

CONCORD TOWNSHIP BOARD OF ZONING APPEALS
LAKE COUNTY, OHIO
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 8, 2022
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chair
Skip Sweeney, Vice Chair
Chris Jarrell, Member
Todd Golling, Member
Davey Rowan, Alternate Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector
Marty Pitkin, Assistant Zoning Inspector
Michael Lucas, Esq., Legal Counsel

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1 CHAIRMAN VALENTIC: Good evening. The Concord
2 Township Board of Zoning Appeals meeting for June 8, 2022, is
3 now in session. I would like to introduce my board. To my
4 far left is Skip Sweeney and Davey Rowan. I'm Ivan Valentic.
5 To my far -- To my right is Chris Jarrell and Todd Golling.
6 Sorry, Todd. It's been a while. To my far right is Heather
7 Freeman, our Zoning Inspector.

8 Under the advice of counsel, we ask that anyone
9 speaking tonight must be sworn in. So, please, if you plan on
10 speaking, please stand and raise your right hand.

11 (Whereupon, the speakers were sworn en masse.)

12 CHAIRMAN VALENTIC: Thank you. Please be seated.

13 This evening when presenting the case, come to the
14 microphone, state your name and address, and please confirm
15 that you've been sworn in.

16 Heather, were the legal notices published in a
17 timely manner?

18 MS. FREEMAN: Yes, they were.

19 CHAIRMAN VALENTIC: All right. Tonight we have one
20 reconsideration of a conditional use permit and two variance
21 applications. A three-vote majority is required to either
22 approve or deny an appeal.

23 So first is public hearing for the reconsideration
24 of the Conditional Use Permit 2022-22 to Classic Clean Auto
25 Wash for a car wash in accordance with Section 13.26 for the
26 property owned by Rt. 44 LLC, located on the intersection of
27 Crile Road and Gold Court, being permanent, current permanent
28 parcel number 08-A-020-B-00-005-0.

29 Please come forward.

30 And so this is a little new to me, the

1 reconsideration. Mr. Lucas, is there anything, any direction
2 you want to give the Board before we present the case?

3 MR. LUCAS: Yeah. This is a reconsideration. And
4 in that regard, the Board is limited to the existing record
5 that's been presented. That's the first thing. So any new or
6 additional evidence that wasn't part of the existing record at
7 the time of the original hearing in April is not permitted to
8 be brought into play or be considered. You already have what
9 you need to consider.

10 What can be brought in by public comment, and as
11 Attorney Fisher intends to do in a few seconds, is to address
12 the specific issue that was raised that served as a basis for
13 this Board, at the May meeting, to believe that a
14 reconsideration might be necessary. That was specifically a
15 representation in the letter that triggered the
16 reconsideration deliberation at the May meeting that there was
17 no traffic study done and that the applicant, during the
18 course of the April meeting, had made representations that a
19 traffic study had been done.

20 So, in that regard, that's really basically what
21 you're looking at in terms of what you have already presented
22 and, certainly, what Mr. Fisher is going to present here in a
23 few seconds.

24 And, also, I would ask the chairman, which I have
25 just seen, there's a rather significant correspondence
26 received by the Board of Zoning Appeals, which you have in
27 front of you. And, certainly, that needs to be added to the
28 record and that.

29 CHAIRMAN VALENTIC: Okay.

30 MR. LUCAS: Okay? By Dr. Nekic.

1 CHAIRMAN VALENTIC: All right, thank you.

2 MR. FISHER: Thank you.

3 Thank you, Mr. Chairman. My name is Kenneth Fisher,
4 attorney for Classic Clean Auto Wash LLC, who is the proposed
5 purchaser of the vacant parcel on Gold Court consisting of
6 1.32 acres located in the BX Business District.

7 With me this evening, attorney James Hackenberg,
8 attorney Dennis Nevar, as well as Kurt Hanson, of Tally
9 Construction Management, John Urbanick, of Rockaway Civil
10 Engineering, who testified at the April hearing. The property
11 owner/broker, Rick Osborne, is here. So we're all here
12 tonight in support of the conditional use permit that was
13 properly granted in April.

14 At the April 13th meeting -- and I'll be brief -- in
15 summary, the applicant made full presentation, including sworn
16 testimony by Larry Villines, the vice president of Classic
17 Automotive Group, Kurt Hanson, of Tally Construction, and John
18 Urbanick, of Rockaway Civil Engineering. The sworn testimony
19 established that all conditional use standards, as detailed in
20 Section 13.05 and 13.26 of the Township Zoning Resolution,
21 had been satisfied, including without limitation the use will
22 be harmonious with the intended character of the neighborhood.
23 There is an existing car wash at the nearby Shell gas station
24 and a conditional use permit was granted to Dr. Nekic on
25 April 13th for a nearby property.

26 Two, the use will not be hazardous or disturbing
27 to neighboring uses. Per the Zoning Commission meeting on
28 June 7, 2022, the adjacent hotel owner -- and this was just
29 yesterday, which we attended -- advised they have no objection
30 to the proposed car wash, though they do not agree to share a

1 driveway, which was one of the requests from the Zoning
2 Commission in terms of site plan approval, whether the
3 driveway could be shared with the adjoining hotel. They don't
4 want to share the driveway but they stated -- again, it's part
5 of the record and Heather was there -- that they do not have
6 any objection to the, to the car wash use.

7 The objection -- Other than the objection from
8 Dr. Nemik (sic), who is a business competitor, no other
9 person objected to the proposed use. And I'm referencing the
10 April 13th hearing.

11 There are no traffic concerns relative to on-site
12 parking, per the April 13th minutes, transcript which we had
13 prepared from the audio. Necessary off-street parking has
14 been provided.

15 A traffic study was, in fact, submitted as part of,
16 included in the record from the April 13th proceeding,
17 although not required to be submitted per your Township Zoning
18 Resolution.

19 I am not going to go into detail but Dr. John Nekic
20 did participate at the April 13th hearing. He's a business
21 competitor. He was originally approved on Gold Court and then
22 relocated to the south on Crile to a larger parcel, and
23 conditional use permit was previously approved by this Board
24 for a car wash, for an ice cream parlor with in seating, out
25 seating and a drive-thru right down the street south of Crile,
26 of the existing site, separate from the previous and initial
27 approval he had on Gold Court, which is directly across from
28 the subject property that Classic Clean Auto Wash LLC has
29 under contract. He did object formally at that April 13th
30 hearing and that was, I'm sure, considered by this Board when

1 the vote was taken on April 13th. No other party or person,
2 entity objected to the application on April 13th.

3 The BZA, the vote from this Board was three to two
4 to approve: Rowan, Rowe and Sweeney, aye; Jarrell and
5 Golling, nay.

