

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

May 2, 2023
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Rich Peterson, Chairman
Andy Lingenfelter, Vice Chairman
Hiram Reppert, Member
Frank Schindler, Member
Rich Iafelice, Member

Also Present:

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

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

1 7:00 p.m.

2 CHAIRMAN PETERSON: Good evening. I would like to
3 call to order the Concord Township Zoning Commission meeting
4 for May 2, 2023.

5 Heather, could you call the roll, please.

6 MS. FREEMAN: Sure.

7 Mr. Iafelice?

8 MR. IAFELICE: Here.

9 MS. FREEMAN: Mr. Lingenfelter?

10 MR. LINGENFELTER: Here.

11 MS. FREEMAN: Mr. Reppert?

12 MR. REPERT: Here.

13 MS. FREEMAN: Mr. Schindler?

14 MR. SCHINDLER: Here.

15 MS. FREEMAN: And Mr. Peterson?

16 CHAIRMAN PETERSON: Here.

17 Okay. We have one major item on the agenda tonight,
18 which is a site plan review, but before we get there, we have
19 a couple of agenda items that we have to clean up here. First
20 of all, the approval of the April 4th minute meeting -- or
21 meeting minutes, rather, from that meeting last month. Any
22 comments on the minutes as written?

23 MR. SCHINDLER: No, Mr. Chair.

24 CHAIRMAN PETERSON: Anybody? Hiram?

25 MR. REPERT: No comments.

26 CHAIRMAN PETERSON: Wow, everyone is good on that.
27 Do I have a motion to approve?

28 MR. IAFELICE: I make a motion to approve the
29 minutes of April the 4th meeting.

30 CHAIRMAN PETERSON: Second?

1 MR. SCHINDLER: Second.

2 MR. REPPERT: I'll second.

3 MR. SCHINDLER: Go ahead.

4 CHAIRMAN PETERSON: Okay, a motion and a second.

5 All in favor say aye. And I am going to abstain because I
6 wasn't here last month.

7 (Four aye votes, no nay votes, one abstention.)

8 CHAIRMAN PETERSON: Any correspondence? And I will
9 start with you, Frank, anything?

10 MR. SCHINDLER: None, Mr. Chairman.

11 CHAIRMAN PETERSON: Okay. Hiram?

12 MR. REPPERT: None, Mr. Chairman.

13 CHAIRMAN PETERSON: Okay. Andy?

14 MR. LINGENFELTER: As a matter of fact, I did. I
15 had two correspondences, not one, two. I heard from a John
16 Stamberger. He sent me an email a couple weeks ago. He had
17 heard that the part of Quail Hollow golf course was going up
18 for sale and that the component that was going to be sold was
19 going to be turned into a housing development. So I said,
20 "Really?"

21 MR. REPPERT: That's news to us.

22 MR. LINGENFELTER: I said, "That's interesting." I
23 said, "I haven't seen anything come in front of the board for
24 a request for a rezone," I said, "because it's a part of the
25 PUD and, if there was anything going on," I said, "we would
26 know about it."

27 MR. SCHINDLER: Right.

28 MR. LINGENFELTER: And he said, "Well, I heard that
29 they were going to sell. It was a new company that was taking
30 over Quail Hollow and they were going to take one of the golf

1 courses and turn it into a housing development."

2 I said, "I don't, I don't think that's going to
3 happen." But I said, you know, "If you want to confirm that,
4 you might want to call Heather Freeman at Town Hall to check
5 on that."

6 And I think he did and he got back to me and said,
7 "Yeah," he goes, "that's not true."

8 And I said, "Well, that's good to know." So he was
9 concerned about a development going in.

10 And then I received an email from a Brent Havanchak
11 or Havanchak. Brent has, he's evidently buying a business or
12 buying a building here in Concord bringing a business in and
13 he had some questions about what he had to do as far as making
14 changes to the building and things of that nature. And I,
15 again, dutifully pointed him towards Heather and said, "Call
16 Heather. If there is anything you have to do, she will be
17 able to walk you through the process and help you out." And
18 he was very appreciative and thanked me for steering him in
19 the right direction.

