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2 CONCORD TOWNSHIP ZONING COMMISSION
3 LAKE COUNTY, OHIO
4 REGULAR MEETING
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8 Concord Town Hall
9 7229 Ravenna Road
10 Concord, Ohio 44077
11
12 August 1, 2023
13 7:00 p.m.
14
15 TRANSCRIPT OF PROCEEDINGS
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18 Zoning Commission members present:
19 Rich Peterson, Chairman
20 Hiram Reppert, Member
21 Frank Schindler, Member
22 Rich Iafelice, Member
23 Andrew Lingenfelter
24
25 Also Present:
26 Heather Freeman, Planning & Zoning Director/Zoning
27 Inspector
28 Keith Petersen, Esq., Legal Counsel
29

1 So the hearing is open, but I see no public.
2 So do we have any -- nothing on the phone or
3 anything like that?
4 MS. FREEMAN: There's no one on the phone, and
5 no one in the room.
6 CHAIRMAN PETERSON: Okay. Well, I guess we
7 can close that portion of it. So we'll close that.
8 We'll go on to our regular agenda item, and
9 we're going to talk about these items tonight
10 anyway.
11 So first of all, I'd entertain a motion to
12 approve the minutes for our last meeting, which was
13 July 11th.
14 Do I have a motion to do that?
15 MR. REPERT: I have some corrections to be
16 made, Mr. Chairman.
17 CHAIRMAN PETERSON: Okay. All right. Do you
18 want to read those off?
19 MR. REPERT: Yes.
20 If you look at Page 17 --
21 CHAIRMAN PETERSON: Page 17.
22 MR. REPERT: -- Line 5 and 6, it's
23 Mr. Iafelice talking, and it says, I'm having --
24 Line 5 and 6, I'm having a difficult time grasping
25 square scare footage.

1 CHAIRMAN PETERSON: Good evening. I'm calling
2 to order the Concord Township Zoning Commission
3 meeting for Tuesday, August 1st, 2023. It's hard
4 to believe it's August already.
5 Heather, could you call the roll, please.
6 MS. FREEMAN: Yes.
7 Mr. Lingenfelter.
8 MR. LINGENFELTER: Here.
9 MS. FREEMAN: Mr. Reppert.
10 MR. REPERT: Here.
11 MS. FREEMAN: Mr. Schindler.
12 MR. SCHINDLER: Here.
13 MS. FREEMAN: Mr. Iafelice.
14 MR. IAFELICE: Here.
15 MS. FREEMAN: And Mr. Peterson.
16 CHAIRMAN PETERSON: Here.
17 The first item on tonight's agenda before we
18 really get into our normal routine is a Public
19 Hearing for zoning text amendments, this is
20 initiated by the Zoning Commission, and that would
21 be an amendment to Section 31, Construction and
22 Maintenance Standards for Permanent Pool,
23 Above-ground or In-ground pool. We're going to
24 talk about those tonight. But I'm going to open
25 the Public Hearing.

1 CHAIRMAN PETERSON: That's probably square
2 footage, and just an extra word, you think?
3 MR. REPERT: Yeah, probably square should be
4 eliminated, I think.
5 MR. IAFELICE: Scare.
6 CHAIRMAN PETERSON: Scare.
7 MR. REPERT: You think so, too?
8 MR. SCHINDLER: Scare.
9 MR. REPERT: Scare? Yeah, eliminate --
10 CHAIRMAN PETERSON: Eliminate scare.
11 MR. REPERT: Delete scare.
12 CHAIRMAN PETERSON: Okay.
13 MR. REPERT: So it should say, grasping
14 square footage as a restriction on a garage.
15 CHAIRMAN PETERSON: Uh-huh.
16 MR. REPERT: And then second, on Page 32,
17 Line 20, The Chairman Peterson.
18 CHAIRMAN PETERSON: Okay.
19 MR. REPERT: Can we delete, The?
20 CHAIRMAN PETERSON: We can.
21 MR. REPERT: Because we don't have The any
22 other place before your name.
23 CHAIRMAN PETERSON: Okay. So delete the word,
24 The.
25 MR. REPERT: The.

5
1 And that is all.
2 CHAIRMAN PETERSON: That is all.
3 Does anybody have anything else?
4 MR. IAFELICE: No. To be honest with you, I
5 really rely on Hiram --
6 CHAIRMAN PETERSON: Around here, we do that.
7 MR. IAFELICE: -- to take the time.
8 MR. REPERT: I just take a quick look
9 through.
10 CHAIRMAN PETERSON: Then do I have a motion to
11 approve the amended minutes from last month's
12 meeting?
13 MR. IAFELICE: I'll make that motion,
14 Mr. Chairman.
15 CHAIRMAN PETERSON: Thank you, Rich.
16 Do I have a second?
17 MR. SCHINDLER: I second -- go ahead.
18 CHAIRMAN PETERSON: Second, Hiram?
19 MR. REPERT: Yeah, I'll second.
20 CHAIRMAN PETERSON: Okay. We have a motion,
21 and we have a second.
22 All in favor of approving the minutes, say
23 aye.
24 MR. IAFELICE: Aye.
25 MR. REPERT: Aye.

7
1 amendment, Section 31.04(B), Construction and
2 Maintenance Standards for Permanent Pool,
3 Above-ground or In-ground. And you have in front
4 of you the wording that Heather has provided for
5 us. And that's, as stated, in Section (B), in red
6 print.
7 Is there any discussion of the changes that
8 we've proposed or that Heather has proposed?
9 Rich, anything?
10 MR. IAFELICE: I have nothing, Mr. Chairman.
11 CHAIRMAN PETERSON: Andy, anything?
12 MR. LINGENFELTER: No, I don't have anything.
13 CHAIRMAN PETERSON: Thank you.
14 Hiram?
15 MR. REPERT: Nothing, Mr. Chairman.
16 CHAIRMAN PETERSON: Okay. Frank?
17 MR. SCHINDLER: Nothing from me.
18 CHAIRMAN PETERSON: I had one item, and I
19 discussed it with Heather, and I'll bounce it
20 off the committee here. But when we get into
21 Paragraph 3, and we talk about removing your ladder
22 on an above-ground pool when it's not in use, I
23 once had an above-ground pool, and it was pretty
24 common that, you know, when we went away, it had a
25 swing-up ladder that went up and locked so that

