

CONCORD TOWNSHIP BOARD OF TRUSTEES

DATE: May 3, 2023

7:15 PM PUBLIC HEARING

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 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.

7:30 PM REGULAR MEETING

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES:

April 19, 2023 Regular Trustees Meeting

V. ELECTED OFFICIAL'S REPORTS:

A. FISCAL OFFICER – James Teknipp

B. TRUSTEES

Mrs. Lucci –

Mr. Dondorfer –

Mr. McIntosh –

VI. DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

B. FIRE DEPT. – Chief Sabo

C. SERVICE DEPT. – Tim Brown, Service Director

D. ZONING DEPT. – Heather Freeman, Zoning Director

E. REC. DEPT. – Sean Supler, Recreation Director

F. CONCORD LAW – Sheriff's Office

VII. AUDIENCE:

VIII. OLD BUSINESS:

None

IX. NEW BUSINESS:

- A. VOTE – APRIL FINANCIAL REPORT
- B. VOTE – PO TO CEC INC. IN THE AMOUNT OF \$30,700.00 FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE CONCORD TOWNSHIP SERVICE STORAGE BUILDING
- C. VOTE – 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).
- D. VOTE – 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.

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.

E. 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