20 So that was my correspondence.

21 CHAIRMAN PETERSON: Very good. Thank you, Andy.

22 MR. LINGENFELTER: Yeah.

23 CHAIRMAN PETERSON: Rich, anything?

24 MR. IAFELICE: Nothing from me, Mr. Chairman.

25 CHAIRMAN PETERSON: Very good. And I had nothing
26 myself.

27 That takes us to public participation and I don't
28 think you're here for that portion of it. So we have no
29 public present and I assume nobody on the phone, so we will go
30 past that and get to our main item tonight, which is New

1 Business, and I am going to read this. It's a Site Plan
2 Review Application Number 56, submitted by HSB Architects &
3 Engineers, for a new building that will house their public
4 safety training facilities and classrooms and the Board of
5 Education Central Office for the Auburn Career Center, located
6 at 10985 Girdled Road, also known as current parcel number
7 08-A-021-0-00-007-0.

8 And with that in mind, we on the board have in front
9 of us a number of documents that we'll use in our discussion
10 tonight: Number one, we have the actual site plan application
11 which was submitted; we have a letter from the Auburn Career
12 Center kind of defining the project in general; we have a
13 letter from the Lake County Department of Utilities basically
14 saying that sewer service would be available; and we have a
15 letter from the Painesville Water Department that said water
16 is available providing 4,000 gallons a day or not exceeded.
17 So I guess I will let you guys address that.

18 And then, finally, well, two other items we do have:
19 We have a packet in front of us which has all the associated
20 drawings and profiles and so forth that we can refer to during
21 our discussion; and then, finally, we have a document from our
22 own Zoning Department with recommendations. And in this
23 document, there are comments that come from a number of
24 sources: The Lake County Stormwater Management has comments
25 in here; the Lake County Engineer Department has comments in
26 here; the Concord Township Fire Department has comments; and,
27 of course, our Zoning staff has comments. And I think it's
28 kind of neatly summarized in the section of Staff
29 Recommendation where it does recommend a conditional approval
30 but there are a number of items, ten of which, that have to be

1 discussed and agreed to before such approval can be granted.

2 Do you have that document from the staff?

3 MR. FEY: Yes.

4 CHAIRMAN PETERSON: Okay, so you do.

5 So with that in mind, any, first of all, any
6 discussion of the board before we call one of these gentlemen
7 forward?

8 Okay. So we'd like to hear, so who would like to be
9 the spokesman for the group here to step forward? Could you
10 state your name and address for the record, please.

11 MR. FEY: Yes.

12 CHAIRMAN PETERSON: Tell us what you're doing.

13 MR. FEY: Hello, everyone. I'm Gabriel Fey, with
14 HSB Architects. I am an architect in principal there.
15 Address is 1250 Old River Road, Suite 201, in Cleveland, Ohio
16 44113. I, along with Andre at my office, are the primary
17 project leads on the architectural side. Also here with me I
18 have Doug, our civil engineer, which will probably come into
19 play with some of the more specific details about utilities.
20 And then also here is the owner's representative and
21 construction manager, I have Dale here as well.

22 CHAIRMAN PETERSON: Okay.

23 MR. FEY: We did note, if needed, we can also call
24 Jeff, with the Auburn Career Center, as needed but I think we
25 should be able to field everything we have here.

26 CHAIRMAN PETERSON: Okay.

27 MR. FEY: As you mentioned, there has been a lot of
28 extensive documentation. I'll maybe give just a brief five-
29 minute synopsis just to kind of level-set everybody with where
30 we're at currently, and then we can maybe delve into the

1 specifics of the project and then also some of the, you know,
2 notable items or conditions that we want to discuss.

3 So to kind of bring it back to the origins of the
4 project, I think everyone here is familiar with Auburn Career
5 Center. Post-pandemic, they've had a large uptick in
6 enrollment, which is a good thing. It's a good problem to
7 have. And as a result, part of, a portion of their uptick has
8 been focused on their public safety training curriculum,
9 essentially. So their goal was to give a dedicated building
10 space to add additional classrooms that are primarily
11 dedicated for those curriculum items, dedicating classrooms to
12 that and associated apparatus bay for fire truck learning and
13 usage. And then, also, there is a business area that's
14 associated for administrative that's associated with Auburn
15 Career Center specifically for the new building and also some
16 supplemental to the existing facilities that they have.