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1 MR. SCHINDLER: Aye.
2 CHAIRMAN PETERSON: Aye.
3 MR. LINGENFELTER: Abstain.
4 CHAIRMAN PETERSON: Okay. Good point.
5 So we have four ayes and one abstention. The
6 minutes from July are approved.
7 Okay, Correspondence. I'll start on my left
8 with Frank. Any correspondence?
9 MR. SCHINDLER: None, Mr. Chairman.
10 CHAIRMAN PETERSON: Hiram?
11 MR. REPERT: None, Mr. Chairman.
12 CHAIRMAN PETERSON: Okay. Thank you.
13 Andy?
14 MR. LINGENFELTER: No, nothing.
15 CHAIRMAN PETERSON: Okay. Thank you.
16 Rich?
17 MR. IAFELICE: All quiet, Mr. Chairman.
18 CHAIRMAN PETERSON: All right.
19 MR. REPERT: All quiet on the Western Front.
20 CHAIRMAN PETERSON: And I had none, myself.
21 So no correspondence this month.
22 Public Participation. Seeing none, we'll skip
23 that section.
24 And we're going to go into New Business. And
25 that is a vote to recommend approval of the text

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1 nobody could get in there. I think most of the
2 above-ground pools have that feature. They may
3 not. And some people may actually remove the
4 ladder.
5 But we talked about possibly adding wordage
6 that would say, either remove the ladder, or swing
7 it up and lock it. Or is that not necessary, based
8 on the wording that we have here? I'm okay with
9 whatever the Board determines.
10 In other words, it says, ladders are removed
11 when the pool is not in use.
12 MR. IAFELICE: Mr. Chairman, that applies to
13 when a fenced enclosure is not required, right?
14 CHAIRMAN PETERSON: Right, right.
15 So you have an above-ground pool, and you have
16 a four foot high side.
17 MR. IAFELICE: And there's no fence.
18 CHAIRMAN PETERSON: And there's no fence,
19 because it's not required.
20 MR. IAFELICE: Yeah.
21 CHAIRMAN PETERSON: So this says you remove
22 the ladder.
23 MR. IAFELICE: Remove the ladder.
24 CHAIRMAN PETERSON: And one of the options
25 obviously is to raise and lock that ladder.

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1 MR. IAFELICE: Uh-huh.
2 CHAIRMAN PETERSON: Do we need to call that
3 out?
4 MR. SCHINDLER: Well, you know, I don't see
5 any harm in not saying it. I mean, it would be
6 a benefit, I think. Then there's just no
7 misunderstanding.
8 CHAIRMAN PETERSON: Well, that's my thought,
9 that the homeowner might have an above-ground pool,
10 or think about putting one in, and read the rules
11 and say, well, gee, I'm going to take that ladder
12 out every time I go away --
13 MR. SCHINDLER: Yeah.
14 CHAIRMAN PETERSON: -- and I'm not using the
15 pool. Or just swing it up and lock it.
16 Other thoughts?
17 MR. REPERT: I know what you're talking
18 about. And I think that's a very valid point.
19 CHAIRMAN PETERSON: Okay.
20 MR. REPERT: And we ought to amend it again
21 to say, remove, or raise and lock.
22 CHAIRMAN PETERSON: Andy?
23 MR. LINGENFELTER: I'm kind of ambivalent
24 about that. I don't know. How are you going to
25 enforce that, that's my question. How is that an

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1 you're going to have something like this, that's
2 easily accessible --
3 CHAIRMAN PETERSON: Right.
4 MR. SCHINDLER: -- a pool that's easily
5 accessible for anybody to get into, I would want
6 to, as an owner, make sure that's minimized for
7 someone, like a child, to get up and crawl up in
8 there. Because you know children, especially young
9 ones, they're very inquisitive, and they crawl all
10 over the place and want to do things. So any way
11 you can minimize that from happening.
12 CHAIRMAN PETERSON: And I think in that case,
13 the older kids unlocked it or unlatched it.
14 MR. SCHINDLER: Yeah. See? Yeah.
15 MR. LINGENFELTER: Like I said, I think we run
16 into a situation where, how is that enforceable?
17 Is somebody going to go around and look at pools,
18 make sure somebody is home, and if nobody is in the
19 pool, that the ladder is up and locked?
20 MR. SCHINDLER: Well, when the pool --
21 MR. LINGENFELTER: What if you're home, and
22 it's during the summertime. You're telling me, if
23 nobody is in the pool, or the pool is not being
24 used, you have to have the ladder up and locked?
25 Is that what you're saying, you have to have the

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1 enforceable regulation?
2 MR. SCHINDLER: Well, if something happens,
3 and it wasn't stated in here, for example, you
4 know, that could be something that the courts would
5 say, well, wait a minute, you didn't make it
6 mandatory, and then unfortunately somebody -- a
7 child drowns or something.
8 CHAIRMAN PETERSON: Yeah, years ago, I lived
9 in the northern part of the township up off of 84,
10 and we had a neighbor that went on vacation, they
11 had an above-ground pool, and they had a ladder. I
12 don't know whether it was down or up, and the kids
13 put it down. But some of the neighbor kids got in
14 there, and a young child drowned in the pool.
15 MR. SCHINDLER: Yeah.
16 CHAIRMAN PETERSON: And they got a call on
17 their vacation that this child had drowned in their
18 pool. I think it was a three year old.
19 MR. SCHINDLER: Wow.
20 CHAIRMAN PETERSON: Yeah, a terrible thing.
21 They felt terrible about it.
22 But, you know, that comes into play if
23 somebody is going to --
24 MR. SCHINDLER: Well, it makes the owner, I
25 think, somewhat responsible, for one thing. If

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1 ladder out of the pool?
2 MR. SCHINDLER: I think us, as a Township,
3 they have to apply for a permit to put one in,
4 right, an above-the-ground pool, right?
5 MS. FREEMAN: Right. Yes, a permit is
6 required if you're going to keep a pool up
7 year-round, for an above-ground.
8 Our focus -- yeah, our concern, when we talk
9 to residents about that pool is making sure they
10 maintain that 48-inch wall height all the way
11 around the pool, and that somehow the access to the
12 pool via the steps or ladder is limited.
13 We don't necessarily get totally into whether
14 or not they remove the steps, or if they swing up
15 and lock. That's not been something that we look
16 that closely at.
17 MR. SCHINDLER: I understand. But we're
18 giving them the permit --
19 MS. FREEMAN: Yeah.
20 MR. SCHINDLER: -- we should make it a point,
21 and this is my opinion, that somehow that is
22 pointed out. So we know -- because you're going to
23 inspect it once the pool is in, right?
24 MS. FREEMAN: Right. I'm only there once --
25 right, yep.

