

# **AGENDA**

## **CONCORD TOWNSHIP ZONING COMMISSION TUESDAY, OCTOBER 1, 2024, 7:00 PM TOWN HALL - 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705**

### **Call to Order**

- Roll Call of Members

### **Public Hearing for the following zoning text amendments to the Concord Township Zoning Resolution, as initiated by motion of the Zoning Commission:**

- **Amendment #1:** Revise Section 5.02(A) Definitions as follows: revise definition of accessory building or use, and use. Provide definition for new term breezeway.
- **Amendment #2:** Revise Section 15.02 Use Regulations, to clarify that the permitted and conditional uses are principal uses in both the text and Table 15.02-1.
- **Amendment #3:** Revise Section 15.03(A) General requirements for accessory buildings as follows: Add provision that accessory buildings shall not exceed the height of the principal building on the lot. Add provision limiting lots greater than two (2) acres to have no more than two (2) detached accessory buildings with a maximum combined gross floor area of 1,532 square feet. Add provision that any attached or detached accessory building shall not exceed the square footage of the living area on the ground level of the principal building on the lot, but also to not exceed the maximum square footages permitted for detached accessory buildings.

### **Approval of Minutes**

### **Correspondence**

### **Zoning Inspector Report**

### **Public Participation**

### **New Business**

1. **Vote to approve the following zoning text amendments to the Concord Township Zoning Resolution, as initiated by motion of the Zoning Commission:**
  - **Amendment #1:** Revise Section 5.02(A) Definitions as follows: revise definition of accessory building or use, and use. Provide definition for new term breezeway.
  - **Amendment #2:** Revise Section 15.02 Use Regulations, to clarify that the permitted and conditional uses are principal uses in both the text and Table 15.02-1.
  - **Amendment #3:** Revise Section 15.03(A) General requirements for accessory buildings as follows: Add provision that accessory buildings shall not exceed the height of the principal building on the lot. Add provision limiting lots

greater than two (2) acres to have no more than two (2) detached accessory buildings with a maximum combined gross floor area of 1,532 square feet. Add provision that any attached or detached accessory building shall not exceed the square footage of the living area on the ground level of the principal building on the lot, but also to not exceed the maximum square footages permitted for detached accessory buildings.

2. Review and discuss the agreement between Concord Township and IN9 Group, LLC for the property located at Old Crile and Crile Road, being parcel number 08-A-020-0-00-048-0.

### **Old Business**

1. Work session to review proposed zoning text amendments as outlined in the memo dated July 30, 2024 for modifications to district uses.

### **Next Meeting**

- November 5, 2024

### **Adjournment**