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CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 11, 2023
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

- Rich Peterson, Chairman
- Hiram Reppert, Member
- Frank Schindler, Member
- Rich Iafelice, Member

Also Present:

- Heather Freeman, Planning & Zoning Director/Zoning Inspector
- Keith Petersen, Esq., Legal Counsel

1 CHAIRMAN PETERSON: Good evening.

2 I would like to call to order the Concord
3 Township Zoning Commission meeting for
4 Tuesday, July 11, 2023.

5 Heather, could you call the roll,
6 please?

7 MS. FREEMAN: Sure.

8 Mr. Iafelice?

9 MR. IAFELICE: Here.

10 MS. FREEMAN: Mr. Schindler?

11 MR. SCHINDLER: Here.

12 MS. FREEMAN: Mr. Reppert?

13 MR. REPERT: Here.

14 MS. FREEMAN: Mr. Peterson?

15 CHAIRMAN PETERSON: Here.

16 Thank you. First of all I would like
17 to welcome our new stenographer, Connie, is
18 joining us tonight. Are you going to be
19 permanent with us?

20 MS. VERSAGI: Yes.

21 CHAIRMAN PETERSON: Great. Well,
22 welcome to the team.

23 We will start out with the approval of
24 the minutes for the June 6, 2023 meeting.

25 Anybody have any comments?

1 MR. REPPERT: No comments here,
2 Mr. Chairman.

3 CHAIRMAN PETERSON: That's a good sign.

4 MR. IAFELICE: Motion to approve
5 the minutes, Mr. Chairman.

6 CHAIRMAN PETERSON: Do we have a
7 second?

8 MR. SCHINDLER: I second.

9 CHAIRMAN PETERSON: All in favor, say
10 aye.

11 MR. IAFELICE: Aye.

12 MR. REPPERT: Aye.

13 MR. SCHINDLER: Aye.

14 CHAIRMAN PETERSON: Aye.

15 Okay, minutes. Time for
16 correspondence. I'll start on my left with
17 Frank. Did you have anything, Frank?

18 MR. SCHINDLER: Nothing,
19 Mr. Chairman.

20 CHAIRMAN PETERSON: Hiram?

21 MR. REPPERT: Nothing,
22 Mr. Chairman.

23 CHAIRMAN PETERSON: Rich?

24 MR. IAFELICE: All quiet.

25 CHAIRMAN PETERSON: Same here, all

1 quiet. I have nothing.

2 So we will move on to the next one,
3 public participation, and seeing no one here,
4 it appears we have no public participation
5 tonight.

6 We have no new business on the agenda
7 tonight but we do have old business. It's
8 going to be a work session to review swimming
9 pool fence enclosure requirements and attached
10 garage size for dwellings in residential
11 districts. And we have a handout here that
12 Heather put together with the recommended
13 wording changes.

14 Heather, you want to take us through
15 this?

16 MS. FREEMAN: Sure.

17 So as a follow-up to last month's
18 meeting when I first presented this idea to
19 the Commission, I wanted to strengthen the
20 fence enclosure requirements for in-ground
21 swimming pools.

22 You'll see Section 31.04 B, which
23 relates to permanent above-ground or in-ground
24 swimming pools, I recommend some changes there
25 you will see in red.

1 I did notice a typo under B 3 though.
2 I put the -- should be "ground" instead of
3 "gound."

4 But I think this will eliminate any
5 doubt in anyone's mind that some kind of
6 temporary fence would be sufficient, where in
7 fact we do want a permanent, sturdy fence to
8 prevent any kind of access to the pool, unless
9 it is controlled access.

10 CHAIRMAN PETERSON: Very good. I think
11 it is a good idea too, the sturdy
12 construction. Because I've seen people, and
13 maybe it's mainly during the construction
14 phase where they use the orange plastic snow
15 fence, which is pretty flimsy. Some people
16 may think that that could be a permanent
17 solution, and it's really not. So, okay.

18 Any discussion on any of these changes
19 in the red that we have here in Section B?

20 Anything you're uncomfortable with, or
21 you would like to add? I think they look
22 great.

23 MR. IAFELICE: In terms of public
24 safety, it seems quite appropriate to
25 strengthen that language as you have that.