17 So what that netted in was a new building on their
18 existing 26, 26 acre parcel, a new building of around 15,000
19 square feet. Primary use is education but, again, the
20 adjacent uses of storage, S1, and B, business for the
21 administrative area.

22 Based on the local zoning codes, we have in the
23 packet that was submitted a breakdown of the parking analysis
24 for the zoning requirements that you will see. We had a lot
25 of good back and forth with Heather making sure that we were
26 in alignment. Based off our interpretation and our use group
27 and occupancy, we have a total of 59 spaces required. And as
28 you can see in the civil plan, we are proposing 59 parking
29 spaces, as you can see on the site, so we believe yourself to
30 be compliant there.

1 Also in the package is pretty extensive civil and
2 utility and site documentation that maybe we will dovetail to
3 here shortly, but from an architectural standpoint, we also
4 have some pretty detailed breakdown of the proposed signage
5 locations so we can help establish and make sure we're all
6 aligned with the primary criteria that we want to follow for
7 proposed signage on the new building. And, again, that was,
8 there was some back and forth confirming that we were in
9 compliance there with our primary facade and allowable square
10 footage, so we have a detailed document there that shows
11 spacing, signage and allowable square footage. I believe, in
12 the site report, there was a comment potentially about how
13 that would be lit or not lit, which I think we are on the same
14 page with there. So we would be looking to get approval or
15 conditional approval, to some extent, on that signage as a
16 part of the building as well.

17 The other supplemental piece that hasn't been
18 submitted prior but you've seen the renderings, I've also
19 brought some physical samples with us here showing of the
20 masonry and the proposed metal panel that will be going on the
21 building, again, with that rendering so you can kind of get a
22 good glimpse of what's being proposed here.

23 MR. LINGENFELTER: What happened to our easel?

24 MS. FREEMAN: We have it still. I didn't know we
25 were going to need it right now. Did you want me to get it?

26 MR. LINGENFELTER: Because I can't see it.

27 MR. FEY: Oh, I can hold it up here for time being.
28 So, with that, I guess I will pause and see if
29 anybody has any initial questions or, you know, what's being
30 proposed, any potential issues that we want to start with or

1 if there are any specific areas that we want to delve into
2 first.

3 MR. REPPERT: I have a few comments on the drawings
4 but that's, is that now or later?

5 CHAIRMAN PETERSON: Later. Oh, you could ask it,
6 unless it's engineering related.

7 MR. REPPERT: Yeah, it is.

8 CHAIRMAN PETERSON: That would Doug, right?

9 MR. FEY: Yeah, yeah, I mean, Doug, do you want to
10 come up maybe and just give a brief overview from a civil
11 perspective? I know there has been pretty extensive
12 conversations with a lot of the entities that you mentioned
13 already, a lot of which have already been addressed. So maybe
14 if you want to just give a brief overview of that.

15 MR. COURTNEY: Sure.

16 MR. FEY: I will be our live easel for the moment.

17 CHAIRMAN PETERSON: Okay, great, the easel.

18 MR. REPPERT: Your name is now Easel.

19 MR. FEY: Yeah.

20 MR. COURTNEY: Good evening, gentlemen. I am Doug
21 Courtney, C.W. Courtney Company, 700 Beta Drive, Suite 200, in
22 Mayfield Village, Ohio. We are the civil designers for the
23 project.

24 Just a quick overview on the civil side of things,
25 we're designing two parking fields to support the building.
26 The larger parking field is about 47 spaces, the smaller one,
27 12, for administrative staff.

28 Stormwater management is being handled on the west
29 side of the building in an open wet detention pond.

30 Sanitary service is being handled through what will

1 likely be a lift station to discharge the sewage where the
2 Horticulture Center discharges now, so it gets pushed across
3 the land bridge and back up to the main campus and out to
4 Auburn Road.

5 And we are diligently working on the comments from
6 Lake County Stormwater because they had quite a few. I think
7 it's going to be, the parking area is going to be curbed.