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1 MR. SCHINDLER: That's right. I know.
2 MS. FREEMAN: And unless there is a complaint
3 about something from a neighbor that I can see from
4 the street, or someone invites me onto their
5 property to look at the neighbor's whatever is
6 going on in the backyard, other than that, I
7 wouldn't know, per se.
8 MR. SCHINDLER: No.
9 MS. FREEMAN: You know, the next door neighbor
10 never --
11 MR. SCHINDLER: And I wouldn't want you to.
12 But what I'm saying is, when it's initially
13 erected, and you go and check to make sure it's
14 okay --
15 MS. FREEMAN: Yes.
16 MR. SCHINDLER: -- knowing that these
17 provisions, either the ladder can be taken away, or
18 locked in position, at least you know --
19 MS. FREEMAN: Yes.
20 MR. SCHINDLER: -- that it was part of it.
21 CHAIRMAN PETERSON: It mitigates us, right.
22 It's kind of like the warning on a product
23 that you buy --
24 MR. SCHINDLER: Exactly. Yes.
25 CHAIRMAN PETERSON: -- that says you should do

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1 if you don't have a fence to ensure that the ladder
2 is being removed, it's supervision of the permit, I
3 presume. That's about all you can do. You can't
4 monitor it after that.
5 CHAIRMAN PETERSON: True.
6 MR. SCHINDLER: Exactly.
7 MR. IAFELICE: This is only for, I presume, my
8 understanding, is to issue a permit, that you're
9 not enclosing this with a fence.
10 MR. SCHINDLER: Yeah, of course. Uh-huh.
11 CHAIRMAN PETERSON: And to that point, my last
12 house, I had an in-ground pool, and the meter
13 reader would come, and he'd reach over and unlatch.
14 And I had a special -- he'd unlatch it, and he'd
15 read the meter, and he would leave, and he'd leave
16 the gate wide open, and we didn't know.
17 MS. FREEMAN: Yeah.
18 CHAIRMAN PETERSON: So something similar in
19 that case, too. We're telling them, on an
20 in-ground pool, you have to have it latched, but
21 that doesn't mean it couldn't be left unlatched
22 under unusual circumstances.
23 MR. SCHINDLER: Because, you know, we do have
24 something that says health, safety, and welfare of
25 the community. Health, safety, and welfare of the

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1 this --
2 MR. SCHINDLER: Yes.
3 CHAIRMAN PETERSON: -- and if you don't do it,
4 that's your choice --
5 MR. SCHINDLER: That's correct.
6 CHAIRMAN PETERSON: -- but they warned you.
7 MR. SCHINDLER: It's just us, as a Township,
8 knowing that that feature -- that capability is
9 there.
10 MS. FREEMAN: Right. I think the way it's
11 worded now is stronger than what maybe, Rich,
12 you're suggesting. Because if you allow an
13 exception, if you can swing it up and lock it, like
14 you said, that scenario that happened when you
15 lived in your other house, and then a child just
16 swung it back down, and there you go.
17 CHAIRMAN PETERSON: True, true.
18 So we're telling them they have to remove the
19 ladder when they're not using it, when the pool is
20 not in use. That could be on a weekend, though.
21 MR. IAFELICE: Mr. Chairman, wouldn't this
22 only apply to the granting of the permit for the
23 fence -- or the above-ground pool? Zoning can only
24 look at the permit, the permit app, and it doesn't
25 have a fence. So it says, above-ground pool. So

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1 community. So this would fall, in my opinion,
2 under safety.
3 CHAIRMAN PETERSON: So do we want to leave it
4 the way it is, and just say removing implies no
5 access?
6 MR. SCHINDLER: I would say so.
7 CHAIRMAN PETERSON: Okay.
8 MR. IAFELICE: I agree.
9 CHAIRMAN PETERSON: Everyone good with that,
10 just leave it the way it is here?
11 MR. IAFELICE: Yeah, I agree.
12 MR. SCHINDLER: Yeah.
13 CHAIRMAN PETERSON: Any other discussion of
14 any of the other changes? As you also noted when
15 you got here tonight, we have a letter from Lake
16 County Planning & Community Development kind of
17 saying that they're okay with these text changes.
18 They think they're good, too.
19 Okay. Well, if no other discussion on this,
20 are we ready to vote on this?
21 MR. REPERT: Yeah.
22 CHAIRMAN PETERSON: Heather, do you want to
23 call the roll on that one?
24 MS. FREEMAN: I don't recall if we did a
25 motion.

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1 MR. IAFELICE: We need a motion.
2 CHAIRMAN PETERSON: Oh, okay. Very good.
3 MR. IAFELICE: And I'll make that motion,
4 Mr. Chairman, to recommend approval of text
5 amendment to Section 31.04(B), Construction and
6 Maintenance Standards for a Permanent Pool,
7 Above-ground or In-ground.
8 CHAIRMAN PETERSON: Thank you.
9 Do I have a second on that motion?
10 MR. SCHINDLER: I second.
11 CHAIRMAN PETERSON: Okay. The motion is made
12 and seconded. Call for a vote for the affirmative
13 to approve this.
14 Heather.
15 MS. FREEMAN: Mr. Iafelice.
16 MR. IAFELICE: Yes.
17 MS. FREEMAN: Mr. Reppert.
18 MR. REPERT: Yes.
19 MS. FREEMAN: Mr. Lingenfelter.
20 MR. LINGENFELTER: Yes.
21 MS. FREEMAN: Mr. Schindler.
22 MR. SCHINDLER: Yes.
23 MS. FREEMAN: And Mr. Peterson.
24 CHAIRMAN PETERSON: Yes.
25 Okay. The wording has been approved.

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1 Drive. Did anybody go by and see that?
2 MR. IAFELICE: Yes.
3 CHAIRMAN PETERSON: I did, also.
4 MR. REPERT: Yeah, I went by.
5 CHAIRMAN PETERSON: What it seemed to me was
6 that the shape of the lot over there had a lot to
7 do with a concern of the next door neighbor.
8 Because the lot wasn't a traditional two rectangles
9 side by side. The one on the corner was turned, so
10 that the garage, the accessory building, was really
11 up close and right next to the driveway of the
12 concerned resident.
13 And, you know, unfortunately -- I didn't think
14 it was a bad looking building. But it had a large
15 door on the left, I think for an RV or a camper,
16 and made it look more utilitarian than just a
17 garage. But I didn't think it was an ugly
18 building, by any stretch. But it's just where it
19 was located.
20 I'm sure it met all the requirements, but it
21 just so happened, had that lot been rectangular,
22 and that building set further back on the lot, I
23 don't think it would have been an issue. But they
24 came out the front door and looked at a big white
25 wall, or a gray wall, or whatever it was.