1 CHAIRMAN PETERSON: Does anyone care to
2 make a motion to approve these changes?

3 MR. REPPERT: I'll so move.

4 CHAIRMAN PETERSON: Okay.

5 MR. IAFELICE: I'll second it.

6 CHAIRMAN PETERSON: Moved and seconded.

7 MS. FREEMAN: Mr. Chairman, you
8 wanted to move this to -- for an official
9 amendment?

10 CHAIRMAN PETERSON: That's what I'm
11 thinking.

12 MS. FREEMAN: We would need to
13 look at the calendar here, see when we could
14 have the --

15 CHAIRMAN PETERSON: Yeah, let's check
16 our calendar, but I think that's, you know, we
17 can move forward with it.

18 MS. FREEMAN: Our next meeting
19 date would be August 1st.

20 CHAIRMAN PETERSON: August meeting.

21 MS. FREEMAN: Between 20 and 40
22 days from tonight. I believe that meeting is
23 in that time frame.

24 CHAIRMAN PETERSON: That works. Okay.

25 MS. FREEMAN: That would be 21

1 days, so that works. Okay.

2 Yes, if we wanted to initiate that, set
3 a public hearing for August 1st at 7:00, we
4 could do that.

5 CHAIRMAN PETERSON: So you want to
6 modify the motion to put it for public
7 hearing.

8 MR. REPPERT: For public hearing.
9 Public hearing to be August 1st for the
10 changes that we have on Section 31 for
11 swimming pools.

12 CHAIRMAN PETERSON: Second on that?

13 MR. IAFELICE: I'll second that
14 amended motion.

15 CHAIRMAN PETERSON: All in favor of
16 that, aye.

17 MR. IAFELICE: Aye.

18 MR. REPPERT: Aye.

19 MR. SCHINDLER: Aye.

20 CHAIRMAN PETERSON: We'll put that on
21 for August 1st then.

22 The other item for discussion is the
23 garage sizes. Heather's given us not only the
24 recommended wording change, but some examples
25 here of some of the homes in the area with

1 larger garages we can use as a reference.

2 So, again, background on this Heather,
3 you want to?

4 MS. FREEMAN: Sure. My initial
5 reason for bringing this up to you at the last
6 meeting was due to some concern I had
7 regarding actually a home that recently put on
8 a substantially large garage addition. That
9 garage addition was about 3,000 square feet,
10 which the house itself I believe the square
11 footage of the living area for the home is
12 about 2,000 square feet.

13 My concern was not only like the garage
14 being larger than the house itself, but
15 actually the way the house was designed, and
16 this garage, the garage -- I don't know that
17 we're addressing the zoning resolution or not,
18 but the garage is more dominant than the home
19 itself in height, in square footage.

20 Upon looking at some older version of
21 our zoning resolution text, I saw that we used
22 to have something in there that limited the
23 size of the private garage attached to a home
24 in relationship to the living area of the
25 home.

1 I thought well, if we had it in there
2 before, maybe we should consider adding it
3 back in.

4 This could be a one-time issue, that we
5 never deal with again. But, it could be
6 something that we might want to have in there,
7 just to ensure that someone constructing a
8 dwelling in Concord, the main use of that
9 dwelling is going to be to live there, not
10 just to have a huge garage and a tiny house.

11 MR. SCHINDLER: Do you know why we
12 ever removed it, the first thing?

13 MS. FREEMAN: I think it was in
14 advertent where we combined a lot of separate
15 sections.

16 MR. SCHINDLER: I remember going back
17 25 percent I thought was the number. I
18 thought to myself, when did that change.

19 MS. FREEMAN: Right, I believe it
20 happened like in '15, 2015, when we
21 consolidated the residential district section
22 into all of one section.

23 MR. SCHINDLER: Right.

24 MS. FREEMAN: I think that was
25 omitted at that point.

1 MR. SCHINDLER: So inadvertently got
2 omitted and we didn't catch it.

3 MS. FREEMAN: Right.

4 CHAIRMAN PETERSON: So the old number
5 was 25 percent?

6 MS. FREEMAN: It was 25 percent,
7 correct.

8 What I did is I ran a report, the
9 reason I only did these years is because our
10 software, we started a new software system in
11 2019. So the years just starting then. I
12 could go back and look at old stuff.

