

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on May 3, 2023

This meeting was held via YouTube Live Streaming and Facebook Live. See transcripts for more details.

The Concord Township Board of Trustees held a Public Hearing on May 3, 2023, 7:20 p.m., in Township Hall, located at 7229 Ravenna Road. Chairperson Morgan R. McIntosh called the meeting to order. Trustees present were Morgan R. McIntosh, Carl H. Dondorfer and Amy L. Lucci.

It was established legal notice had been made.

PUBLIC HEARING FOR THE PROPOSED AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION TEXT, AS RECOMMENDED BY THE ZONING COMMISSION ARE AS FOLLOWS:

- **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 FIRECODE
- **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.

Heather Freeman, Planning & Zoning Director provided background information on the proposed Zoning Amendments recommended by Zoning Commission listed above.

There was no audience.

Public Hearing Closed at 7:24 pm.

The Concord Township Board of Trustees met for a Regular meeting on May 3, 2023, 7:30 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Morgan R. McIntosh called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Carl H. Dondorfer and Morgan R. McIntosh.

APPROVAL OF MINUTES:

April 19, 2023 Regular Meeting Minutes. Mrs. Lucci moved to approve the April 19, 2023 Regular Meeting Minutes as written. Mr. Dondorfer seconded. Vote 3 ayes.

ELECTED OFFICIALS REPORT:

A. FISCAL OFFICER – James W. Teknipp

Mr. Teknipp reviewed the state of Concord Township finances since the last meeting.

B. TRUSTEES

Mrs. Lucci, Mr. Dondorfer, and Mr. McIntosh discussed Concord Township business since the last meeting.

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on May 3, 2023

DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Andy Rose, Administrator, covered issues pertaining to the general business of the Township.

B. FIRE DEPT. – Chief Sabo

Chief Sabo reviewed the Fire Department's April activity in Concord Township.

C. SERVICE DEPT. – Tim Brown, Service Director

Tim Brown, Service Director, reviewed the Service Department's April activity in Concord Township.

D. ZONING DEPT. – Heather Freeman, Zoning Director

Heather Freeman, Zoning Director, reviewed the Zoning Department's April activity report in Concord Township.

E. RECREATION DEPT. – Sean Supler, Recreation Director

Sean Supler, Recreation Director, reviewed the Recreation Department's May activities in Concord Township.

F. CONCORD LAW ENFORCEMENT REPORT – Sheriff's Office

Captain Paterson read the Sheriff Department's April activity report in Concord Township.

AUDIENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. APRIL FINANCIAL REPORT. Mr. Dondorfer moved to approve the April Financial Report. Mrs. Lucci seconded. Vote 3 ayes.

B. PO TO CEC INC. IN THE AMOUNT OF \$30,700.00 FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE CONCORD TOWNSHIP SERVICE STORAGE BUILDING. Mrs. Lucci moved to approve the PO to CEC Inc. in the amount of \$30,700.00 for construction management and inspection of the Concord Township Service Storage Building. Mr. Dondorfer seconded. Vote 3 ayes.

C. APPROVE PO IN THE AMOUNT OF \$6,090.00 TO CUSTOMERS ELECTRIC LTD FOR UPGRADED LED LIGHTING AT CONCORD COMMUNITY CENTER. (PAID FOR WITH NOPEC ENERGY GRANT). Mr. Dondorfer moved to approve the PO in the amount of \$6,090.00 to Customer Electric LTD for upgraded LED Lighting at Concord Community Center (paid for with NOPEC Energy grant). Mrs. Lucci seconded. Vote 3 ayes.

D. ZONING AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION, AS INITIATED BY MOTION OF THE ZONING COMMISSION ARE AS FOLLOWS:

AMENDMENT #1: REVISE SECTION 5.02(A)(105), INDOOR COMMERCIAL RECREATION TO ALLOW A RESTAURANT AS AN ACCESSORY USE. Mrs. Lucci made a motion to approve AMENDMENT #1: Revise Section 5.02(A)(105), Indoor Commercial Recreation to allow a restaurant as an accessory use. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

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. Mr. Dondorfer moved to approve 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. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

RECORD OF PROCEEDINGS**Minutes of Concord Township Board of Trustees Meeting****Held on May 3, 2023**