6 Now fast-forward a little bit. On April 26,
7 Dr. Nekic submitted a correspondence to the BZA requesting
8 reconsideration of the April 13th vote granting the
9 conditional use permit based upon a false premise that the
10 applicant did not submit a traffic study when a traffic study
11 was, in fact, submitted and included in the record from the
12 April 13th meeting.

13 On May 11th, the BZA, BZA, your Board, voted,
14 without any notice to the applicant, Classic, or the property
15 owner that there be a motion to reconsider. The motion was
16 made, respectfully, by Chris Jarrell, who voted in the -- She
17 was one of the two nay votes on April 13th and she made the
18 motion -- which there's a reason I bring this up -- to
19 reconsider and then there was a second and then the vote was,
20 I believe, four to one to reconsider, which is why we're here
21 this evening.

22 The motion to reconsider was not, I underscore, not
23 based upon any new evidence but based solely on the
24 correspondence and statements from Dr. Nemik that the
25 applicant did not submit a traffic study at the April 13th
26 meeting. There is no authority in the Township Zoning
27 Resolution authorizing a motion to reconsider. The BZA,
28 respectfully, has not adopted rules, as required by Ohio
29 Revised Code Section 519.15 in your Zoning Resolution, 9.05,
30 that authorize a motion to reconsider.

1 Accordingly, a motion to reconsider would be
2 governed by Section 27 of Robert's Rules of Order, which
3 requires that such motion, motion to reconsider, be made by a
4 member who voted on the prevailing side, which would be one of
5 the three votes, Rowan, Rowe or Sweeney. In this scenario,
6 Board member Jarrell made the motion even though she had voted
7 in the minority, she was one of the two votes, and that's
8 violative of Robert's Rules Section 27, which is the only
9 authority and it's recognized throughout the state on a motion
10 to reconsider when there are no per se rules that have been
11 separately adopted by this BZA Board.

12 It's our position, again, that the vote was improper
13 at the May meeting. There is no basis, no new evidence. The
14 premise that was advanced by Dr. Nekic that there was no
15 traffic study is false. And, most importantly, as of today,
16 Dr. Nekic has formally withdrawn his objection and states he
17 no longer has an objection to the application.

18 All that said, and the last point I'd like to raise
19 is that on June 7th, yesterday evening, the Zoning Commission
20 did grant the site plan and design approval unanimously, and
21 there were conditions, and the only conditions were two
22 variances, one for the canopy which would require a 50 foot
23 setback and it's 27.19 -- So we'll be applying for a variance
24 separately, hopefully, on next, next agenda, assuming
25 everything proper tonight, for a 22.81 variance -- as well as
26 there's a 5 foot rear landscape buffer variance that we don't
27 meet, but the reason we don't meet it is because there's been
28 expansive landscaping otherwise on the site. And it's truly a
29 beautiful building. And, again, it was well received last
30 night by your Zoning Commission.

1 With that said, and especially because there is no
2 longer a formal objection, I would ask that the vote be to go
3 ahead and affirm what happened on April, at the April 13th
4 meeting and allow us to proceed with what will be a beautiful
5 addition to the township. Everything Classic, the Classic
6 Auto Group does is first class and this will be no exception.

7 And I will state that it came out last night from
8 the temporary chairman pro tem of the Zoning Commission that
9 he is very happy, that he has friends that knows people on the
10 Fracci Court site in Mentor, where Classic has an existing car
11 wash, and it's very well received, very well run, no traffic
12 keying or stacking of any kind and the service is good. That
13 is part of the record from last night.

14 Thank you.

15 CHAIRMAN VALENTIC: Thank you. All right. Maybe
16 just stay up there for a second just in case.

17 MR. FISHER: Sure, absolutely. Sorry.

18 CHAIRMAN VALENTIC: Mr. Lucas, is there anything
19 that you would like to add or should the Board, we just open
20 it up to the Board for any questions or, since there is no
21 objection, how do we move forward?

22 MR. LUCAS: Well, the Board can certainly ask
23 questions. Again, the triggering event for the
24 reconsideration was the representation made that no traffic
25 study had been presented; and, secondly and independently,
26 that --

27 (Phone alarm.)

28 MR. SWEENEY: Do you need a break to turn it off?

29 Mike, let's hold up. She has to turn her alarm off.

30 MR. GOLLING: Rookie.

1 MS. JARRELL: Time to get up.

2 THE REPORTER: Time to go to sleep. Sorry, Mike.

3 MR. LUCAS: That's all right. I was calling to
4 place an order for a deposition.

5 Yeah. So the triggering events were that there was
6 no traffic study presented; and, secondly and independently,
7 that there had been representations made in the record of a
8 traffic study, which there were. The objecting party
9 indicated that he was incorrect. A traffic study had been
10 presented, although it was not presented from the Township to
11 the Board of Zoning Appeals members but it had been presented,
12 number one. And number two, obviously, the references made by
13 the applicant that there was a traffic study were accurate.

14 So the mechanism for discussions, those two points
15 are no longer in place, so to speak. What you want to do in
16 terms of a motion would be to affirm the prior issuance and
17 approval of the conditional use permit made at the April 13,
18 2012, meeting -- 2022 meeting. I'm sorry.

19 MS. JARRELL: May I ask a question? I know you love
20 when I ask questions.

21 MR. LUCAS: I was hoping you would.

22 MS. JARRELL: I'm just wondering. The April 13th
23 meeting, the date of the traffic study is May 10th and --

24 MR. LUCAS: The traffic study was updated based on
25 feedback from the Township.

26 Is that not correct?

27 MR. FISHER: That's correct. So what happened was
28 there was a traffic study initially submitted, and Heather can
29 confirm this, but really at the request of the Zoning
30 Commission as part of the site plan and design review, there

1 were specific requests that were addressed in a revised report
2 for comments from the Zoning Commission site plan, design
3 review.

4 MS. FREEMAN: Actually, Mr. Chairman, the initial
5 staff -- or the initial traffic report was reviewed by the
6 Lake County Engineer, who had feedback and comments to
7 Classic.

8 MR. LUCAS: Right.

9 MS. FREEMAN: Subsequently, a revision was done that
10 addressed those initial comments from Lake County Engineer.

11 MR. LUCAS: Right. But the transmittal to the Lake
12 County Engineers was for a traffic study that predated the
13 meeting.

14 MS. JARRELL: Okay.

15 MS. FREEMAN: Yeah.

16 MR. LUCAS: To answer your question, Chris.

17 CHAIRMAN VALENTIC: Okay.

18 MS. JARRELL: Thank you.

19 CHAIRMAN VALENTIC: Thank you, Mike.

20 Any questions from the Board?

21 MR. SWEENEY: Mike, the way I read this is that the
22 whole basis for the objection has been removed by the
23 applicant that objected, correct?