13 It gives you an idea what kind of homes
14 are really being constructed today. So you
15 had some basis if you were going to pick a
16 number like, what should it be, could it be.
17 What is reasonable. What are typical garage
18 sizes that people are constructing now in
19 Concord.

20 While being kind of, trying to be
21 cognizant of nonconformities. Trying not to
22 create a bunch of nonconforming properties
23 too.

24 So if you look at the data that I
25 provided here, I basically sorted it by from

1 lowest to highest of the homes like as the
2 garage as a percent of the living area of the
3 home. If you're looking at like the first
4 page, they range anywhere from 14 percent, all
5 the way up to over 64 percent.

6 CHAIRMAN PETERSON: I see that.

7 MS. FREEMAN: So then the old 25
8 percent, there are several homes that would
9 comply with that, about half probably, but the
10 other half would not. They are over that.

11 CHAIRMAN PETERSON: As far as more and
12 more they are counting finished basements as
13 living area. Would that factor in here?

14 MS. FREEMAN: We did not include
15 that. That was not included in those figures
16 here. This is just first floor and second
17 floor, if any second floor.

18 CHAIRMAN PETERSON: If we were to
19 change, come up with a number here though,
20 should we clarify that in there that says not
21 counting finished basement? Because I could
22 see somebody with a large finished basement
23 saying well that adds 1500 square feet to my
24 house. I can then have 40 percent of that,
25 so.

1 MS. FREEMAN: That's something we
2 should look at.

3 CHAIRMAN PETERSON: Just a thought
4 because --

5 MR. REPPERT: Are we going on
6 footprint, or square foot?

7 MS. FREEMAN: Gross floor area.
8 We were going to use gross floor area.

9 MR. REPPERT: First floor and
10 second floor?

11 MS. FREEMAN: We should have a
12 definition of that. We have a definition for
13 dwelling unit floor area, which realistically
14 is probably what we should --

15 MR. K. PETERSEN: It's under floor
16 area, gross I think is the definition for it.

17 MS. FREEMAN: Gross floor area, is
18 the sum of the total of gross floors
19 throughout the building measures -- okay, so
20 basically, first floor, second floor,
21 basement, attic floor space. It includes
22 several. You would have to look a definition
23 75. That's something we would have to
24 clarify, if this is what we want to do for
25 sure. I think that's something we would want

1 to work on, if this is something we want to
2 pursue, making sure that the definition is
3 very clear. I haven't gone over that with
4 council yet either, but these are good things
5 to bring up.

6 CHAIRMAN PETERSON: Let's discuss that.
7 What do you guys think as far as --

8 MR. SCHINDLER: I know my home has
9 an option, I was able to have them extend the
10 basement, which I did take. That would be
11 added into the flooring. Because I've redone
12 it, it's a recreational room down there, now.
13 I consider it living area.

14 CHAIRMAN PETERSON: Probably for tax
15 purposes it is, right?

16 MR. SCHINDLER: Yeah. Because they
17 came out and checked the house. One time they
18 came out and although they didn't see it from
19 the outside, you can't, if you go inside the
20 house, they can see it. Recreation area.

21 CHAIRMAN PETERSON: A basement, a
22 finished basement could add a lot of extra
23 square in here.

24 MR. SCHINDLER: Big time.

25 CHAIRMAN PETERSON: Factor the

1 percentage.

2 MR. SCHINDLER: Yeah. So if you took
3 that, decide to build a garage, we're talking
4 about it could be pretty good size.

5 CHAIRMAN PETERSON: It could. It would
6 be a big garage.

7 MR. SCHINDLER: We have one on our
8 street. It's a nice one, neighbor did a nice
9 job but it has a second floor on it, which we
10 don't consider an attic. This attic is more
11 than an attic. It's two stories. He's got a
12 lot of stuff up there that he stores that goes
13 along with the antique cars he has. But he
14 has an area off to the side that he made an
15 office out of it. So those are things you
16 could get into.

