

CONCORD TOWNSHIP BOARD OF TRUSTEES

DATE: April 19, 2023
TIME: 7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. NOPEC UPDATE
- IV. ROLL CALL
- V. APPROVAL OF MINUTES:
April 5, 2023 Regular Trustees Meeting
- VI. ELECTED OFFICIAL'S REPORTS:
 - A. FISCAL OFFICER – James Teknipp
 - B. TRUSTEES
 - Mrs. Lucci –
 - Mr. Dondorfer –
 - Mr. McIntosh –
- VII. DEPARTMENT REPORTS:
 - A. ADMINISTRATION DEPT. – Andy Rose
- VIII. AUDIENCE:
- IX. OLD BUSINESS:
None
- X. NEW BUSINESS:
 - A. VOTE – AWARD CHERYL DRIVE RECONSTRUCTION, LCE PROJECT NO. 2023-009, TO TRI MOR CORPORATION IN THE AMOUNT OF \$124,237.00
 - B. VOTE – PO TO ACM CONSTRUCTION IN THE AMOUNT OF \$465,935.83 FOR A SERVICE DEPT. STORAGE BUILDING
 - C. VOTE – APPROVE SERVICE DEPARTMENT SUMMER HOURS 6 AM-4 PM, BEGINNING ON 5/8/2023 ENDING ON 9/8/2023
 - D. VOTE – PO TO FGMA FOR CONSTRUCTION ADMINISTRATIVE SERVICES IN THE AMOUNT OF \$117,850.62
 - E. VOTE – FIRE APPROVE PO TO ATWELLS IN THE AMOUNT OF \$20,000 FOR UNIFORMS
 - F. VOTE – FIRE APPROVE CONDITIONAL OFFER OF EMPLOYMENT TO HUNTER GARISEK FOR THE POSITION OF PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC
 - G. VOTE – FIRE APPROVE CONDITIONAL OFFER OF EMPLOYMENT TO WILLIAM LAGANKE FOR THE POSTION OF PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC
 - H. VOTE – FIRE APPROVE CONDITIONAL OFFER OF EMPLOYMENT TO GABRIEL KOVATS FOR THE POSITION OF PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC
 - I. VOTE – FIRE APPROVE PROMOTION OF PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC RYAN NAPPI TO THE POSITION OF PART-TIME REGULAR FIREFIGHTER/EMT-BASIC EFFECTIVE APRIL 11, 2023
 - J. VOTE – FIRE APPROVE PROMOTION OF PART-TIME REGULAR FIREFIGHTER/PARAMEDIC GRANT EGENSPERGER TO THE POSITION OF FIREFIGHTER 1 EFFECTIVE FEBRUARY 26, 2023
 - K. SET PUBLIC HEARING FOR THE PROPOSED AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION TEXT, AS RECOMMENDED BY THE ZONING COMMISSION AND FURTHER OUTLINED IN THE ATTACHED LETTER DATED APRIL 10, 2023
 - L. FUTURE MEETINGS & ANNOUNCEMENTS:

4/28	10:30 AM	ARBOR DAY CEREMONY
5/2	3:00 PM	STAFF MEETING / Town Hall
	7:00 PM	ZONING COMMISSION / Town Hall
5/3	6:30-7:30 PM	TRUSTEE OFFICE HOURS / Conference Room
	7:30 PM	TRUSTEE MEETING / Town Hall



Concord Township, *Lake County, Ohio*

Trustees

Carl H. Dondorfer
Amy L. Lucci
Morgan R. McIntosh
trustees@concordtwp.com

Fiscal Officer

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Fire Chief

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Recreation Director

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Service Director

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Planning & Zoning Director/ Zoning Inspector

Heather Freeman, AICP
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April 10, 2023

Morgan R. McIntosh
Concord Township Board of Trustees
7229 Ravenna Road
Concord Twp, OH 44077

RE: Proposed Zoning Text Amendments

Dear Mr. McIntosh,

At their meeting on April 4, 2023, the Zoning Commission held a public hearing on proposed zoning text amendments to the Concord Township Zoning Resolution, as outlined below.

- **Amendment #1:** Revise Section 5.02(A)(105), Indoor Commercial Recreation to allow a restaurant as an accessory use.
- **Amendment #2:** Revise Section 22.03 Table of Uses to amend the list of permitted uses, conditional uses, and accessory uses in the Commercial and Industrial Districts.
- **Amendment #3:** Revise Section 22.07(E)(4) Charity Boxes, to limit the number allowed and add location requirement.
- **Amendment #4:** Revise Section 13.08 Child or Adult Day Care Center to eliminate reference to the M and RD-2 Districts, and require compliance with the Ohio Fire Code
- **Amendment #5:** Revise Section 13.16 Adult Group Home to require compliance with the Ohio Fire Code.
- **Amendment #6:** Revise Section 13.19 Research and Development Labs to allow in the Gateway Health District.
- **Amendment #7:** Revise Section 13.21 Garden or Nursey Retail Sales (non-wholesale) to allow in the B-2 General Business District.
- **Amendment #8:** Revise Section 13.25 Gas Stations to delete Capital District and to require compliance with the Ohio Fire Code.
- **Amendment #9:** Revise Section 13.26 Car Wash to delete Capital District and to add conditions for accessory uses and vacuum areas.
- **Amendment #10:** Revise Section 13.32 Outdoor Storage and/or Display in Association with a permitted or conditional use to add location, and screening requirements for outdoor storage areas.

- **Amendment #11:** Revise Section 13.36 Innovative Site/PD to require the plan to indicate the precise use or land use proposed, and to add permitted uses, and revise accessory uses allowed in the district.

The Zoning Commission unanimously recommended approval of amendments 1, 3 through 9, 11 and recommended approval with modifications of amendment 2 and 10.

The proposed zoning text amendments, as recommended by the Zoning Commission, as well as the recommendation of the Lake County Planning Commission are enclosed.

The Board of Trustees must now schedule a public hearing for consideration of the proposed amendments. The hearing must be held within thirty (30) days of receipt of this recommendation, while allowing sufficient time for legal notice.

Respectfully Submitted,



Heather Freeman, AICP
Secretary, Zoning Commission

Cc: Trustee Amy Lucci and Trustee Carl Dondorfer (with attachments)
James Teknipp, Fiscal Officer
Michael Lucas, Legal Advisor (with attachments)
Andy Rose, Administrator