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1 That's the end of our New Business for
2 tonight.
3 Our Old Business to talk about tonight
4 primarily is the Work Session to review the
5 maximum attached garage sizes for dwellings in
6 our residential districts. And last month, if
7 you'll recall, we asked Heather to see what other
8 people are doing in the northeastern corner of Ohio
9 here. And she did a lot of nice homework, and gave
10 us three handouts here, talking about what the
11 other communities are doing.
12 Did everybody get a chance to take a look at
13 those and see?
14 MR. IAFELICE: Yes.
15 CHAIRMAN PETERSON: Actually, we have four
16 handouts, if you count what she's got in this
17 handout here.
18 Any comments on that? As you can see, there's
19 a wide variety here. Some communities consider the
20 garage as an additional accessory to the house, and
21 some consider the garage as part of the house.
22 Some consider accessory buildings as being
23 separate. So it kind of ran the spectrum here.
24 One of the things that we were to look at,
25 too, if we got a chance, was the house on Stuart

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1 MR. IAFELICE: Yeah.
2 CHAIRMAN PETERSON: So we have to deal with
3 that situation, too, is the different shapes of
4 the lots, and so forth, and the topography of the
5 land there.
6 So what thoughts do we have here?
7 MR. SCHINDLER: I believe that just setting a
8 percentage based on the size of the house itself is
9 probably the best way to go, especially when you
10 run into a situation like that. When you see the
11 lot, for example, you can make a big difference in
12 how the thing looks, and how it sits relative to
13 other homes.
14 CHAIRMAN PETERSON: Right.
15 MR. SCHINDLER: But if you have a percentage
16 number, and it states that number, I personally
17 feel that I think you could -- it would address
18 those kind of issues if that happens to be
19 something that's there.
20 CHAIRMAN PETERSON: Right. And in that case,
21 that was an accessory structure. And if we're
22 talking garages, attached garages, which I believe
23 is really our primary concern here, I kind of
24 looked at -- one of things that caught my eye, and
25 I don't even know if the numbers are right, but

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1 Holland Township down in Trumbull County, they
2 said, attached accessory building shall not exceed
3 50 percent of the principal residential dwelling to
4 which it's attached. And they considered an
5 attached garage as an accessory structure.
6 But I thought, well, maybe some kind of ruling
7 that said it can only be a certain percentage, not
8 more than 50 percent of the size of the overall
9 house.
10 Now, in this case they said, whichever is
11 greater, and they quoted 576 square feet. And I
12 don't know how -- if you have a three-car garage,
13 typically it's probably 30 by 20, 21. So you're
14 over 600 square feet. I think mine must be about
15 that size. And it doesn't look out of proportion.
16 But maybe that number is wrong, the 576.
17 But if we said 50 percent of the principal
18 residential dwelling, because like we talked last
19 time, if you're in Waite Hill, and you have an
20 8,000 square foot house, and you want to have a
21 four- or five-car garage, that garage still is not
22 going to look large or out of proportion compared
23 to the size of the house.
24 MR. SCHINDLER: Right.
25 CHAIRMAN PETERSON: But if you add a four-car

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1 on a building within -- on a lot, what difference
2 does it make? I don't think we should be
3 legislating how big somebody's garage can be. I
4 think that's petty, and I think that if you don't
5 like it, then you should plant some shrubs and
6 cover it, and then you don't have to look at it.
7 CHAIRMAN PETERSON: Well, to your point, our
8 neighbors, Perry Township, Leroy, Painesville
9 Township, they don't, you know, for the most part.
10 MR. LINGENFELTER: I don't think we should be
11 involved in that.
12 CHAIRMAN PETERSON: Mentor doesn't even
13 regulate.
14 MR. LINGENFELTER: I don't want to get
15 involved -- I don't think we should be involved in
16 dictating -- because you say now you can have 576
17 square foot garage.
18 CHAIRMAN PETERSON: Right.
19 MR. LINGENFELTER: What if I need a 700 square
20 foot garage for my stuff? Maybe I've got an extra
21 car, maybe I want to put my riding tractor in
22 there, I want to put my snowblower in there, I want
23 to put other things in there, and I need bigger
24 than a -- 576 foot isn't enough.
25 CHAIRMAN PETERSON: Well, that would be the

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1 garage to a 1,200 square foot house, then you've
2 got a bigger garage than you do house.
3 MR. SCHINDLER: Yeah.
4 CHAIRMAN PETERSON: I think a ratio probably
5 makes sense. I'm not sure what it should be, but I
6 think a ratio would make sense.
7 Does anybody else want to weigh in on that
8 one?
9 MR. LINGENFELTER: I don't think we should be
10 involved in it at all.
11 CHAIRMAN PETERSON: A garage?
12 MR. LINGENFELTER: I don't think it's
13 anybody's business what you put on your property,
14 personally.
15 CHAIRMAN PETERSON: And many of the --
16 MR. LINGENFELTER: That's the way I feel about
17 it. I think somebody says, you don't need a
18 building like that, what business is it of yours to
19 tell me what I need and what I don't need? Maybe I
20 want a larger garage to store my stuff.
21 If you don't like it, then I think you can put
22 up some plantings, some landscape issues, and cover
23 it. If it's within the guidelines of the Zoning
24 Resolution, if it's within the guidelines of the
25 setbacks and the various issues that are required

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1 accessory building then you would add, right?
2 MR. LINGENFELTER: Okay. And then we've got
3 restrictions on that.
4 Like I said, I don't think we should be
5 involved in it. I think, it's your property, you
6 pay the taxes, you own the property, you should be
7 able to put on it -- as long as it's within the
8 Code, and within the resolution, and as long as it
9 adheres to the setbacks, and side yard clearances,
10 and things of that nature, you should be able to
11 put anything on your property you want, period.
12 And if your neighbors don't like it, you know
13 what? Then plant some plantings and cover it, or
14 put your house up for sale and move. But I mean,
15 for you to dictate -- for me to come in and move in
16 and say, I don't like what you have over there, I
17 don't think you should be able to have that? I
18 just think that's a slippery slope. I think we go
19 too far down the rabbit hole with that, and
20 starting to allow people, neighbors and whatnot, to
21 dictate what the other neighbors can have. I think
22 that's -- I don't think that's a good direction to
23 go.
24 CHAIRMAN PETERSON: Well, if you have your
25 typical Concord half acre lot, which is probably

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1 the most common lot size we have, you can only put
2 so much on anyway because of the setbacks, right?
3 MR. LINGENFELTER: Right.
4 CHAIRMAN PETERSON: So you can't put a ten-car
5 garage on it, because you have no place to put it.
6 So that plays into what you're saying.
7 MR. REPERT: That new house on 84, is that in
8 Concord Township?
9 CHAIRMAN PETERSON: Oh, in Mentor. That's
10 Mentor-Concord.
11 MR. REPERT: Is that Mentor?
12 CHAIRMAN PETERSON: That's Mentor-Concord,
13 yes.
14 MS. FREEMAN: No, it's the white one. The
15 huge one.
16 MR. REPERT: The white one with the four-car
17 garage.
18 MS. FREEMAN: It's the Giorgi property.
19 That's Concord.
20 CHAIRMAN PETERSON: Two garages, right?
21 They're on either end.
22 MS. FREEMAN: Yeah.
23 MR. REPERT: Oh, are they?
24 CHAIRMAN PETERSON: Yeah.
25 MS. FREEMAN: That's Concord.