17 CHAIRMAN PETERSON: We've have to be
18 clear there. Any other thoughts?

19 MR. REPPERT: What if we -- are
20 we looking just at the aesthetics of the
21 footprint for the house versus the footprint
22 of the garage?

23 CHAIRMAN PETERSON: Good question. I
24 would think it would be aesthetics for sure is
25 part of it, because it would look

1 living space above should be part of the
2 square footage of the house. Because it's --

3 MR. SCHINDLER: Living area.

4 MR. REPPERT: I agree. But again,
5 now you're making the square footage of the
6 garage even bigger.

7 CHAIRMAN PETERSON: You are.

8 What are your thoughts?

9 MR. IAFELICE: I'm struggling with
10 this for several reasons.

11 Procedurally the residential site plan
12 goes through whose final review and approval
13 in Concord Township?

14 MS. FREEMAN: Well the only -- I'm
15 sorry.

16 MR. IAFELICE: For a house?

17 MS. FREEMAN: The Zoning
18 Department is the only department that reviews
19 any kind of permit for a new home in Concord.
20 It goes through county approval for various
21 items. It's the Zoning Department.

22 MR. IAFELICE: In addition to that,
23 HOAs may have some review authorities.

24 MS. FREEMAN: True, yes.

25 MR. IAFELICE: Based on their

1 rules.

2 The other -- the reason I'm bringing
3 that up is I feel like this is one of design.
4 You brought up, Hiram brought up aesthetics.
5 I'm having a difficult time grasping square
6 scare footage as a restriction on a garage,
7 and the households today, the HOAs today,
8 restrict storing anything in your driveway. A
9 Ski-Doo, or recreational vehicles, large boat
10 or mowers and stuff. The garage is becoming
11 storage areas too. There are several purposes
12 for people looking for storage without
13 creating some undo harm to their neighbors
14 and/or aesthetics, or need rules in terms of
15 sheds or outbuildings, or simply just having a
16 lot, a lot of room, two story.

17 So what brought this to I think our
18 attention was this unusual high story garage
19 on Prouty. I'm thinking from a review
20 perspective, is this something that the Zoning
21 Department could use some guidance to have the
22 leverage on the applicant, based upon your
23 opinion of the design, or does the -- the
24 square footage alone seems to me doesn't give
25 the reviewer, whoever that is, enough leverage

1 to go back in terms of comments to the
2 designer, the owner, the applicant, the
3 architect. To me it's more of a design.

4 If you are doing this correctly,
5 especially with garage doors that aren't
6 facing the street, it shouldn't be that
7 obtrusive looking, because it's a thousand
8 square foot larger than normal, storage.

9 That's just my seat of the pants kind
10 of thing I guess. I would ask Heather if
11 that's what you could use to help -- could you
12 use something besides square footage, or do
13 you think square footage helps you control the
14 outcome?

15 MS. FREEMAN: I feel like part of
16 it is a design thing. I don't think we have
17 the authority to add that into our zoning
18 resolution through our traditional authority
19 to enact any of the zoning. I don't think
20 that fits.

21 MR. IAFELICE: Like the garage can't
22 be two stories?

23 MS. FREEMAN: Yeah.

24 MR. IAFELICE: This is for attached
25 garages. Those aren't attached.

1 MS. FREEMAN: Right.

2 CHAIRMAN PETERSON: When you say two
3 stories too, how do you define that? Because
4 I know there are some garages in Quail Hollow,
5 in some of the condos, that are really high,
6 the ceiling in the garage, and they have lifts
7 in there so they can store two cars.

8 MR. IAFELICE: Mike has his
9 corvettes. That kind of lends to my concern
10 about restricting people from storing
11 collectibles.

12 CHAIRMAN PETERSON: You bring up a good
13 point too, because it kind of depends on the
14 lot size.

15 MR. IAFELICE: Depends on the lot
16 size.

17 CHAIRMAN PETERSON: If you are in your
18 typical half acre lot size, that's one thing.
19 When you have three acres, it's not out of
20 proportion. Aesthetically it looks nice.

21 Now we do have setbacks to the property
22 line to the front and back. Those come into
23 play, help control sizes, right?