24 MR. LUCAS: Well, he wasn't the applicant but the
25 party that objected.

26 MR. SWEENEY: The party who objected has removed it.

27 MR. LUCAS: Right.

28 MR. SWEENEY: It now doesn't exist anymore.

29 MR. LUCAS: Well --

30 MR. SWEENEY: So I guess my question, why are we

1 moving to approve the vote that's already been settled?

2 MR. LUCAS: Because you're going to have to move it
3 off the agenda.

4 MR. SWEENEY: Right. But what I'm saying is, is
5 there a vote, is there a Board vote taken on that?

6 MR. LUCAS: Yeah, just to reaffirm the prior
7 decision.

8 MR. SWEENEY: Well, the makeup of the Board as it
9 sits tonight is different than it was.

10 MR. LUCAS: It doesn't matter. They are allowed to
11 vote on that if they reviewed the minutes and the record.

12 MR. SWEENEY: So, in fact, Mr. Nekic gets another
13 bite at the apple without even showing up.

14 MR. LUCAS: Well, it was scheduled. This is the
15 bite at the apple, if you will, again. But, again, he's
16 basically withdrawn his objection. And the basis for the
17 objections weren't correct to begin with, as he acknowledged
18 in his letter.

19 MR. SWEENEY: Right. So why would we need to upset
20 the vote that's already been taken?

21 MR. LUCAS: Because you need to deal with an item on
22 the agenda, which was the public hearing on that particular
23 issue.

24 MR. SWEENEY: Okay.

25 MR. LUCAS: That's why. To move it off the agenda,
26 you need to vote on it again and reaffirm it.

27 MS. JARRELL: We are voting on it again?

28 CHAIRMAN VALENTIC: Yes, we are.

29 MR. SWEENEY: So we're voting on it again. We're
30 not reaffirming anything. This is a de novo vote.

1 MR. LUCAS: No, it's not.

2 MR. GOLLING: Wait. I'm -- one more.

3 MR. LUCAS: It's not a de novo vote.

4 MR. GOLLING: Forgive us. Not all of us are
5 attorneys, although there's a lot of them here. I just want
6 to check my understanding here. So this is a, we're voting to
7 confirm what we confirmed two months ago when this was
8 originally passed?

9 MR. LUCAS: Yes.

10 MR. GOLLING: So we're not voting --

11 MS. JARRELL: We're not voting on the CUP again.

12 MR. GOLLING: Right. We're just saying that
13 whatever, because of this letter that came in, whatever we
14 voted on then, we're just saying that was cool and we're
15 rolling back to that.

16 MR. LUCAS: That's why I'm saying it's a
17 reaffirmation.

18 MR. GOLLING: Okay, gotcha.

19 MR. LUCAS: It's not a new vote.

20 MR. GOLLING: Not a new vote, right, okay.

21 MR. SWEENEY: Okay. I just wanted to clear that up.

22 CHAIRMAN VALENTIC: Okay.

23 MR. GOLLING: Now I'm clear.

24 CHAIRMAN VALENTIC: Clear?

25 Davey, any concerns, questions?

26 MR. ROWAN: Just a question about if the minutes
27 aren't approved, are they on the record then?

28 MR. LUCAS: They're not approved. Neither the
29 April 13th or the May meeting minutes have been approved.

30 MR. ROWAN: Which was your question.

1 MR. SWEENEY: That's a good question.

2 MR. LUCAS: Yeah, they're not approved.

3 MR. SWEENEY: That's another good question.

4 MR. LUCAS: They haven't been approved yet.

5 Ultimately, they will be but not now, at the moment of this
6 vote.

7 MR. SWEENEY: And until those minutes are approved,
8 then the vote is not effectuated, is it?

9 MR. LUCAS: The vote's effectuated. The triggering
10 event for a filing of an appeal under Chapter 2506 of the Ohio
11 Revised Code is triggered historically upon the approval of
12 the minutes.

13 MR. SWEENEY: Okay.

14 MR. ROWAN: And then a question. You mentioned
15 Robert's Rules of Order. If what he says is true, does that
16 hold anything as far as --

17 MR. LUCAS: Well, he and I, perhaps, have a
18 disagreement on that. What he stated in terms of the specific
19 language of Robert's Rules of Order is correct in terms of
20 reconsideration. That's an accurate statement.

21 MR. ROWAN: So --

22 MS. JARRELL: Does that have an implication with
23 what we're -- at all?

24 MR. LUCAS: Well, in light of the current posture of
25 this, it shouldn't have any implication. It potentially would
26 have had implication as we proceeded forward into litigation.

27 MS. JARRELL: I gotcha, okay.

28 MR. ROWAN: I have no further questions.

29 CHAIRMAN VALENTIC: Okay. Is there any questions?

30 MR. FISHER: I want to state for the record, I'm not

1 being critical of Chris Jarrell.

2 MS. JARRELL: Oh, no.

3 MR. FISHER: I don't want anyone to think that.

4 MS. JARRELL: No, no offense taken. I'm used to it.

5 CHAIRMAN VALENTIC: Any, are there any questions for
6 the Board to the applicant?

7 (No response.)

8 Okay. Thank you, sir. You can be seated.

9 MR. FISHER: Thank you.

10 CHAIRMAN VALENTIC: Is there anyone else that's here
11 this evening speaking for this appeal that would like to come
12 up?

13 (No response.)

14 Is there anyone else here this evening that would
15 like to speak against this appeal?

16 (No response.)

17 Okay. If there's no further questions, the public
18 hearing for Conditional Use Permit 2022-22 is now closed to
19 the public.

20 MR. LUCAS: And that's on, based upon
21 reconsideration. The hearing was already closed in terms of
22 the actual conditional use permit itself at the April meeting.

23 MS. JARRELL: Did you hear?

24 Mike, we couldn't hear you. I'm sorry.

25 MR. LUCAS: You're closing the pubic hearing --

26 CHAIRMAN VALENTIC: For the reconsideration.

27 MR. LUCAS: Exactly.

28 CHAIRMAN VALENTIC: Yes.

29 MR. LUCAS: Yeah.

30 CHAIRMAN VALENTIC: Okay. Can I get a motion to

1 approve -- to reaffirm the prior issuance of the Board meeting
2 from April 2022 for the Conditional Use Permit Number 2022-22?