AMENDMENT #3: REVISE SECTION 22.07(E)(4) CHARITY BOXES, TO LIMIT THE NUMBER ALLOWED AND ADD LOCATION REQUIREMENT. Mrs. Lucci moved to approved Amendment #3: Revise Section 22.07(e)(4) Charity Boxes, to limit the number allowed and add location requirement. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

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 FIRECODE. Mr. Dondorfer moved to approve 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 FireCode. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

AMENDMENT #5: REVISE SECTION 13.16 ADULT GROUP HOME TO REQUIRE COMPLIANCE WITH THE OHIO FIRE CODE. Mrs. Lucci moved to approve Amendment #5: Revise Section 13.16 Adult Group Home to require compliance with the Ohio Fire Code. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

AMENDMENT #6: REVISE SECTION 13.19 RESEARCH AND DEVELOPMENT LABS TO ALLOW IN THE GATEWAY HEALTH DISTRICT. Mr. Dondorfer moved to approve Amendment #6: Revise Section 13.19 Research and Development Labs to allow in the Gateway Health District. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

AMENDMENT #7: REVISE SECTION 13.21 GARDEN OR NURSEY RETAIL SALES (NON-WHOLESALE) TO ALLOW IN THE B-2 GENERAL BUSINESS DISTRICT. Mrs. Lucci moved to approve Amendment #7: Revise Section 13.21 Garden or Nursey Retail Sales (non - wholesale) to allow in the B-2 General Business District. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

AMENDMENT #8: REVISE SECTION 13.25 GAS STATIONS TO DELETE CAPITAL DISTRICT AND TO REQUIRE COMPLIANCE WITH THE OHIO FIRE CODE. Mr. Dondorfer moved to approve Amendment #8: Revise Section 13.25 Gas Stations to delete Capital District and to require compliance with the Ohio Fire Code. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

AMENDMENT #9: REVISE SECTION 13.26 CAR WASH TO DELETE CAPITAL DISTRICT AND TO ADD CONDITIONS FOR ACCESSORY USES AND VACUUM AREAS. Mrs. Lucci moved to approve Amendment #9: Revise Section 13.26 Car Wash to delete Capital District and to add conditions for accessory uses and vacuum areas. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

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. Mr. Dondorfer moved to approve 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. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

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. Mrs. Lucci moved to approve 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. Mr. Dondorfer seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – Yes.

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on May 3, 2023

E. ITEMS VOTED ON AT THE MAY 2, 2023 STAFF MEETING. Mr. McIntosh read the following items voted on at the May 2, 2023 Staff Meeting:

Mr. Dondorfer moved to approve salary increase for Celina Sotka of \$1,500/year after successful completion of 6-month orientation period, per offer letter. Mrs. Lucci seconded. Vote 3 ayes.

Mrs. Lucci moved to approve Fire Dept. promotion of Colin Chambers to Regular Firefighter/EMT-Basic effective 4/15/23. Mr. Dondorfer seconded. Vote 3 ayes.

Mr. Dondorfer moved to approve Fire Dept. promotion of Alex Kensinger to Regular Firefighter/Paramedic effective 4/15/23. Mrs. Lucci seconded. Vote 3 ayes.

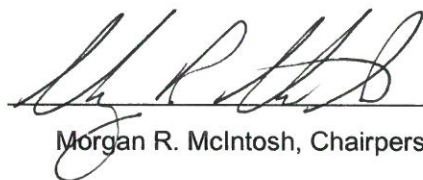
Mrs. Lucci moved to approve Ashley Garcar as a BZA alternate effective May 2, 2023 to May 1, 2025. Mr. Dondorfer seconded. Vote 3 ayes.

F. FUTURE MEETINGS & ANNOUNCEMENTS:

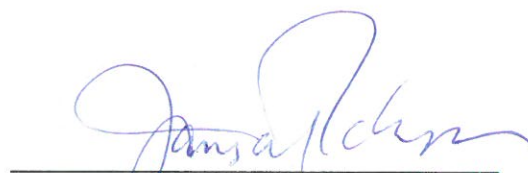
5/10	7:00 PM	BZA / Town Hall
5/17	6:30-7:15 PM	TRUSTEE OFFICE HOURS / Conference Room
	7:15 PM	PUBLIC HEARING / Town Hall
	7:30 PM	TRUSTEE MEETING / Town Hall

Upon proper motion the meeting was adjourned.

For financial information go to: checkbook.ohio.gov



Morgan R. McIntosh, Chairperson



James W. Teknipp, Fiscal Officer