27

1 MR. REPERT: That one has a four-car garage?
2 Is it four?
3 CHAIRMAN PETERSON: I thought it was two here,
4 and then the house, and then around the corner --
5 it's L shaped, and on the other corner is another
6 two.
7 MR. REPERT: But they're all attached.
8 CHAIRMAN PETERSON: The whole thing is
9 attached, correct.
10 MR. REPERT: The whole thing is attached.
11 CHAIRMAN PETERSON: So you've got two two-car
12 garages, one on either end.
13 MR. REPERT: Two two-car garages.
14 CHAIRMAN PETERSON: There's another house
15 like that over here off of Ravenna Road in the
16 neighborhood, just south -- or just north of I-90.
17 There's a house there, and it's got a two-car here,
18 and then the house, and a two-car over here.
19 MR. REPERT: I mean, it's a nice looking
20 house.
21 CHAIRMAN PETERSON: Uh-huh.
22 MR. REPERT: It's got a four-car garage. And
23 that's --
24 CHAIRMAN PETERSON: Obviously it meets the
25 setbacks.

26

1 CHAIRMAN PETERSON: Yeah, that's
2 Concord-Mentor.
3 MR. REPERT: Is that Concord Township?
4 MS. FREEMAN: Yeah.
5 CHAIRMAN PETERSON: Uh-huh.
6 That's an awful big house on that lot.
7 MR. REPERT: Well, yeah. It's not really a
8 really big lot, either, is it?
9 CHAIRMAN PETERSON: No.
10 What is that, Frank? That's over by you.
11 MR. SCHINDLER: Yeah.
12 CHAIRMAN PETERSON: Half acre?
13 MR. SCHINDLER: Yeah, it's half an acre.
14 MS. FREEMAN: It's probably bigger, being that
15 it fronts on Johnnycake. Prior to that being
16 there --
17 MR. SCHINDLER: The minimum was a half acre.
18 My house, for example, my lot is almost three
19 quarters of an acre.
20 MS. FREEMAN: Oh, is it?
21 MR. SCHINDLER: It's just the way it was. You
22 know, we bought the lot because we had more woods
23 and stuff in the back, and it was shaped like a
24 pie, so I benefited from it. But because even
25 though the minimum --

28

1 MR. REPERT: Yeah. So I'm not sure if you
2 could fit another car garage in there or not.
3 I'd love to have a four-car garage.
4 CHAIRMAN PETERSON: I'd rather have six,
5 personally.
6 And, too, you know, it's really simple to say,
7 like Andy says, you know, we have setbacks, and
8 it's not our business to tell them.
9 If you decide to tell them, you look at this
10 sheet from Willoughby, and look how complex that is
11 to try and enforce, you know, all the rules and
12 regulations associated with it. It kind of is a
13 rabbit hole.
14 MR. SCHINDLER: Well, a lot of people feel
15 that, you know, you're moving into a residential
16 area with nice homes, and then when you have these
17 buildings that become pretty good sized and obese,
18 it doesn't look like it's a nice -- it boils down
19 more to aesthetics than anything else.
20 CHAIRMAN PETERSON: Yeah, that's true.
21 MR. SCHINDLER: And then if you have so many
22 lots, so many big units like that, people, over
23 time, they start storing their stuff. And then
24 they start putting everything you can think of,
25 motorcycles, and everything else, you know, rough

1 terrain vehicles, if they can fit it in there.
 2 Then it starts to become a point where it becomes
 3 like an annoying kind of thing, you know? And
 4 that's what they're trying to minimize, too.
 5 I mean, I'm not trying to restrict somebody,
 6 but then again, you're trying to have -- a lot of
 7 my neighbors come down the street and they always
 8 say, boy, Frank, it's like a bedroom street you
 9 have, it's so quiet, and so nice, and so rustic
 10 looking, you know.
 11 CHAIRMAN PETERSON: Because your development
 12 was kind of put together all at the same time.
 13 MR. SCHINDLER: It was.
 14 CHAIRMAN PETERSON: But we have a lot of
 15 neighborhoods in Concord that are older
 16 neighborhoods.
 17 MR. SCHINDLER: I know.
 18 CHAIRMAN PETERSON: You have the houses built
 19 in the '50s and '60s that are small ranches, and
 20 next door you've got the houses built now that are
 21 huge.
 22 MR. SCHINDLER: Yeah.
 23 CHAIRMAN PETERSON: And they're all kind of
 24 mixed up, you know. And you run into that.
 25 MR. REPERT: I agree with Andy with respect

1 meets all the setbacks, maybe you can only get a
 2 three-car, and you really want a five, you can
 3 always add an accessory building for two more.
 4 I've done that myself. So maybe we don't have to
 5 regulate actual attached garage sizes, because the
 6 setbacks kind of do that for us, and the lot size
 7 does that for us.
 8 MR. IAFELICE: Mr. Chairman, that's kind of
 9 what I voiced last month, about that point. But it
 10 brought to my attention, just for clarification --
 11 and maybe Heather can help, or anybody -- in our
 12 definition, when I -- and trying to discern as to
 13 Heather's point, yeah, we're looking at attached
 14 garages, but be aware of what the regulations say
 15 for detached.
 16 In the definition of a garage, it's a detached
 17 accessory building, is a garage.
 18 CHAIRMAN PETERSON: It can be.
 19 MR. IAFELICE: Or a portion of the principal
 20 building to store vehicles. Or a portion of the
 21 principal building. Presumably that's an attached
 22 garage. So a permanent garage is a detached
 23 accessory building.
 24 And then there's a definition for an accessory
 25 building, that we also have in the same lot, and