3 MR. SWEENEY: So moved.

4 CHAIRMAN VALENTIC: Second?

5 MR. GOLLING: Second.

6 CHAIRMAN VALENTIC: Okay, thank you. Any discussion
7 from the Board? No?

8 MS. JARRELL: It's a great learning experience.

9 MR. ROWAN: If I could make one comment, I think the
10 fact that the person who brought up the reconsideration has
11 now, essentially, withdrawn it, to me, says, you know,
12 basically he's said he's withdrawing his objection. So --

13 CHAIRMAN VALENTIC: Yeah. The reconsider, that's
14 the first time we've had one of these.

15 MS. JARRELL: Right.

16 CHAIRMAN VALENTIC: Yeah. Okay, thank you, Davey.
17 So then the question is on the approval of
18 Conditional Use Permit 20 --

19 (Phone alarm.)

20 MR. GOLLING: Hold on a second. Hold on.

21 MS. JARRELL: Snoozer.

22 CHAIRMAN VALENTIC: The question is on the approval
23 of Conditional Use -- the reaffirmation of the Conditional Use
24 Permit 2022-22. A yes vote approves the reaffirmation of the
25 conditional use permit. A no vote denies it.

26 Heather, please call the vote.

27 MS. FREEMAN: Mr. Golling?

28 MR. GOLLING: Yes.

29 MS. FREEMAN: Mr. Sweeney?

30 MR. SWEENEY: Yes.

1 MS. FREEMAN: Ms. Jarrell?

2 MS. JARRELL: Yes.

3 MS. FREEMAN: Mr. Rowan? Mr. Rowan?

4 MR. ROWAN: Yes.

5 MS. FREEMAN: Mr. Valentic?

6 CHAIRMAN VALENTIC: Yes.

7 Okay. Next is --

8 MR. FISHER: Thank you very much.

9 CHAIRMAN VALENTIC: Thank you.

10 -- Variance Application 2022-100.

11 We'll let these folks walk out of here.

12 Next is the public hearing for Variance Application
13 2022-100. Jonathan Phillips is requesting a variance from
14 Section 15.03(A)(6), Table 15.03-1, to allow for a second
15 accessory building on a lot less than 2 acres in size in lieu
16 of the maximum one permitted for lots less than 2 acres, for
17 the property located at 6346 Chestnut Street, being permanent
18 parcel number 08-A-032-C-00-026-0.

19 MR. PHILLIPS: Hello, good evening. My name is
20 Jonathan Phillips. I was sworn in earlier, and my address is
21 6346 Chestnut Street, Concord, Ohio.

22 Basically, I'm just requesting a variance to build a
23 second accessory building. Initially, I did put in a request
24 for 10 by 18, along with a possible 4 foot overhang. However,
25 after looking a little closer into this, I'm thinking more
26 along the lines of 10 by 16, so even smaller than initially
27 anticipated.

28 The reason for asking for this is I am at -- Do you
29 want me to stop?

30 MS. JARRELL: Yeah.

1 MR. PHILLIPS: Okay.

2 MR. GOLLING: Are you here for us?

3 MS. JARRELL: Are you supposed to be --

4 THE REPORTER: Nope.

5 MS. JARRELL: Oh, we don't have a --

6 MR. ROWAN: We don't have a court reporter?

7 MS. FREEMAN: No.

8 MR. SWEENEY: Wow.

9 MS. FREEMAN: No, she was hired --

10 THE REPORTER: No. I'm just here for --

11 MS. FREEMAN: She was hired by Classic.

12 MR. SWEENEY: Oh, you were hired by Classic?

13 THE REPORTER: Yes.

14 MS. FREEMAN: Yes.

15 MR. SWEENEY: Okay, all right.

16 MS. JARRELL: Where is Mindy?

17 MR. ROWAN: We had no idea.

18 MS. FREEMAN: Mindy was unavailable this evening.

19 MR. LUCAS: Presence will be missed but,

20 nonetheless, is here exclusively --

21 THE REPORTER: At least my alarm can stop going off.

22 MR. LUCAS: We're going to miss that for sure.

23 (Whereupon, the reporter packed up her equipment and

24 left.)

25 CHAIRMAN VALENTIC: All right. Go ahead. Sorry.

26 MR. PHILLIPS: That's all right. So, anyway,

27 basically, I'm just requesting a variance to build another

28 accessory building on my property. Reason being is,

29 unfortunately, the garage I have is at max capacity. I'm

30 looking to start some gardening. I'm getting my nephews into

1 some gardening. They need some structure in their life and
2 I need to learn how to cook food, so that's part of the
3 process, I suppose.

4 And my plan for it is to put it behind my existing
5 outbuilding so that it's not visible from the front of my
6 property. And based on how my property is, the adjacent
7 property to mine is empty. And next to that, there's a
8 treeline and then on the other side of that is a house. So
9 you wouldn't really be able to see it from the side unless you
10 looked really, really close, in which case I actually have
11 some bushes on my property line anyway that get quite tall in
12 the summer. So in the event it wasn't approved -- it was
13 approved, I should say, I would have very close, if not
14 identical siding to my existing house, along with the same
15 color. And it would, like I said, be behind my garage.

16 My, one of my neighbors across the street to the
17 right of my house does have a barn, as well as a shed. So he
18 does have two accessory buildings. Granted, that house is not
19 currently lived in but, nonetheless, it does have two
20 accessory buildings. So I don't feel that there will be any
21 objection from my neighbors, either one, as they couldn't see
22 it from either one of their houses. And I suppose that's
23 about it.

24 CHAIRMAN VALENTIC: And what's in that -- It's a
25 pretty large garage. You have a two-car garage that's with
26 the, attached to the house, right?

27 MR. PHILLIPS: Correct.

28 CHAIRMAN VALENTIC: And then you have the detached
29 garage.

30 MR. PHILLIPS: Correct.

1 CHAIRMAN VALENTIC: What's all in there that there
2 isn't enough room to fit some gardening stuff in there?

3 MR. PHILLIPS: I have a lot of hobbies. So with
4 that, I have a lot of things that take space. I have a large
5 boat in my garage. When I first bought it, it was outside. I
6 am able to fit it inside. So I don't want to bother anybody
7 with the look of my boat, so that's inside the garage, along
8 with my truck. My tractor's in there, along with a lot of
9 tools. I do a lot of work on automobiles in my spare time and
10 the boat and projects and whatnot, so I have a lot of tools
11 and toolboxes in there, so on and so forth, equipment.

12 In my attached garage, I have my car and I store my
13 dad's car for him as well at my house because he doesn't have
14 the space at his house. I have some yard equipment inside but
15 I don't feel that I have enough to add onto that and I think
16 this shed would help free up a lot of that space I have.

17 I'm not the type of person that likes to leave
18 things outside, be it behind the house, in front of the house,
19 beside the house. When I go inside at night, everything is
20 put away. If I go forward with any additional type of work at
21 my house, I want to make sure that it stays, everything stays
22 inside, including the lawn tractor and equipment that goes
23 along with it.