24 MS. FREEMAN: Yes.

25 CHAIRMAN PETERSON: So if somebody

1 wanted to put a great big garage in, it would
2 have to fit within the setbacks to do that.

3 MR. IAFELICE: If this was
4 restricted to R1, this provision, half acre is
5 what you're thinking of restricting it to?

6 MS. FREEMAN: I thought it would
7 be for all residential districts. We didn't
8 get into what specific districts.

9 MR. IAFELICE: Okay.

10 MR. REPERT: If you put a
11 percentage on it, just based upon this, you
12 are going to have 18 variances going to the
13 BZA, because they are over 40 percent. So,
14 we're just adding that extra work to the Board
15 of Appeals. Probably except for maybe the
16 last one at 60 whatever, whatever it was,
17 well, the last three I'll bet you the BZA is
18 going to say okay, go ahead, so.

19 CHAIRMAN PETERSEN: Do we have a
20 feeling for what other communities are doing
21 in this area? Mentor for example, of course
22 they are a city, but that doesn't matter. It
23 is what it is.

24 MS. FREEMAN: I can look into that
25 a little bit more if you want. Maybe -- I

1 don't even know.

2 MR. IAFELICE: Painesville Township.

3 MS. FREEMAN: Right, yeah, the
4 other Lake County townships as well. I can
5 look into more of that.

6 CHAIRMAN PETERSON: I think maybe
7 that's a good thing to benchmark what others
8 are doing, to see.

9 MR. REPPERT: Yes.

10 CHAIRMAN PETERSON: Not only just jump
11 to the conclusion and say 40 percent is the
12 right number. I don't know that it is.

13 MR. IAFELICE: Or any number.

14 MS. FREEMAN: Or any number, right.

15 CHAIRMAN PETERSON: Any number, exactly.

16 MS. FREEMAN: Is it necessary.

17 MR. IAFELICE: Is it necessary.

18 MR. REPPERT: We did the same thing
19 with open space.

20 CHAIRMAN PETERSON: Yeah.

21 MR. REPPERT: We finally ended up
22 at 35 I think.

23 MR. IAFELICE: We did.

24 CHAIRMAN PETERSON: Took the better part
25 of a year.

1 MR. REPPERT: Throw a dart, right.

2 MR. IAFELICE: That's what we did.

3 MR. SCHINDLER: I think the problem
4 getting into other zoning areas, if the home
5 is bigger than of course the garage would be
6 bigger. You have more area going from the
7 half acre like we are, up to three acres or
8 five acres. Well, there it's not how it would
9 considered an issue really, you know.

10 CHAIRMAN PETERSON: I know I've seen
11 Waite Hill, big estates there that have huge
12 garages. Beautiful, looks nice.

13 MR. SCHINDLER: There again, the
14 house is bigger, so the square footage is
15 bigger than we use, so it stands to reason the
16 garage could be bigger, which in itself would
17 lend itself to be okay in my thinking. Rather
18 than just give an arbitrary number now for all
19 areas. I don't think that's a good thing to
20 do.

21 CHAIRMAN PETERSON: Of course you can
22 look at it and say 8,000 square foot house for
23 example, 40% would give you over 3,000 square
24 feet for the garage if you wanted it.

25 MR. SCHINDLER: That's true.

1 Mr. Chairman.

2 MR. REPERT: Nothing here.

3 MR. SCHINDLER: Nothing here,

4 Mr. Chairman.

5 CHAIRMAN PETERSON: Heather?

6 MS. FREEMAN: I just a brief
7 update. I did reach out to legal counsel on
8 the draft change to Section 16. Actually I
9 don't have an answer for tonight obviously,
10 otherwise we would have it obviously on the
11 table.

12 I also spoke with Mike Lucas regarding
13 other matters that I needed to meet with him
14 on, and I asked him about this again. So, we
15 do have a meeting scheduled for next week,
16 hopefully. He'll look at it, give us some
17 guidance, and hopefully in August we will have
18 it put back on the agenda.