8 That, more or less, covers the basics of the civil
9 design.

10 CHAIRMAN PETERSON: Okay. Hiram, you had specific
11 questions?

12 MR. REPERT: Yeah. I am on, what page am I on?
13 Gees, I don't even know. Grading, I am on sheet 7 of 12 on
14 the grading and drainage plan. I see here that on the parking
15 lot there is a 12 inch pipe going to a 6 by 3 by 18 channel
16 protection on the left-hand side of that drawing. And then
17 coming from the truck bay, there is a 6 inch pipe going to a
18 much larger channel protection. It doesn't seem logical to
19 me.

20 MR. COURTNEY: Okay.

21 MR. REPERT: A 6 inch pipe going to a 12 by 3 by 18
22 and a 12 inch pipe going to a 6 by 3 by 18. It seems like
23 it's flip-flopped, but just take that as a comment.

24 MR. COURTNEY: I will.

25 MR. REPERT: The other comment I have, don't we
26 have to have an oil separator in that truck bay?

27 MR. COURTNEY: The oil separator is just outside the
28 truck bay on the sanitary line.

29 MR. FEY: In that administrative lot.

30 MR. COURTNEY: In the administrative lot.

1 MR. FEY: To the right of the building. It will be
2 hard piped below.

3 MR. REPERT: Is that coming from the truck bay?

4 MR. FEY: Yes, that's the intent.

5 MR. REPERT: Is that shown on that page?

6 MR. COURTNEY: That is shown on sheet 7, yes.

7 MR. FEY: Yeah, it doesn't show the path dashed to
8 the actual apparatus bay, which I guess we can clarify that.

9 MR. REPERT: Okay. But we do have an oil separator
10 coming from the truck bay.

11 MR. COURTNEY: Correct.

12 MR. FEY: Correct.

13 MR. REPERT: Okay. And then page A1- -- or A1.0,
14 just two simple comments, well, two or three. Number one,
15 there is no north arrow shown, but that's something we can
16 figure out.

17 MR. COURTNEY: Yep.

18 MR. REPERT: And then on E4, on building column
19 lines E4, there is an office labeled "thing." What's "thing"?

20 MR. GRIFFIS: It's my twisted sense of humor, sir.

21 MR. REPERT: Okay, okay.

22 MR. GRIFFIS: I'm the owner's, I'm the owner's rep,
23 Dale Griffis, from Cold Harbor Building Company out of
24 Chardon, and I've been working with these folks for about ten
25 years now. So just like you guys, I have a repartee. As
26 friends, you tend to get a repartee. So when I was originally
27 drawing the building up, I put the head guy, Brian's, office,
28 I put "Chief Poobah," from *Flinstones*, and then his number 1
29 and number 2 behind him, I put "Thing 1" and "Thing 2."

30 MR. REPERT: Okay, okay.

1 CHAIRMAN PETERSON: So just my sense of humor,
2 that's all. There will actually be no "thing" in there.

3 MR. REPPERT: There won't be any "thing" in there,
4 right.

5 And then catty-corner to that, it has a 24 -- 42 by
6 96 table but it's backwards. Do you see that?

7 MR. FEY: Yeah, yeah, the conference table got
8 mirrored.

9 MR. REPPERT: Oh, it did? Okay.

10 MR. FEY: Yeah, it got mirrored, so the CAD flopped
11 it.

12 MR. REPPERT: I just thought that was kind of cute
13 but I like the "thing." I like the "thing."

14 Those are the only comments I have. I went through
15 the --

16 CHAIRMAN PETERSON: Okay. Any other comments on the
17 board here?

18 MR. LINGENFELTER: Just in case you guys think that
19 nobody pays attention to the drawings when you hand them in.

20 MR. COURTNEY: Good to know.

21 MR. LINGENFELTER: These guys are sharp.

22 MR. FEY: Nothing gets by.

23 MR. IAFELICE: Yeah, Mr. Chairman. I forgot.

24 MR. FEY: Gabriel.

25 MR. IAFELICE: Gabriel, so big picture, were they
26 not here? You were doing a fire safety training on Auburn
27 Road, that facility Auburn was doing on the east side.

28 MR. REPPERT: Wasn't it a trailer?

29 MR. IAFELICE: No. They were taking homes out on
30 the east side of -- You guys look at me like, I don't

1 remember.