1 to the attached garages.
 2 I thought part of the issue here was the
 3 detached garages, the one on -- what street is it?
 4 CHAIRMAN PETERSON: Stuart.
 5 MR. REPERT: Stuart.
 6 CHAIRMAN PETERSON: Well, that kind of got, I
 7 think, the ball rolling.
 8 MR. REPERT: Yeah.
 9 CHAIRMAN PETERSON: But looking at our agenda,
 10 it's attached garages, is what we're discussing.
 11 Do we want to discuss accessory buildings,
 12 too, on this, Heather?
 13 MS. FREEMAN: Well, my suggestion to the Board
 14 would have been, if you were going to consider
 15 regulating the size of the attached garage, that
 16 maybe at that time, just be aware of what we do
 17 allow as far as detached accessory buildings.
 18 MR. IAFELICE: Right.
 19 MS. FREEMAN: That way -- all the information
 20 in front of you, you know, so you understand, if
 21 you were going to limit attached garages, what
 22 could they do in lieu of that as a detached, or
 23 just consider that.
 24 CHAIRMAN PETERSON: Well, I think Andy makes a
 25 good point. If we have an attached garage and it

1 that is restricted in size for each district --
 2 CHAIRMAN PETERSON: Correct.
 3 MR. IAFELICE: -- as an accessory building.
 4 There's maximum square footage.
 5 There's also a detached building definition.
 6 That's where I was a little confused. It's a very
 7 old one, it's 1978. It's an accessory building
 8 where the principal building -- and we have a
 9 detached building.
 10 CHAIRMAN PETERSON: Right. That could be a
 11 non -- I have a 10 by 16 detached building that I
 12 couldn't put a car in. But it's my lawn equipment,
 13 things like that.
 14 MR. IAFELICE: But isn't that an accessory
 15 building?
 16 CHAIRMAN PETERSON: Yes, it is.
 17 MR. IAFELICE: So what's a detached building?
 18 CHAIRMAN PETERSON: I thought that's what it
 19 was. But one and the same, I guess.
 20 MR. IAFELICE: Okay, so they're one and the
 21 same, even though there's two definitions.
 22 CHAIRMAN PETERSON: I think so.
 23 But you can also have an accessory building.
 24 I had one that had garage doors on it, and a
 25 concrete floor, and I put cars in there.

1 MR. IAFELICE: Uh-huh. Yeah, yeah. 33
2 So there isn't anything in here that kind of
3 changed my mind. I'm not as strongly opinionated
4 as Andy voiced here, but I would agree that it
5 was --
6 MR. LINGENFELTER: What?
7 MR. IAFELICE: That to restrict -- it's more
8 of a -- the guidelines for building on an R-1, an
9 R-4, I mean, you're limited, and you should be able
10 to --
11 CHAIRMAN PETERSON: And you're further limited
12 by HOAs.
13 MR. IAFELICE: That's the other thing.
14 MR. LINGENFELTER: That's the other thing I
15 was going to say. I'm in Summerwood. We have a
16 little over a half acre lot, and I have a three-car
17 side load garage, and I have an accessory building.
18 I have a storage barn, which was limited in the
19 deed restrictions how big that could be.
20 CHAIRMAN PETERSON: Mine, too.
21 MR. LINGENFELTER: Right now, the way the deed
22 restrictions are, if I want to build a smokehouse,
23 just a little house, you know, a little building to
24 smoke meat in --
25 MR. IAFELICE: A detached building.

1 to do the research and understand what exactly is 35
2 going on, and what's allowed, and what's not
3 allowed, before you just move in and then start --
4 CHAIRMAN PETERSON: Complaining.
5 MR. LINGENFELTER: -- complaining about things
6 that are going on. It's like, why don't you read
7 and understand what you're doing before you move
8 in?
9 And then you move in. You buy a house, you
10 make a big investment, you buy a house, and then
11 you want to move in and you want to start talking
12 about what other people are doing on their
13 property. It's none of your business, period.
14 It's their business.
15 MR. REPPERT: Is that a deed restriction, or
16 an HOA?
17 MR. LINGENFELTER: It's a -- well, it's a deed
18 restriction. It's in the deed restrictions.
19 MR. REPPERT: Okay, deed restrictions are only
20 applicable to the original owner.
21 MR. LINGENFELTER: Right.
22 MR. IAFELICE: Uh-uh. No.
23 MS. FREEMAN: No. That's not true.
24 MR. IAFELICE: No. It rides with the parcel.
25 MR. REPPERT: How are they carried from one

1 MR. LINGENFELTER: -- yeah, just a little 34
2 building, I can't do it. I'm not allowed. I can't
3 do it.
4 CHAIRMAN PETERSON: By the HOA?
5 MR. LINGENFELTER: By the restrictions. I
6 have one accessory building, and it falls within
7 the guideline, and I built the maximum size that I
8 was allowed. You could build something smaller,
9 obviously.
10 But I built -- you were allowed whatever it
11 was, 20 by 16, or whatever the size was. That's
12 the size storage barn that I built, and that's it.
13 And I can't put anything else on my property, as
14 far as an accessory building or any other
15 structures outside of what's already there, you
16 know.
17 Now, if I wanted a bigger attached garage, I
18 could have pushed out the garage and put a four-car
19 garage instead of a three-car. But, I mean, aside
20 from that, you're already limited by the deed
21 restrictions.
22 CHAIRMAN PETERSON: Right.
23 MR. LINGENFELTER: And I think that people --
24 I mean, at what point does it become incumbent on
25 the owners of a home, and the potential homeowner,

1 owner to the next owner? 36
2 MR. IAFELICE: It's recorded on the parcel.
3 It's a record -- mine is. It's a record.
4 MR. PETERSEN: Deed restrictions run with the
5 land.
6 CHAIRMAN PETERSON: Run with the land.
7 MR. PETERSEN: That's the basic concept.
8 MR. REPPERT: Concept. Not a fact.
9 MS. FREEMAN: It's up to the HOA to enforce
10 those deed restrictions. And if the HOA is not
11 good at that --
12 MR. REPPERT: Knightsbridge. Knightsbridge
13 does not have an HOA. We do have deed restrictions
14 for the original owner. Because the lot can be
15 bought, and bought, and bought.
16 MR. LINGENFELTER: Right.
17 MR. REPPERT: A third owner has no idea about
18 the deed restrictions that were applied on the
19 first owner of the land. No idea what's going on.
20 MR. LINGENFELTER: Well, and where is -- whose
21 responsibility is it to ensure that the owner, the
22 new homeowner -- you know, like you move into a
23 development, the original builder, you know, all
24 the people that originally move in, they build.
25 Obviously everything is transitional. People move