24 MS. JARRELL: Do you have photos of the insides of
25 your garages?

26 MR. PHILLIPS: I do not. I can get them but I don't
27 have them.

28 MS. JARRELL: So how big is the, the detached
29 garage?

30 MR. PHILLIPS: Thirty-two by thirty-two.

1 MR. GOLLING: It's big (inaudible).

2 MS. JARRELL: Yeah, that's pretty big.

3 MR. PHILLIPS: For size purposes, if it's important,
4 my boat is approximately 27 feet long. With the trailer, it's
5 about 31 and a half feet long. I have about 6 inches to spare
6 on either end, well, 3 inches on each side, technically. The
7 truck I have is maybe 20, 21 feet long. So --

8 MS. JARRELL: What about your dad's car? Why can't
9 your dad figure out what to do with his car?

10 MR. PHILLIPS: Well, he has, he does have an
11 attached garage but he stores one of his cars at my house and
12 his other car, which is actually mine, he drives in the off
13 season. So his side of his garage is full of stuff for my
14 nephews, his grandkids. He's got a lot of stuff in there for
15 that. So a lot of their toys and whatnot are at his house.

16 MS. JARRELL: So your practical difficulty is that
17 you have too much stuff and you're a storage facility for your
18 family, right?

19 MR. PHILLIPS: I suppose, in lack of a better term,
20 yeah.

21 CHAIRMAN VALENTIC: That's what, I mean, kind of
22 what Chris is getting at is trying to figure out what's the
23 difficulty here to allow a second, you know, structure. You
24 already have a very large structure and a two-car garage.

25 (Side conversation between Board members.)

26 CHAIRMAN VALENTIC: Heather, the existing garage, is
27 that at the maximum, maximum square footage allowed for an
28 accessory building?

29 MS. FREEMAN: Yes. In this district, when you're
30 less than 2 acres, the max size is 1,024 square feet, which

1 his building is.

2 CHAIRMAN VALENTIC: And he's already there.

3 MS. FREEMAN: Correct.

4 CHAIRMAN VALENTIC: So it's not like he could expand
5 that building.

6 MS. FREEMAN: To add onto that would also require a
7 variance.

8 CHAIRMAN VALENTIC: It would also require a
9 variance.

10 MR. PHILLIPS: For what it's worth, in the event
11 that was a route that we were interested in going in, I
12 wouldn't be opposed to that. I just, to be honest with you, I
13 just thought this would be, the shed would be an easier route
14 than adding on the garage because I knew that I was already at
15 the maximum capacity for floor space or square footage.

16 MS. JARRELL: With all due respect, sir, I really
17 think you need to get, have your family figure out where they
18 need to put their own stuff and then you don't need a
19 variance.

20 MR. PHILLIPS: Yeah, that's fine.

21 CHAIRMAN VALENTIC: You guys, any other questions?

22 MR. SWEENEY: No questions.

23 MR. ROWAN: No questions.

24 CHAIRMAN VALENTIC: Todd, do you have any questions
25 for the applicant?

26 MR. GOLLING: Well, I mean, I just, because normally
27 when I hop on 44 -- Did you just do some fence work in the
28 back, too, along 44?

29 MR. PHILLIPS: No.

30 MR. GOLLING: Or is that your neighbor that put up a

1 new fence?

2 MR. PHILLIPS: I don't think anybody put up a new
3 fence. Well, you know what? Down the street a little bit on
4 Chestnut Street, I think so.

5 MR. GOLLING: Yeah, I think that's where it is.

6 MR. PHILLIPS: Yeah, around the bend.

7 MR. GOLLING: Well, I mean, there is -- And let me
8 propose a solution to you, that you're at 1.16 acres, to buy
9 .86 acres from your neighbor. Then you can do what you want.

10 MR. PHILLIPS: You're talking about the adjacent
11 property?

12 MR. GOLLING: The guy that's just north of you.
13 There's nothing on it, I think.

14 MR. PHILLIPS: I, uh --

15 MR. GOLLING: I'm sorry. Maybe that guy.

16 MR. PHILLIPS: Yeah, directly next to my property,
17 you're referring?

18 MR. GOLLING: As you head north, yes.

19 MR. PHILLIPS: Yes. I don't know. I certainly can
20 look into that. I don't have a problem doing that. I don't
21 know who that is. I know my neighbor across the street knows
22 that person but I've never met him. I know that he lives out
23 of state and whoever owns that property has got a tractor that
24 sits there all year round. I know it's --

25 MS. JARRELL: You can find his address on the
26 Auditor's site.

27 MR. PHILLIPS: Okay.

28 MS. JARRELL: And then I'm sure you can dig up his
29 phone number.

30 MR. PHILLIPS: Okay.

1 MS. JARRELL: That's a good idea.

2 MR. SWEENEY: Right next door.

3 MR. GOLLING: Would it be --

4 MR. SWEENEY: I would point out there is not a house
5 on the property.

6 MR. PHILLIPS: There is no house on that property
7 currently. It's just a vacant lot. There was, at one point,
8 a house but I believe it burned down a long time ago.

9 CHAIRMAN VALENTIC: Okay. No further questions from
10 the Board?

11 MR. ROWAN: No.

12 CHAIRMAN VALENTIC: You can be seated.

13 Is there anyone else here this evening that's
14 speaking for this appeal or variance or anyone speaking
15 against this variance?

16 (No response.)

17 MR. GOLLING: We did get two letters that were
18 emailed or mailed to us, Heather, that were against the
19 variance.

20 MR. SWEENEY: That were neighbors.

21 MS. FREEMAN: They were mailed.

22 MR. GOLLING: Do we need to read those in or no?

23 CHAIRMAN VALENTIC: We can -- Those will be entered
24 into the record because they've been sent, they've been sent
25 over to Heather. Everyone should have got a copy of those, of
26 the two letters in the, in your email and then before the
27 meeting.

28 MR. ROWAN: In the packet.

29 CHAIRMAN VALENTIC: Copies, yeah.

30 Okay. If there's no further questions, the public

1 hearing for Variance Number 2022-100 is now closed to the
2 public. Can I get a motion to approve Variance 2022-100?

3 MR. SWEENEY: So moved.

4 MR. ROWAN: Second.

5 CHAIRMAN VALENTIC: Thank you. Who would like to
6 start? Any discussion?

7 MR. SWEENEY: Chris?

8 MS. JARRELL: I just, I don't think that there is a
9 practical difficulty evident in any way. And there are
10 neighbors that, you know, aren't real keen on it, not that
11 that holds a great deal of weight here, but I just don't think
12 that the difficulty has been proved.

13 MR. SWEENEY: Chris, I agree with you. I too place
14 a lot of weight on neighbors who object. We don't get many of
15 them.