2 MS. FREEMAN: Yeah.

3 MR. IAFELICE: Right?

4 MS. FREEMAN: Yeah, on the east side of Auburn Road
5 by the TLC building.

6 MR. IAFELICE: Yeah. There was a --

7 MS. FREEMAN: They were going to rehab that house.

8 CHAIRMAN PETERSON: That project was canceled,
9 wasn't it?

10 MR. IAFELICE: So was that canceled?

11 MR. REPPERT: They scrapped that.

12 MR. COURTNEY: That was, that facility was actually
13 added on the north end of this property, if you recall.

14 CHAIRMAN PETERSON: Right, right.

15 MR. IAFELICE: Oh, okay.

16 CHAIRMAN PETERSON: We approved it last year.

17 MR. COURTNEY: We were in here late last year, I
18 think.

19 MR. IAFELICE: We approved that, okay, so nothing is
20 going over on the east side then.

21 MR. REPPERT: Nothing is on the east side, right.

22 MR. GRIFFIS: No, that site remains the same. It's
23 cleaned up.

24 MR. IAFELICE: Yeah.

25 MR. GRIFFIS: They do do -- They don't bring
26 vehicles over there but they do practice, like carrying the
27 hoses around to the house and stuff like that. If you drive
28 by, you will see the gutters are protected in some locations
29 with some yellow steel. That's so when they slam the ladders
30 up against them they don't hurt the gutters. They keep those

1 in place. They do do some foot drills over there.

2 But in the meantime from when that was looked at to
3 what we're putting in now where Doug is talking about, they
4 got some more money from a grant and that allowed them to buy
5 that C trailer or training facility they got the variance for
6 and so that's where it's at now.

7 MR. IAFELICE: Okay, thank you for that. I mean,
8 this is an impressive training center out here.

9 So just conceptually, Doug, this is a wet pond?

10 MR. COURTNEY: Yes.

11 MR. IAFELICE: Is it going to be used for, are they
12 drawing water? This fire training, are they using it at all?

13 MR. COURTNEY: No.

14 MR. IAFELICE: No, oh, okay. But it's designed to
15 have like --

16 MR. COURTNEY: It will be, it's designed to have a
17 few feet of water.

18 MR. IAFELICE: Yeah, yeah. So you couldn't, you
19 couldn't go to the existing or you couldn't enlarge the
20 drainage?

21 MR. COURTNEY: Two separate drainage basins.

22 MR. IAFELICE: Yeah, I figured, looking at it.

23 MR. COURTNEY: The existing pond discharges to the
24 north.

25 MR. IAFELICE: To the north. This one goes --

26 MR. COURTNEY: This area discharges to the west.

27 MR. IAFELICE: To the west, yeah, I saw that. But
28 then the street drainage is coming around to the existing
29 pond.

30 MR. COURTNEY: It is.

1 MR. IAFELICE: Yeah.

2 MR. COURTNEY: So that street drainage right now
3 gets captured in the roadside ditch and runs along the south
4 side of the existing parking lot into the existing pond.

5 MR. IAFELICE: Oh, okay.

6 MR. COURTNEY: So we obeyed that drainage pattern.

7 MR. IAFELICE: Okay, okay.

8 MR. COURTNEY: And then everything that we're taking
9 from pervious area to impervious area, we are managing
10 stormwater in the new pond.

11 MR. IAFELICE: Got it, got it.

12 MR. GRIFFIS: And the school does use the old pond
13 for irrigation.

14 MR. IAFELICE: For irrigation?

15 MR. GRIFFIS: Yeah. So it's like it's a static
16 level pond and they draw down from it for irrigation.

17 MR. IAFELICE: Irrigation. But this will be
18 strictly --

19 MR. COURTNEY: Stormwater management.

20 MR. IAFELICE: -- stormwater management but it will
21 be, it will have, I think, a couple feet of water.

22 MR. COURTNEY: It will have, yeah, I think we're
23 making some changes to the plans, so we made the pool depth a
24 little deeper with the revisions.

25 MR. IAFELICE: A little deeper, okay. And so, and
26 the embankment, well, gees, you are remote, so I don't think
27 there is any public safety concerns here, back here. You are
28 a public safety training center, after all. It is what it is.
29 So if anybody would know, you would put a fence around.

