were raised,  
13 questions and whatnot, are, you know, you can sit here and  
14 debate some of this stuff for a year and kind of keep going  
15 around in circles, and I don't know that that's constructive.  
16 I think, again, there has been ample time. And I think to  
17 take on, at this point, in front of us some of the more  
18 minutia kind of concerns is really kind of an 11th hour deal.  
19 I mean, the zoning board's worked on this for a year. They've  
20 had public comment. I know some of the points that were  
21 raised last, in our public hearing were not concerns that were  
22 raised at the Zoning Commission's public hearing. So I am  
23 inclined to take the recommendation of the zoning board and  
24 move forward with this.

25 So I think, with that, if there is no additional  
26 comment, I think we can take a motion to close the public  
27 hearing and then that would require us to vote within 20 days.

28 MR. DONDORFER: Mr. Chairman, I will make a motion  
29 to close the public hearing.

30 MS. LUCCI: And I second.

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CHAIRMAN McINTOSH: All in favor?

(Three aye votes, no nay votes.)

CHAIRMAN McINTOSH: That's all in favor and no opposed. And with that, we will close the public hearing, and the Concord Township Board of Trustee meeting will take place at 7:30, in about 23 minutes.

(Whereupon, the meeting was adjourned at 7:07 p.m.)