19 CHAIRMAN PETERSON: Put it back on the
20 agenda in August.

21 MS. FREEMAN: I'm trying on that.

22 CHAIRMAN PETERSON: Okay. Very good.

23 MS. FREEMAN: Couple other things
24 real quick.

25 CHAIRMAN PETERSON: Please.

1 MS. FREEMAN: I guess it wasn't
2 official correspondence to you, it was through
3 me, there was that resident over on Stuart
4 Drive that had called me, requested you guys
5 to go and take a look at the accessory
6 building that was constructed next to her.
7 This was on June 8th. I wasn't sure if anyone
8 was going to bring that up or not, because it
9 didn't come from the resident, it came through
10 me, from her.

11 If you recall, it was a resident on
12 Stuart Drive was a little upset about an
13 accessory building constructed next to her.
14 If you follow the size restriction, it's just
15 under the maximum size permitted. The
16 property is just under an acre in size, .82.
17 They built on a 1,008 square foot detached
18 accessory building. It's 19 feet, 11 inches
19 tall, which is one inch shorter than the
20 maximum height.

21 She was just upset about a couple
22 things I think, based on our conversation.
23 The size of it, just how it looked out of
24 place in relationship to the home that it was
25 next to. She wanted to point that out to your

1 attention, if you could drive by and take a
2 look at it. That is something that the zoning
3 does allow. I think she wasn't very happy
4 with you, so.

5 CHAIRMAN PETERSON: What can we do when
6 it meets all the requirements?

7 MS. FREEMAN: Take a look at the
8 regulations and see if there needs to be some
9 changes possibly.

10 MR. IAFELICE: Was that a design
11 issue.

12 MS. FREEMAN: Right. Again, can we
13 -- this is something, from my understanding, I
14 don't think under our commission authority we
15 can put any kind of design guidelines in
16 there. Under this limited home rule authority
17 that we now have, I'm not sure if that is an
18 option or not, something the township wants to
19 get into.

20 But this is again kind of like the
21 Prouty Road example of an attached garage,
22 where the attached garage is so much more
23 dominant on the property. This is kind of the
24 same thing. The detached garage just looks so
25 much larger design-wise. Square footage-wise

1 it looked more commercial.

2 CHAIRMAN PETERSON: I could see a
3 concern of that.

4 MR. IAFELICE: Yeah.

5 CHAIRMAN PETERSON: We can discuss it
6 again in the future.

7 MS. FREEMAN: If you want to
8 drive by, talk about it.

9 CHAIRMAN PETERSON: Yes, I would like
10 to.

11 You had another point too?

12 MS. FREEMAN: The only other
13 thing, I had another resident email me
14 something, we emailed back and forth. There
15 was a resident that wanted the Zoning
16 Commission to consider adding to resolution
17 lighting standards in our residential
18 districts.

19 I know this came up in the past. I
20 don't remember if it was just the trustees or
21 if we talked about it with this board or not.

22 But, we do have some lighting
23 requirements that address commercial. Nothing
24 that is residential. But we are having a lot
25 more complaints and a couple more residents

1 asking us to consider looking at this.

2 So, there was a resident that did their
3 own little research and sent me some
4 information that they found regarding dark sky
5 kind of lighting resolutions, ordinances, some
6 examples.

7 To be frank, he has a neighbor that
8 shines a light directly on his property right
9 now that won't change the light. Wouldn't
10 redirect it, or do anything because there is a
11 little dispute going on over that. That tends
12 to be usually the issue when people start
13 reaching out to me on this kind of thing.
14 Usually some kind of other dispute going on,
15 they put a light shining at the other. I
16 don't know that I want to get involved in
17 regulating that, per se. But it did --
18 another resident did ask that we maybe
19 consider taking a look at that.

20 CHAIRMAN PETERSON: Okay.

21 MS. FREEMAN: I'll forward that
22 to you guys. If in your spare time you want
23 to take a look at that. I honestly haven't
24 gotten an opportunity to look at it too
25 closely though. There are definitely

1 challenges with enforcing lighting, that kind
2 of stuff.

3 CHAIRMAN PETERSON: We talk about
4 lighting be forced downward, don't we, in our
5 standards?

6 MS. FREEMAN: In commercial.

7 CHAIRMAN PETERSON: Commercial only.

8 MS. FREEMAN: We require light
9 dissipation plans be submitted when they do
10 the lighting plan, so we can see how much is
11 going to go off the property.