30 Anyhow, that's all I had, Mr. Chairman.

1 CHAIRMAN PETERSON: Thanks, Rich.

2 Anything else on the board here?

3 MR. SCHINDLER: Two questions. First of all, I
4 assume all of the comments from the departments are going to
5 be addressed and taken care of?

6 MR. COURTNEY: Yes, we're taking care of those as we
7 go.

8 CHAIRMAN PETERSON: We will go through the, the main
9 comments here.

10 MR. SCHINDLER: Curiosity, is this training center
11 going to be open for access from other communities that would
12 come here to use it or just strictly our local area here?

13 MR. FEY: So the primary use of the building as a
14 whole is similar to their, it's essentially the same as their
15 current operations where it's operating as a classroom use for
16 Auburn Career Center. And that apparatus bay that has the
17 three garage doors and has room for, technically, three fire
18 trucks, the main intent is to have two trucks in there and
19 then an empty bay space to walk the individuals around and
20 kind of teach them about the truck, they're learning about the
21 truck, and that's kind of an active classroom use,
22 essentially, in person. So that is the dedicated use for it.
23 Now, there may be a grand opening event or very periodic uses
24 but that's, 99.9 percent of the time, the intended use.

25 MR. GRIFFIS: The surrounding, one of the draws and
26 one of the reasons the surrounding fire chiefs are happy about
27 it is that the other part that we talked about that has the C
28 trailer training area and the burn building where they have
29 active fires and stairwells to go up and stuff like that,
30 that's where some other fire departments might come and train

1 on that.

2 There is an asphalt area out there that has a
3 certain course and you have to, you have to certify and get
4 through that course in a certain time to be a fireman, so
5 there is different tasks that go out there. So that's the
6 part that the surrounding fire departments would come and
7 utilize, not necessarily this school building, albeit there
8 might be some adult classes in here, just as with any career
9 center. But the surrounding fire departments' training area is
10 that other area that we drew and submitted and got approved
11 last year.

12 MR. SCHINDLER: Okay.

13 MR. FEY: And to clarify, there will be no doubling
14 up on that use. So that current to the north is space where
15 they're actually doing that fire training, using the fire
16 hoses and the water. And this is, to speak to some of the
17 comments that we will get in here, they are not doubling up.
18 That's not repeating itself on this site. This site is not
19 actively using, you know, practicing, testing fire hoses and
20 things of that nature. The primary use of this building is
21 the classroom and the learning and the apparatus bay that's
22 occurring around the trucks. There is a couple hose bins that
23 we're proposing but just for normal truck washing and things
24 of that nature but there is no doubling up of that intended
25 use. So that existing use on the north side is going to
26 remain exactly as is and this is completely independent.

27 CHAIRMAN PETERSON: So your use would never approach
28 4,000 gallons a day?

29 MR. COURTNEY: That's correct.

30 MR. FEY: Correct.

1 CHAIRMAN PETERSON: Yeah.

2 MR. GRIFFIS: That's if you left every faucet, every
3 toilet and everything running all day long. The biggest use
4 of water --

5 MR. COURTNEY: All at the same time.

6 MR. GRIFFIS: The biggest use of water using
7 equipment is going to be a hose cleaner, which is basically a
8 power washer.

9 CHAIRMAN PETERSON: Okay, all right. Thank you.

10 MR. SCHINDLER: Thank you.

11 MR. GRIFFIS: Yep.

12 CHAIRMAN PETERSON: Anybody else? Andy, anything?
13 Okay. Is there anything else, before we go through
14 these lists of items that have to be corrected, that you want
15 to present to us? You can probably take a break on your arm
16 there.

17 MR. FEY: Yeah, no, I think that pretty much covers
18 everything in detail.

19 CHAIRMAN PETERSON: Okay, okay. Well, I think,
20 because there is only ten items here, that it kind of boils
21 down. Heather incorporated comments from the other agencies
22 and so I think we're mainly concerned with the ten that she is
23 recommending to us that are required for us to approve a
24 project. And Number 1 is, "Update your plans to provide one
25 zoning data block only. Update zoning data block on the title
26 sheets as follows," and it goes into a, b, c, d. Do you see
27 that on there, Item Number 1?