16 MS. JARRELL: That's true.

17 MR. GOLLING: Yeah.

18 MR. SWEENEY: And we got two in this case. And I
19 don't know what their reasonings are. I mean, one, it was
20 stated that they, themselves, applied for the same variance
21 and were denied.

22 MR. GOLLING: Denied.

23 MR. SWEENEY: I don't know the facts of that case.
24 I don't even know if we heard it. But, and then the other
25 just said he wants to keep Concord pretty. And not that your
26 presentation wasn't very nice and succinct and it didn't look
27 bad at all. It's just that we have certain rules that we have
28 to follow and I don't, I don't believe that the prac -- there
29 was a practical difficulty exhibited here according to the
30 Duncan Factors.

1 CHAIRMAN VALENTIC: Todd, anything?

2 MR. GOLLING: I mean, there is a solution for him,
3 as we mentioned, but I don't think this, this is it.

4 MR. ROWAN: I think everything's been said that I
5 would say.

6 CHAIRMAN VALENTIC: All right, great. Thank you.

7 All right. The question is on the approval of
8 Variance Number 2022-100. A yes vote will approve it. A no
9 vote denies the variance.

10 Heather, please call the vote.

11 MS. FREEMAN: Mr. Rowan?

12 MR. ROWAN: No. I had to think about it.

13 MR. SWEENEY: Do you need a minute?

14 MR. ROWAN: I'm sorry.

15 MS. FREEMAN: Ms. Jarrell?

16 MS. JARRELL: No.

17 MS. FREEMAN: Mr. Sweeney?

18 MR. SWEENEY: No.

19 MS. FREEMAN: Mr. Golling?

20 MR. GOLLING: No.

21 MS. FREEMAN: Mr. Valentic?

22 CHAIRMAN VALENTIC: No.

23 Sorry, but the variance has been denied. Thank you.

24 Next on the agenda is a public hearing for Variance
25 Application 2022-101. Flying Boomerang Property Company Ltd.
26 is requesting a variance from Section 29.03(F)(1), to allow
27 for, allow a portion of the proposed parking area to be
28 constructed with gravel in lieu of paving with an asphalt,
29 concrete, concrete paver and/or concrete permeable paver
30 system for the property located at 7085 Ravenna Road, being

1 permanent parcel number 08-A-014-0-00-067-0.

2 Please come forward, state your --

3 MR. MOORE: I'm not sworn yet.

4 CHAIRMAN VALENTIC: Okay. We'll get you sworn in.

5 (Whereupon, Mr. Moore was sworn in.)

6 CHAIRMAN VALENTIC: Thank you. And, for the record,
7 please state your name and address.

8 MR. MOORE: My name is Steve Moore. I -- What is
9 our new address? 8216 Lilly Lane in Summerwood subdivision,
10 Concord.

11 CHAIRMAN VALENTIC: Okay. Thank you.

12 MR. MOORE: So I own a pool installation company.
13 It's called Outside Design Custom Pools and Spas. We are in
14 the process of trying to develop a piece of property just
15 north of here located at that 7085 Ravenna Road. With our
16 business, we have large equipment, excavators, dozers that are
17 typically on a customer's job site. But when those, in the
18 off season or when those pieces of equipment come back to our
19 facility for service, they -- there's a little bit of a
20 concern with the rules and regulations. That's why we applied
21 for the variance, just the back parking lot area.

22 The front of our proposed building -- We had Hess &
23 Associates do a site plan, which hasn't been approved yet or
24 finalized -- but everything from the roadway in will be
25 concrete or asphalt or brick, block or stone or whatever it
26 may be. Right now, in the drawings, it is all concrete. But
27 the back portion behind our facility, we are requesting stone
28 in lieu of concrete or asphalt just due to the equipment.

29 When an ex --

30 MS. JARRELL: Due to what? I'm sorry.

1 MR. MOORE: Equipment.

2 MS. JARRELL: Oh.

3 MR. MOORE: With a dozer or an excavator, when you
4 go to load it on a truck or a trailer, it gouges the concrete.

5 MR. GOLLING: Yeah.

6 MR. MOORE: Over time, it's just going to look
7 worse. Concrete, as you know, is a large investment. The
8 stone that I can put down -- And Hess has done a nice job with
9 the drawings. They actually contain the stone. I believe
10 Marty looked at those drawings, Heather looked at the
11 drawings. And the way that they're proposing it on our site
12 plan, we're not just taking stone and laying it on top of the
13 earth. We're taking stone, we're actually creating an 8 to 10
14 to 12 inch base to drive on the stone. So it won't be
15 misplaced, easier to load equipment, less harm to the ground.
16 If we do sink a little bit in the stone, we can fix it up
17 pretty easily.

18 CHAIRMAN VALENTIC: And the drive going all the way
19 to that parking lot will be paved? It's just the parking lot
20 area only?

21 MR. MOORE: Correct, just the rear loading area or
22 behind the facility.

23 CHAIRMAN VALENTIC: And what do you, what do you
24 think you guys will do if, say, it starts to kick up dust or
25 becomes a problem? Do you have measures in place to kind of
26 control that back there?

27 MR. MOORE: I talked to Hess about that. He said
28 there are companies on the market that would actually come in
29 and apply an oil to the --

30 CHAIRMAN VALENTIC: Yeah.

1 MR. MOORE: It's a safe, biodegradable oil that
2 would be sprayed on there.

3 CHAIRMAN VALENTIC: Okay.

4 MR. MOORE: I would do that if we have to.

5 CHAIRMAN VALENTIC: If you have to.

6 MR. MOORE: If we have to.

7 CHAIRMAN VALENTIC: Or you maybe even spray some
8 water on there a little bit.

9 MR. MOORE: We could, yeah. The important part is
10 from the roadway in, that's all concrete. Nobody driving by
11 would probably ever know that we have stone back there.

12 CHAIRMAN VALENTIC: Yeah, I'm familiar with that 411
13 mix. I think that's a, that's a good application if you're
14 running that kind of equipment over that material.

15 So, okay, any other questions from you guys?

16 MR. SWEENEY: No.

17 MS. JARRELL: Who is next door?

18 MR. GOLLING: Land, Landmark.

19 CHAIRMAN VALENTIC: Yeah.

20 MR. GOLLING: They're, it's all, it's all gravel.

21 MS. JARRELL: It's all gravel.

22 MR. SWEENEY: It's all, yeah.

23 MR. GOLLING: They also have bulldozers and stuff
24 back there, too, so --

25 MS. JARRELL: Yeah.

26 MR. SWEENEY: Their whole entire yard is gravel.

27 MS. JARRELL: Right.

28 MR. GOLLING: Everything in there is gravel, yep.

29 MS. JARRELL: No cement at all.

30 Let me, just out of curiosity because I'm real

1 estate, how much are you paying per square foot for your
2 concrete?