12 CHAIRMAN PETERSON: That is something I
13 know a lot of houses the builders even put a
14 spotlight on the back side of the house so if
15 you want to light up your backyard, you can.
16 It would be bright.

17 MS. FREEMAN: I don't know with
18 LED how you could --

19 MR. SCHINDLER: LEDs are extremely
20 bright.

21 CHAIRMAN PETERSON: They are.

22 MR. SCHINDLER: I have one in my
23 backyard. It's set up with a motion detector.
24 It's only back there in case somebody walks
25 around. It comes on to alert me.

1 MS. FREEMAN: Right.

2 MR. SCHINDLER: I can set the time,
3 there is a time delay on it. In my case, only
4 on for a minute and goes off.

5 For someone that has a light like that,
6 like say on the front of their house and
7 garage that stays on all night, I can see how
8 it would be aggravating all the neighbors
9 around. It's bright.

10 This individual has like an outdoor
11 pole lamp or something?

12 MS. FREEMAN: It's a light that
13 they put on the house and faced it towards the
14 neighbor they are feuding with. It was done
15 on purpose.

16 MR. REPERT: It was on purpose?

17 MS. FREEMAN: Oh, yeah.

18 MR. SCHINDLER: That's something --

19 CHAIRMAN PETERSON: That's a tough one
20 to regulate.

21 MR. SCHINDLER: Yeah.

22 MS. FREEMAN: I just wanted to let
23 you guys know about that.

24 CHAIRMAN PETERSON: Anything else,
25 Heather?

1 MS. FREEMAN: No.

2 MR. IAFELICE: When I first moved to
3 the township and I was representing the
4 hospital, the hospital was being built, I had
5 to meet with the former trustees about lights.
6 I was told in Concord light is pollution.
7 Stay away from lights. At least that was the
8 stance then, which -- well, street lights.
9 This was really for emergency vehicles to get
10 to the hospital.

11 MR. SCHINDLER: People like it
12 because it's not like being in the city.

13 MR. IAFELICE: Exactly.

14 MR. SCHINDLER: When our development
15 was built, each home had a pole lamp on a pole
16 out on the front. Some of the people, some
17 work, and some don't. But the street is
18 basically quite dark. But can you walk, still
19 feel comfortable I feel.

20 THE CHAIRMAN PETERSON: Of course a lot
21 of the newer developments have street lights.

22 MR. SCHINDLER: Yeah.

23 MS. FREEMAN: The Eagle Point
24 development off of Colburn, that one they are
25 not going to do street lights there.

1 CHAIRMAN PETERSON: Oh, they're not?

2 MS. FREEMAN: No, that was part
3 of the zoning approval and some of the
4 feedback and hearing from neighbors that did
5 not want street lights. The developer agreed
6 to not put street lights. Usually in the
7 newer subdivisions the residents are
8 wondering.

9 CHAIRMAN PETERSON: Having nothing
10 further on the agenda, our next meeting will
11 be August 1, 2023, and with that we will
12 adjourn.

13 (Meeting adjourned at 7:41 p.m.)

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1 State of Ohio,)
) SS: CERTIFICATE
2 County of Cuyahoga.)

3 I, Constance Versagi, Court Reporter and
4 Notary Public in and for the State of Ohio, duly
5 commissioned and qualified, do hereby certify that
6 the foregoing record was by me reduced to
7 stenotypy/computer, afterward transcribed, and that
8 the foregoing is a true and correct transcript of
9 the record so given as aforesaid.

10 I do further certify that this proceeding was
11 taken at the time and place in the foregoing caption
12 specified.

13 I do further certify that I am not a relative,
14 counsel, or attorney of either party, or otherwise
15 Interested in the event of this action.

16 IN WITNESS WHEREOF, I have hereunto set my
17 hand and affixed my seal of office on this 24th day
18 of July, 2023.

19
20 _____
Constance Versagi, Court Reporter and
21 Notary Public in and for the State of Ohio.
My Commission expires January 14, 2028.

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