1 out, people move in.
 2 Now the new owner moves into a house that's
 3 got deed restrictions on it. Whose responsibility
 4 is it to make the new homeowner aware that there
 5 are deed restrictions?
 6 MR. IAFELICE: The title company.
 7 MR. SCHINDLER: The title company and the
 8 realtor who is selling the house.
 9 MR. IAFELICE: Well, realtors --
 10 MR. SCHINDLER: Well, I know.
 11 MR. IAFELICE: It's the title company.
 12 MR. SCHINDLER: Right. But I mean, if they're
 13 doing their due diligence, they should be doing it.
 14 MR. IAFELICE: It's part of the transaction.
 15 CHAIRMAN PETERSON: And who enforces it?
 16 MR. IAFELICE: The title company only can
 17 provide the restriction as noted that's on the
 18 property when you purchase it.
 19 CHAIRMAN PETERSON: And a lot of times you
 20 have an HOA that goes defunct, and nobody to
 21 enforce it.
 22 MR. SCHINDLER: Ours went defunct.
 23 MR. REPERT: That's another point. We went
 24 off on a tangent. Sorry.
 25 MR. IAFELICE: That's okay.

1 could have been an older home and their one
 2 detached accessory building was their garage and
 3 they wanted to put up a small shed. But based on
 4 the Zoning Resolution, they were not allowed to do
 5 that.
 6 MR. IAFELICE: I see. Okay.
 7 MS. FREEMAN: Or other times, it's just, well,
 8 we already have one, and we want another one, you
 9 know.
 10 MR. IAFELICE: Did they exceed the square
 11 footage in the Code?
 12 MS. FREEMAN: They didn't necessarily exceed
 13 the 1,024 square feet, which is the maximum
 14 permitted, but I know the Board at times had looked
 15 at, okay, well, you're in front of us, you're
 16 asking for a variance to have two buildings.
 17 And some of the things that they considered
 18 was, well, what size is the one building you
 19 already have versus what size is the building you
 20 want to add. And then they're doing this math
 21 game, you know, figuring it out. And oh, okay,
 22 well, you're at a thousand square feet between the
 23 two buildings, and you know, they've justified
 24 variances under that kind of scenario.
 25 CHAIRMAN PETERSON: We talked about -- maybe

1 If I can go back, Mr. Chairman, the thing
 2 that -- maybe Heather can speak to this. What I
 3 noted in her -- the notes here, in the second
 4 paragraph, would be of concern. It's indicated
 5 that for lots less than one acre in size, there
 6 have been many variances approved by the BZA to
 7 allow more than one detached accessory building on
 8 a lot. Now, I know that's not the subject of
 9 attached garage.
 10 That concerns me. And that's because up to
 11 the maximum square footage, they have the ability
 12 to keep adding buildings, is that how I read that?
 13 There's more than one detached on lots less than an
 14 acre; is that correct?
 15 MS. FREEMAN: So if you're less than an acre,
 16 you're limited to only one -- or less than two
 17 acres, rather. If you're less than two acres in
 18 size, you're only allowed to have one detached
 19 accessory building.
 20 There have been many residents that have gone
 21 in front of the Board of Zoning Appeals for various
 22 reasons requesting a variance to allow them to have
 23 a second detached accessory building.
 24 MR. IAFELICE: Okay.
 25 MS. FREEMAN: Some of the situations are, it

1 three, four years ago, we talked about changing the
 2 zoning regulations that said, if you're under that
 3 1,024 square feet, you could have no more than two,
 4 but you could have two that wouldn't exceed 1,024,
 5 so he could put his smokehouse in (indicating). He
 6 could.
 7 You could do it now, but you've got to go to
 8 the BZA.
 9 MS. FREEMAN: And deal with his HOA. So he's
 10 got a double whammy.
 11 Just bringing that up, too, I've noticed a lot
 12 of the larger lots, that are not in developments,
 13 the two acre lots, seeing more and more people
 14 building larger buildings. Which the maximum size
 15 in our four districts for lots greater than two
 16 acres is 1,532 square feet.
 17 MR. IAFELICE: Right.
 18 MS. FREEMAN: And there's no limit on the
 19 number of buildings you're allowed to have of that
 20 certain size. Which I don't think, at this point,
 21 anyone has really taken advantage of.
 22 There was a house off Girdled that had
 23 multiple buildings of that size, and then they
 24 wanted another one, like 2,400 square feet, went in
 25 front of the BZA, and the BZA approved it.

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1 And it's like -- and their argument in those
2 scenarios is that the applicant will come up to the
3 BZA and say, well, look, I can build two 1,500
4 square foot buildings, but if you allow me to build
5 this 3,000 square foot building, it's going to look
6 much nicer and it's going to save me money. And,
7 you know, there's conversation like that, and then
8 that ends up getting approved. But where my
9 concern comes in is, what are people using those
10 buildings for?
11 MR. IAFELICE: Uh-huh.
12 MS. FREEMAN: And that's where the zoning
13 complaints start happening. Everybody thinks
14 they're a landscaper, everyone gets a trailer and
15 I'll landscape, or a construction business, or a
16 power wash business, and they're having their
17 employees come, and they're hanging in the woods,
18 yet the Zoning Inspector can't visualize it, but
19 everyone knows that it's happening back there.
20 I don't know. I mean, having a large building
21 doesn't necessarily allow that to happen, but it
22 doesn't hurt it. I mean, it makes it much easier.
23 I know, that's getting a little bit off of
24 what we were talking about.
25 MR. IAFELICE: No, no, I'm only expressing a

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1 requirements between those structures in case there
2 was an event that you might be able to save the
3 other building or something.
4 MR. IAFELICE: Well, I would presume that
5 falls under building safety and fire. There's a
6 Fire Code. There's got to be --
7 MS. FREEMAN: I don't know.
8 MR. IAFELICE: -- an inherent --
9 MS. FREEMAN: I don't know. That's, like, the
10 Building Department.
11 I had somebody over on Althea, they're putting
12 up a carport like six inches away from their shed.
13 And I had to -- I couldn't tell them no, because
14 everything met zoning, as far as the carport's
15 location, size, setbacks, and everything like that.
16 CHAIRMAN PETERSON: It's really interesting
17 that all these different communities have a
18 different take on it.
19 MS. FREEMAN: Yeah.
20 MR. IAFELICE: They sure do.
21 CHAIRMAN PETERSON: But the one common theme
22 that seems to be here, at least five in a row, is
23 they do not regulate maximum attached garage sizes.
24 MS. FREEMAN: Correct.
25 CHAIRMAN PETERSON: That's Painesville