3 MR. MOORE: So that was actually proposed. It was,
4 if -- I knew the number was about \$140,000 for that rear
5 parking lot. I can probably do it --

6 MR. SWEENEY: It sounds --

7 MS. JARRELL: It's so expensive.

8 MR. MOORE: I can do it in about \$30,000. And it's
9 not about the money. It's about the cleanliness of it and the
10 easability and I just don't want to put -- Who wants to put
11 \$140,000 in concrete down and just destroy it?

12 CHAIRMAN VALENTIC: Yeah, it's going to get chewed
13 up with the trucks.

14 MS. JARRELL: Right, right.

15 MR. MOORE: Even asphalt, we thought about asphalt.
16 Asphalt in the summer months would be worse, actually.

17 MR. GOLLING: Yeah.

18 MS. JARRELL: Yeah.

19 MR. MOORE: If we had smaller equipment, I would
20 consider doing concrete. I'm not saying I won't at a later
21 date but with as fast as we're moving right now and the
22 equipment we're buying, I think the stone is a better option
23 right now for us.

24 MR. GOLLING: Like right, Accurate, right next door,
25 with all of his equipment and everything, he has his gravel
26 back there as well. It just doesn't -- Concrete, I would
27 imagine, would have to be substantially thicker.

28 MR. MOORE: Eight inch.

29 MR. GOLLING: Eight inches, yeah.

30 MR. ROWAN: And what's on the other side of the

1 property?

2 MR. GOLLING: The trail. On his? You know the
3 walking trail back here?

4 MR. SWEENEY: Yeah.

5 MS. JARRELL: Greenway.

6 MR. ROWAN: Yeah, community gardens and then, okay.

7 MR. GOLLING: So you've got the bridge goes over the
8 interstate, you've got the MRM, right, and then he'd be in
9 that vacant lot right next to it.

10 MR. ROWAN: There's like a school.

11 MR. GOLLING: Between the school and MRM.

12 MR. SWEENEY: The Old Schoolhouse.

13 MS. FREEMAN: Yeah, the Old Stone Schoolhouse is
14 there with the community gardens.

15 MR. ROWAN: The community gardens, okay.

16 MS. FREEMAN: Yeah.

17 MR. MOORE: So the piece of property is 4.39 acres.
18 The building, I don't know if you looked at the preliminary
19 plans but the building is actually fairly long. The parking
20 lot area is, I think, 75 by 160, and that would be proposed as
21 stone. Like I said, nobody driving by would probably never
22 even know.

23 MR. ROWAN: I think, to the point about dust -- Are
24 we at a discussion point, at the right point for this?

25 CHAIRMAN VALENTIC: Just questions for, any
26 questions for the applicant.

27 MR. ROWAN: So you're not opposed to us requiring
28 some sort of dust abatement, I guess?

29 MR. MOORE: Sure, no problem.

30 MR. ROWAN: Okay.

1 MR. MOORE: It would probably, the dust would
2 actually affect us more than --

3 CHAIRMAN VALENTIC: Yeah.

4 MS. JARRELL: There's nobody else over there.

5 MR. ROWAN: I'm thinking about the community garden
6 that's right there because if, you know, they're planting
7 vegetables and whatnot and if we're going to be -- I guess
8 that's the only concern I would have and making sure that we
9 consider that.

10 MR. GOLLING: Make sure you wash your vegetables
11 before you eat them.

12 MR. ROWAN: That's true.

13 MR. MOORE: So I would, I would say that what we
14 propose is, the building that we're planning on doing, there's
15 no public coming to our building. So we're not going to
16 have --

17 MR. GOLLING: This is no retail?

18 MR. MOORE: No retail.

19 MR. GOLLING: This is purely like an industrial
20 site.

21 MR. MOORE: Warehouse.

22 MR. GOLLING: Warehouse, cool.

23 MR. MOORE: Warehouse, office, a design center for
24 our folks. We do, we will bring the public there but it's
25 only by invitation only for our goods and services. It's not
26 going to be, we're not going to be like a Walmart where
27 everybody just comes in. It would be by appointment only and
28 it's only to show our product, our service, that's it. And I
29 would anticipate maybe twice a week, three times a week.

30 MR. GOLLING: Just all in-ground, in-ground pools?

1 MR. MOORE: All in-ground, concrete construction.
2 MR. GOLLING: All right.
3 CHAIRMAN VALENTIC: All right. Thank you very much.
4 MR. MOORE: Thank you.
5 CHAIRMAN VALENTIC: Is there anyone else speaking
6 for this appeal that would like to come up or anyone speaking
7 against the appeal that would like to come up?
8 (No response.)
9 If there's no further questions, the public hearing
10 for Appeal Number 2022-101 is now closed to the public. Can I
11 get a motion to approve application -- or Variance 2022-101?
12 MR. GOLLING: So moved.
13 MR. SWEENEY: So moved.
14 MS. JARRELL: Second.
15 CHAIRMAN VALENTIC: Thank you. Any discussion?
16 MR. LUCAS: Mr. Chairman?
17 CHAIRMAN VALENTIC: Yes, sir?
18 MR. LUCAS: Just for the record, I want to make a
19 comment. His property is located, I believe, in the B-2
20 General Business District. And the only reason I want to put
21 that on the record is because the application itself indicates
22 the zoning as a B-1 Limited, Limited Business. So I'm
23 assuming the staff report is correct, it is a B-2, right?
24 MS. FREEMAN: Yes.
25 MR. LUCAS: Okay.
26 MR. GOLLING: So that --
27 MR. LUCAS: I just wanted to clarify the
28 inconsistency there. Thank you very much, Mr. Chairman.
29 CHAIRMAN VALENTIC: Thank you, Mr. Lucas.
30 I don't think it's a big deal. I mean, it's in the

1 back.

2 MR. GOLLING: Yeah.

3 CHAIRMAN VALENTIC: I think it's, like he said, it's
4 a long building and the front will look nice. I'm not saying
5 I think it's an improvement from maybe some of the other
6 facilities that do have all the gravel. I think this will
7 look better. I think it will be a nice standard along that
8 roadway.

9 MS. JARRELL: I like it and I think the difficulty
10 is, obviously, that he's got big equipment and you're going to
11 put something in and then have it just be ruined in a very
12 short period of time.

