

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

May 3, 2023  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

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

Also Present:

James Teknipp, Fiscal Officer  
Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel  
Matthew Sabo, Chief, Fire Department  
Tim Brown, Service Director  
Heather Freeman, Zoning Director  
Sean Supler, Recreation Director  
Captain Pat Paterson, Sheriff's Office

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

1 7:19 p.m.

2 CHAIRMAN McINTOSH: Good evening. I want to  
3 apologize for starting a few minutes late here, five minutes.  
4 We have a 7:15 previously scheduled, now 7:20, public hearing  
5 to discuss a number of text, 11 text amendments to the Concord  
6 Township zoning code as proposed by the Zoning Commission.

7 So with that, I would just invite our Zoning  
8 Inspector, Ms. Heather Freeman, to give us a -- I know we've  
9 talked about it but if you could just give a rundown on these  
10 amendments and take us through real quick what we've got.

11 MS. FREEMAN: Sure, I would be happy to.

12 CHAIRMAN McINTOSH: Thank you.

13 MS. FREEMAN: So the Zoning Commission, over the  
14 last three for four months, has been working diligently to  
15 review the list of permitted and conditionally permitted uses  
16 in our existing Commercial and Industrial Districts. They put  
17 together for your -- put together their recommendation for  
18 your approval for several amendments to the Zoning Resolution.  
19 The majority of these amendments affect the Table of Uses,  
20 Section 22.03, which is the bulk of the second amendment. And  
21 many of the subsequent amendments that relate to Section 13  
22 relate the to changes that are proposed in the Table of Uses.  
23 There were also a few revisions within the specific  
24 conditional use permit requirements, for example, referencing  
25 to the Ohio Fire Code, and there are some updates to the  
26 outdoor storage requirements that businesses will have to  
27 follow should they propose that.

28 Two other changes that are unrelated to those  
29 already mentioned include a modification to the definition of  
30 Indoor Recreation and also some new proposed regulations for

1 the charity or otherwise known as donation boxes that might  
2 pop up in our commercial districts.

3 In your packet, you will see that we also had a  
4 letter from the Lake County Planning Commission, dated  
5 March 30, 2023. They reviewed this at their meeting. They  
6 did recommend approval of the proposed amendments with some  
7 suggested modifications to those amendments. The Zoning  
8 Commission did consider the Planning Commission's  
9 recommendations at that their public hearing that was held on  
10 April 4th and they did incorporate some of the changes that  
11 the Planning Commission was recommending, and those are  
12 incorporated into the amendments that are in front of you this  
13 evening.

14 I will just note the two items from the County  
15 Planning Commission's letter that they did consider including  
16 in these amendments that are in front of you tonight relates  
17 to bullet point number 3, which was, Do not add outdoor  
18 display as a conditionally permitted use in the RD-2 District.  
19 So that is something that we did take out. And then also the  
20 bullet point number 4, change 13.32, letter B, Outdoor Display  
21 into Section 13.33 and then renumber all the current sections  
22 that follow after that.

23 So that is the high level of review of what's in  
24 front of you tonight, and I am happy to answer any questions  
25 if you have anything at this point.

26 CHAIRMAN McINTOSH: Any questions?

27 MR. DONDORFER: I think I am good.

28 CHAIRMAN McINTOSH: Okay.

29 MR. DONDORFER: Thank you.

30 CHAIRMAN McINTOSH: I do not see any. Is there any

1 discussion or do you want to just wait until we are on the --

2 MR. DONDORFER: Yeah.

3 CHAIRMAN McINTOSH: Okay. As there is no public to  
4 our public hearing, we will close the public hearing and move  
5 to this in our regular business. So we've got five minutes.

6 MR. ROSE: Yes, sir.

7 CHAIRMAN McINTOSH: Eight minutes of down time.

8 (Whereupon, the public hearing was concluded at  
9 7:23 p.m.)

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