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1 concerned observation that multiple accessory
2 buildings on a half acre lot would bother me.
3 MS. FREEMAN: Oh, okay. Gotcha. Yeah, yeah.
4 MR. IAFELICE: And that appears what they're
5 giving variances for, additional detached buildings
6 on lots less than an acre in an R-1 or R-4.
7 MS. FREEMAN: Like I said, most of those
8 scenarios, where they already had a detached garage
9 and wanted to put up a small shed or something like
10 that.
11 But the other thing to consider is, too, we
12 don't even have any, like, distance requirements
13 between those structures. So from like a safety
14 standpoint, there probably should be some distance
15 requirements, you know, from an accessory building
16 to the house and things like that. We don't have
17 anything in there currently.
18 A lot of communities do have things like that.
19 And I don't know if the Building Codes also have
20 setbacks that maybe the Building Inspectors
21 enforce. I haven't looked into that.
22 But I think that's something that you could
23 reasonably regulate, that wouldn't prohibit
24 property owners from using the property they want
25 to, but put some basic maybe separation

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1 Township, Mentor, and Leroy. Perry, Madison, and
2 Olmsted Township, and Kirtland Hills, they limit
3 accessory buildings, but not attached garages.
4 MR. IAFELICE: Yeah. Which I think is our
5 consensus here, about attached garages. It's just
6 the multiple accessory buildings.
7 CHAIRMAN PETERSON: Andy made a strong case
8 for that. I agree.
9 MR. IAFELICE: You think?
10 CHAIRMAN PETERSON: How did you really feel
11 about it?
12 So are we in agreement that at this point in
13 time, we're not going to try to regulate attached
14 garage sizes?
15 MR. IAFELICE: Yeah.
16 CHAIRMAN PETERSON: We, as a Board, are in
17 agreement with that?
18 MR. REPERT: That works for me.
19 CHAIRMAN PETERSON: Frank?
20 MR. SCHINDLER: Yeah, probably so.
21 CHAIRMAN PETERSON: Okay. Very good. Then
22 I guess that resolves that for now.
23 We did have a Work Session for the PUDs and
24 Residential Conservation District. You had some
25 word on that. It's still tabled, I know, but you

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1 had some feedback, correct?
2 MS. FREEMAN: I did meet with Mike Lucas.
3 Unfortunately, he was going on vacation right after
4 we met. He wanted to look into a couple of things
5 from a legal standpoint regarding the final
6 development plan review, the changes that we were
7 considering regarding that, and I also asked him
8 just to look at some of the other things that we
9 had in there, too, from a legal standpoint. I know
10 he just got back from vacation. He was trying to
11 have something for tonight's meeting, but I just
12 don't have it yet.
13 CHAIRMAN PETERSON: So that remains tabled for
14 now?
15 MS. FREEMAN: Yes.
16 CHAIRMAN PETERSON: Okay. Does anybody have
17 anything else for tonight?
18 Any word on our car wash and our ice cream
19 parlor? I keep waiting.
20 MS. FREEMAN: Well, I got an OUPS notification
21 that they're going to start clearing the land, and
22 I know they got everything approved.
23 CHAIRMAN PETERSON: Okay.
24 MS. FREEMAN: So I think they're going to
25 start soon.

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1 civil conversation, have a discussion, come to a
2 reasonable conclusion, and then everything is fine.
3 But when you start to try to dictate how other
4 people live, then you can -- that pendulum can
5 swing in a bad direction, and unfortunately, it can
6 get ugly. I bet if there wouldn't have been an
7 issue made about it, that the LED lights that are
8 tracing around the doors probably wouldn't be
9 there. But somebody figured, hey, here's a little
10 jab, you know.
11 MR. REPPERT: I don't know.
12 MR. LINGENFELTER: But I think it's important
13 that people have to -- you know, it's nice to talk
14 and have conversations. You know, like I said,
15 maybe you go to the person, you say, hey, look, I
16 wasn't really expecting this, is there a way we
17 can -- are you planning on putting up some
18 landscaping? Hey, I'll tell you what, I'll go in
19 halfers with you. We'll put in some nice pine
20 trees here and cover that up, you know, that type
21 of thing.
22 That's how reasonable people come to
23 reasonable conclusions, instead of trying to
24 dictate and cause problems, and then it backfires
25 and creates animosity.

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1 CHAIRMAN PETERSON: I drove by today. The
2 sign is starting to decay, it's so old.
3 MR. REPPERT: Somebody hit the sign, I think.
4 MS. FREEMAN: And I haven't reached out to the
5 ownership to see, you know, when it was actually
6 going to start.
7 MR. REPPERT: Earlier, the detached garage
8 that was on -- what's the street again?
9 MS. FREEMAN: Stuart.
10 CHAIRMAN PETERSON: Stuart.
11 MR. REPPERT: Stuart.
12 CHAIRMAN PETERSON: Stuart Drive.
13 MR. REPPERT: It now has lights, a rope light
14 around the garage doors, and they're changing
15 colors, and it traces all over the place. It's
16 very obnoxious, in my opinion.
17 MR. LINGENFELTER: Sometimes you have to be
18 careful about alienating your neighbors. Because
19 then you start with that process, and then the
20 neighbors become retaliatory, and that's when the
21 other side of the fence gets painted hot pink with
22 purple polka dots. And they don't have to look at
23 it, but you have to look at it, okay? And so
24 therein lies the issue of, you know what, there's
25 nothing wrong with engaging your neighbors, have a

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1 I think there's an old saying, you can't --
2 what is it, you can't pick your family members and
3 you can't pick your neighbors. So it's those kind
4 of things, where it's better to coexist in harmony
5 than it is to create animosity. But I understand.
6 People are people. People are going to do things,
7 and it's going to create problems.
8 CHAIRMAN PETERSON: All right. Well, with
9 that, our next meeting is September 5th, 2023.
10 MR. LINGENFELTER: Oh, it's September. That's
11 fall.
12 CHAIRMAN PETERSON: That's fall, almost.
13 So we will adjourn tonight's meeting.
14 (Whereupon, the meeting was adjourned at 7:46
15 p.m.)
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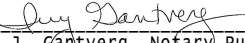
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State of Ohio, }
County of Cuyahoga. } ss:

I, Ivy J. Gantverg, Registered Professional Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing is a true, correct and complete transcript of my stenotype notes which were taken at the time and place in the foregoing caption specified.

I do further certify that I am not a relative or counsel of either party, or otherwise interested in the event of this action.


Ivy J. Gantverg, Notary Public
in and for the State of Ohio,
Registered Professional Reporter.
My commission expires November 5, 2023.