13 MR. ROWAN: Turned into gravel.

14 CHAIRMAN VALENTIC: Yeah.

15 MS. JARRELL: Right.

16 MR. ROWAN: It turns into gravel.

17 MR. GOLLING: Make your own gravel.

18 MS. JARRELL: I like that.

19 CHAIRMAN VALENTIC: Okay. Skip, anything?

20 MR. SWEENEY: No.

21 CHAIRMAN VALENTIC: All right. With that --

22 MR. ROWAN: Let me ask a question. So can we, do we
23 want to require -- I think this has been done in the past --
24 with the gravel, any kind of dust mitigation, or not? I'm
25 just throwing it out there.

26 MR. GOLLING: If we don't require it of MRM --

27 MR. ROWAN: Okay. I'm just --

28 MR. GOLLING: I mean, it's a good idea.

29 MR. ROWAN: I'm just asking the question.

30 MR. GOLLING: I would, I would definitely be on that

1 team, have, say, you're looking at the map and you see right
2 across that trail to the waterfalls which is right there, but
3 that's all Metroparks back there, but let's say there was a
4 couple dozen houses right there and if there's constant
5 traffic. But I think he said that he's bringing the equipment
6 in for service but, generally, it lives out in the field.

7 MR. ROWAN: Right.

8 MR. GOLLING: So I think that, if it happens --

9 MR. ROWAN: Yeah, that makes sense.

10 MR. GOLLING: Right. Yeah, I'm with you. I'm with
11 you on that because I definitely don't want the dust but I
12 don't think it's going to be --

13 MR. ROWAN: And as you stated, the property to the
14 north is graveled, so I don't know that they do anything.

15 MR. GOLLING: I don't think it's that. I think it's
16 just dirt.

17 MS. JARRELL: It's dirt. It looks like dirt.

18 MR. GOLLING: Yeah, I think it's just dirt.

19 CHAIRMAN VALENTIC: Yeah, yeah, I agree.

20 MR. GOLLING: It's an improvement.

21 CHAIRMAN VALENTIC: Okay.

22 MR. ROWAN: No further questions from me.

23 CHAIRMAN VALENTIC: No further questions?

24 MR. SWEENEY: No.

25 CHAIRMAN VALENTIC: All right. With that, Heather,
26 can we get a vote for the approval of Variance Number
27 2022-101?

28 MS. FREEMAN: Okay. Mr. Golling?

29 MR. GOLLING: Yes.

30 MS. FREEMAN: Mr. Sweeney?

1 MR. SWEENEY: Yes.

2 MS. FREEMAN: Ms. Jarrell?

3 MS. JARRELL: Yes.

4 MS. FREEMAN: Mr. Rowan?

5 MR. ROWAN: Yes.

6 MS. FREEMAN: Mr. Valentic?

7 CHAIRMAN VALENTIC: Yes.

8 Your variance has been approved. Thank you very
9 much.

10 MR. MOORE: Thank you.

11 CHAIRMAN VALENTIC: All right. We have one more
12 item on the agenda this evening, is the election of chairman
13 and vice chairman for the Board. I don't know. I'll open it
14 up to discussion. If anybody's looking to have this seat,
15 they're more than happy to have it. If they do not, if no one
16 wants it, I am happy to continue to serve as chairman of the
17 board.

18 MS. JARRELL: You do such a great job.

19 MR. GOLLING: You are so good.

20 MR. SWEENEY: I will volunteer as the vice chair.

21 CHAIRMAN VALENTIC: You will volunteer, come back?

22 MR. SWEENEY: Yeah. I'm essentially serving in that
23 capacity now.

24 CHAIRMAN VALENTIC: All right.

25 MR. GOLLING: Yeah. Who is?

26 CHAIRMAN VALENTIC: Skip is the vice chair.

27 MR. SWEENEY: It's the vice chair's duty to fill in
28 for the chair when he can't make it.

29 MR. GOLLING: Look at you.

30 MR. SWEENEY: Is that the whole idea?

1 MS. FREEMAN: Yes.

2 CHAIRMAN VALENTIC: A few years ago, he wasn't even
3 willing to do this.

4 MS. JARRELL: I know, I know.

5 MR. SWEENEY: This is just to get myself out of
6 being voted in as the chair.

7 CHAIRMAN VALENTIC: Okay. So, Heather, were you
8 going to say something? I'm sorry.

9 MS. FREEMAN: Oh, no. He asked what, yeah.

10 CHAIRMAN VALENTIC: Okay. So someone, can someone
11 make a motion?

12 MR. GOLLING: What?

13 MS. JARRELL: Are you interested in it?

14 MR. LUCAS: You want to nominate first the chairman,
15 second, vote, and then nominate, secondly and independently,
16 the vice chairman.

17 MR. SWEENEY: I think one of you three have to do
18 it.

19 MS. JARRELL: Have to do what?

20 MR. SWEENEY: Nominate he and I.

21 MS. JARRELL: Oh.

22 CHAIRMAN VALENTIC: So we're going to --

23 MR. SWEENEY: Or make a motion.

24 CHAIRMAN VALENTIC: We're going to get two motions.

25 MR. GOLLING: No, nobody else.

26 CHAIRMAN VALENTIC: Two motions nominating the
27 chairman first and then the vote and then a second motion for
28 the vice chairman.

29 MS. JARRELL: Well, I would like to make a motion to
30 keep Ivan as our chairman.

1 MR. GOLLING: I'll second that.

2 CHAIRMAN VALENTIC: Thank you. All in favor say
3 aye.

4 (Four aye votes, no nay votes, one abstention.)

5 CHAIRMAN VALENTIC: Okay. Thank you very much.
6 Appreciate it.

7 MR. SWEENEY: Congratulations.

8 CHAIRMAN VALENTIC: Thank you. Happy to serve with
9 the Board.

10 MR. GOLLING: I would like to make a motion that we
11 keep Skip as vice chairman.

12 MS. JARRELL: I am going to second that.

13 MR. GOLLING: Wow, look at that.

14 CHAIRMAN VALENTIC: Perfect. All in favor?

15 (Four aye votes, no nay votes, one abstention.)

16 CHAIRMAN VALENTIC: Okay. That motion is approved.
17 Congratulations.

18 MR. SWEENEY: Thank you.

19 CHAIRMAN VALENTIC: Okay. With that being said, our
20 next meeting is July 13, 2022. Our Concord Township Board of
21 Zoning Appeals for June 8, 2022, is now adjourned.

22 MS. JARRELL: Did we have to -- We didn't approve
23 the minutes.

24 CHAIRMAN VALENTIC: No.

25 MS. JARRELL: We're not doing that?

26 CHAIRMAN VALENTIC: No, we're not doing that.

27 (Whereupon, the meeting was adjourned.)
28
29
30

1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA)

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 from the video
8 recording, subsequently transcribed into typewritten
9 manuscript; and that the foregoing is a true and accurate
10 transcript of said 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 was 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 30th day of June 2022.

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Melinda A. Melton

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023

