

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 5, 2022  
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Amy Lucci, Chairwoman  
Carl Dondorfer, Vice Chairman  
Morgan McIntosh, Trustee

Also Present:

Andy Rose, Administrator  
Heather Freeman, Zoning Director

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

7:15 p.m.

CHAIRWOMAN LUCCI: Good evening. I am calling to order this Concord Township Board of Trustees public hearing for 10/5/22. Proper notice was made and acknowledged in the local News Herald.

Mr. Rose, can you please call roll.

MR. ROSE: Yes, ma'am. Thank you.

Mr. Dondorfer?

MR. DONDORFER: Present.

MR. ROSE: Mr. McIntosh?

MR. McINTOSH: Present?

MR. ROSE: Mrs. Lucci?

CHAIRWOMAN LUCCI: Present.

MR. ROSE: Thank you.

CHAIRWOMAN LUCCI: This public hearing is for the following zoning amendments to the Concord Township Zoning Resolution as initiated by motion of the Zoning Commission:

Amendment Number 1: Zoning Map amendment to rezone current permanent parcel number 08-A-014-0-00-012-0, which is owned by Stephen Lovick and located on the north side of Concord-Hambden Road between Auburn Road and Ravenna Road, from the current zoning district of Town Hall Neighborhood to R-1, Residential District;

Amendment Number 2: Modify Section 6, General Requirements, to delete all references to the Town Hall Neighborhood District;

Amendment Number 3: Modify Section 11.02, Site Plan Review Required Prior to Issuance of a Zoning Permit, to delete the reference to the Town Hall Neighborhood District;

Amendment Number 4: Modify Conditional Use Permit

1 Sections 13.07, 13.08, 13.18, 13.20, 13.24 and 13.33 to delete  
2 all references to the Town Hall Neighborhood District;

3 Amendment Number 5: Modify Section 14, Use  
4 Districts, to delete the Town Hall Neighborhood District;

5 Amendment Number 6: Modify Section 22, Commercial  
6 and Industrial District Regulations, to delete all references  
7 to the Town Hall Neighborhood District;

8 Amendment Number 7: Modify Section 30.05, Permanent  
9 Signs in Commercial, Manufacturing and Research Districts, to  
10 delete all references to the Town Hall Neighborhood District;

11 Amendment Number 8: Modify Fences Section 34.01,  
12 Applicability, to delete reference to the Town Hall  
13 Neighborhood District;

14 Amendment Number 9: Modify Section 36.02, Site Plan  
15 Review Required, to delete reference to the Town Hall  
16 District;

17 Amendment Number 10: Modify Design Standards  
18 Section 37.03, Requirement, to delete all references to the  
19 Town Hall Neighborhood District;

20 And Amendment Number 11: Modify Section 38,  
21 Landscape and Screening Requirements, to delete all references  
22 to the Town Hall Neighborhood District.

23 Ms. Freeman, can you please give us an overview?

24 MS. FREEMAN: Yes, Madam Chair. So after the Zoning  
25 Commission held a few months of work sessions to discuss this  
26 Town Hall Neighborhood District, they initiated an amendment  
27 to rezone the last remaining piece of property in the township  
28 that is zoned the Town Hall Neighborhood District. It's about  
29 10 acres in size. Over the last handful of years, some other  
30 property that was rezoned Town Hall Neighborhood District

1 around that area had been subsequently rezoned by the Township  
2 Trustees to R-1 Residential.

3 The Town Hall Neighborhood District was a lighter  
4 commercial district that allowed uses such as office and  
5 retail restaurants, but the Zoning Commission has decided that  
6 the better use of this property would be to go with the R-1  
7 Residential as opposed the properties surrounding that are  
8 also zoned R-1.

9 The other amendments, 2 through 11, are just  
10 housekeeping amendments. Should you decide to rezone the  
11 property, there would be no need to have the text in the  
12 Zoning Resolution itself. So those are the subsequent  
13 amendments. I'd be happy to answer any questions if you need  
14 that.

15 The Zoning Commission did hold their hearing on  
16 September 9th or, rather, September 6th. They did close the  
17 hearing and they voted to recommend approval to this board.  
18 You also have in your correspondence from the Lake County  
19 Planning Commission. They also did recommend that the  
20 amendments be made as well in that letter dated August 31,  
21 2022, that was made out to myself.

22 CHAIRWOMAN LUCCI: Okay, thank you.

23 Anybody in the audience that would like to comment  
24 either for or against?

25 (No response.)

26 Nobody is on the phone, correct?

27 MR. ROSE: No, ma'am, no one is on the phone.

28 CHAIRWOMAN LUCCI: All right. Seeing that no one is  
29 here to make any comment, we will close the public hearing.

30 (Whereupon, the public hearing was closed at

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

7:20 p.m.)

STATE OF OHIO           )  
  )  
COUNTY OF LAKE         )

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 from the video recording of the foregoing proceeding was 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 25th of October 2022.

Melinda A. Melton -----  
Melinda A. Melton  
Registered Professional Reporter

Notary Public within and for the  
State of Ohio

My Commission Expires:  
February 4, 2023