28 MR. COURTNEY: Yes, sir.

29 MR. FEY: Yes.

30 CHAIRMAN PETERSON: Is that a, is that a concern or

1 any kind of a problem for you?

2 MR. FEY: No.

3 CHAIRMAN PETERSON: Okay. So that will be done?

4 MR. FEY: Correct, yep.

5 CHAIRMAN PETERSON: Okay. Item 2 then says, "Revise
6 the proposed south parking lot to meet the minimum 10 percent
7 interior parking lot landscaping requirement for the south
8 parking lot is met. Landscape islands shall be provided at
9 the end of the two parking aisles, and contain a shade tree.
10 Provide exhibit with area calculations used for parking area
11 and area for interior parking lot landscaping."

12 MR. COURTNEY: No problems.

13 CHAIRMAN PETERSON: No problem, okay.

14 Item 3, Clarify on your plans that the proposed
15 parking lots shall be improved with asphalt or concrete, not
16 gravel.

17 MR. COURTNEY: We will clarify.

18 CHAIRMAN PETERSON: Which is it going to be; do you
19 know?

20 MR. COURTNEY: Asphalt.

21 CHAIRMAN PETERSON: Asphalt?

22 MR. COURTNEY: Asphalt?

23 MR. GRIFFIS: Yes.

24 CHAIRMAN PETERSON: Okay, so it's going to be
25 asphalt.

26 Number 4, Revise your landscaping plan to:

27 (a) provide a legend indicating specific types and
28 quantities of trees, shrubs and grasses proposed on the site.
29 Label on the plan the specific materials being used.

30 And then (b), Use only Norway Spruces to screen the

1 south side of the larger parking lot.

2 (c) Add Norway Spruces to screen the west side of
3 the larger parking lot. Spacing shall be similarly as
4 proposed on the south side.

5 So you're good with that?

6 MR. COURTNEY: Yeah. I've already spoken to the
7 landscape architect. He has reviewed the comments. He had no
8 issues.

9 CHAIRMAN PETERSON: Okay, very good.

10 Then Item 5, "Revise the two proposed cabinet wall
11 signs from illuminated cabinets to non-illuminated white
12 channel letters only to match the existing signage on the
13 remainder of the Auburn campus."

14 MR. FEY: No issues there. We --

15 CHAIRMAN PETERSON: You're gonna do that, okay.

16 Six is to "Revise the proposed signage over the
17 doorways to be non-illuminated and use the same
18 non-illuminated white channel letters," which is very similar
19 to 5.

20 MR. FEY: Yep.

21 CHAIRMAN PETERSON: Okay.

22 Seven, "Provide a timetable and schedule for the
23 development of the site." You will have that or you do have
24 it?

25 MR. FEY: I don't know. We probably have a high
26 level today that we can provide or --

27 MR. GRIFFIS: Yeah, I would prefer if you put a boot
28 in them, too, if you could.

29 MR. COURTNEY: It will be provided.

30 CHAIRMAN PETERSON: Okay, very good.

1 MR. GRIFFIS: Our general plan is to bid it June and
2 have about a 12-month construction period, sir.

3 CHAIRMAN PETERSON: Okay, very good.

4 Number 8 is to revise your utility plan to show
5 existing and proposed electric and gas lines.

6 MR. COURTNEY: We will revise.

7 CHAIRMAN PETERSON: Okay, you will revise, okay.

8 Number 9, Revise your final plans addressing the
9 above-mentioned comments from Stormwater Management
10 Department, which you have. That will be done?

11 MR. COURTNEY: That would be done.

12 CHAIRMAN PETERSON: Okay. And then, finally, Revise
13 your final plans addressing the above-mentioned comments from
14 the Lake County Engineer, which are in the same report.

15 MR. COURTNEY: That will be done as well.

16 CHAIRMAN PETERSON: That will be addressed, okay.
17 So it doesn't appear there is anything there that can't or
18 won't be done. So with that in mind, any other comments here
19 on the Commission as far as anything else contained in here?
20 Nobody has anything?

21 MR. IAFELICE: Mr. Chairman, only to ask Heather in
22 terms of architectural, is there any element here that's
23 been -- I see nothing regarding architectural. No issues?

24 MS. FREEMAN: Being that this is in the R-1
25 District, it does not have a separate design review --

26 MR. IAFELICE: Doesn't have it, okay.

27 MS. FREEMAN: -- like most of the other commercials
28 have review.

29 MR. IAFELICE: Okay, thank you.

30 CHAIRMAN PETERSON: Any questions on the board for

1 these gentlemen?

2 MR. SCHINDLER: None for me, Mr. Chairman.

3 CHAIRMAN PETERSON: Okay. Thank you, guys.

4 MR. COURTNEY: Thank you.

5 MR. FEY: Thank you.

6 CHAIRMAN PETERSON: I will entertain a motion to
7 conditionally approve the project.

8 MR. REPERT: Mr. Chairman, I make a motion that we
9 conditionally approve the site plan for Auburn Career Center
10 Application Number 056 with the staff recommended comments.

11 CHAIRMAN PETERSON: Very good. I have a motion. Do
12 I have a second?

13 MR. IAFELICE: I will second that motion,
14 Mr. Chairman.

15 CHAIRMAN PETERSON: Thank you, Rich. We have a
16 motion. We have a second. Heather, could you call the roll,
17 please?

18 MS. FREEMAN: Mr. Reppert?

19 MR. REPERT: Yes.

20 MS. FREEMAN: Mr. Lingenfelter?

21 MR. LINGENFELTER: Yes.

22 MS. FREEMAN: Mr. Schindler?

23 MR. SCHINDLER: Yes.

24 MS. FREEMAN: Mr. Iafelice?

25 MR. IAFELICE: Yes.

26 MS. FREEMAN: Mr. Peterson?

27 CHAIRMAN PETERSON: Yes.

28 So with five yeses, your project is conditionally
29 approved. Thank you.

30 MR. FEY: Thank you very much. And a special thank

1 you to Heather for all of your efforts and coordination.
2 She's been very helpful.

3 MR. GRIFFIS: Yes, she is very helpful to everybody.
4 I know you guys know that but I will still say it anyway. And
5 thank you on behalf of Auburn Career Center. Like I said,
6 enrollment has gone way up and they're doing their best to see
7 what they can do to make sure that anybody that wants a viable
8 career path through that school is able to get it.

9 CHAIRMAN PETERSON: You guys do a great job over
10 there.

11 MR. SCHINDLER: Yeah.

12 MR. REPPERT: Yes.

13 MR. IAFELICE: Tell them to take on engineering and
14 surveying.

15 MR. GRIFFIS: Okay.

16 MR. IAFELICE: Doug and I can find more employees.

17 MR. GRIFFIS: Well, we are going to, I am going to
18 see how the timing works out but, hopefully, we're going to
19 actually have the horticulture classes do the majority of the
20 landscaping on the project.

21 CHAIRMAN PETERSON: That would be good.

22 MR. REPPERT: Oh, that would be great.

23 CHAIRMAN PETERSON: Yeah, great. All right. Well,
24 thank you.

25 As far as Old Business, we did have a work session
26 for the PUD and Residential Conservation but that's still
27 tabled. So are there any other items that anyone would like
28 to bring up tonight?

29 MR. SCHINDLER: No, Mr. Chairman.

30 CHAIRMAN PETERSON: Hearing nothing, the meeting is

1 therefore adjourned. Thank you. The next meeting will be
2 June 6, 2023. It might be warm.

3 (Whereupon, the meeting was adjourned at 7:29 p.m.)
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1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA) CERTIFICATE

3 I, Melinda A. Melton, Registered Professional
4 Reporter, a notary public within and for the State of Ohio,
5 duly commissioned and qualified, do hereby certify that, to
6 the best of my ability, the foregoing proceeding was
7 reduced by me to stenotype shorthand, subsequently
8 transcribed into typewritten manuscript; and that the
9 foregoing is a true and accurate transcript of said
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took
12 place at the time and place as specified in the foregoing
13 caption and was completed without adjournment.

14 I do further certify that I am not a friend,
15 relative, or counsel for any party or otherwise interested
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand
18 and affixed my seal of office this 12th day of May 2023.

19 Melinda A. Melton
20 Melinda A. Melton
21 Registered Professional Reporter

22 Notary Public within and for the
23 State of Ohio

24 My Commission Expires:
25 February 4, 2028

