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2 CONCORD TOWNSHIP ZONING COMMISSION
3 LAKE COUNTY, OHIO
4 REGULAR MEETING
5
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8 Concord Town Hall
9 7229 Ravenna Road
10 Concord, Ohio 44077
11
12 May 7, 2024
13 7:00 p.m.
14
15 TRANSCRIPT OF PROCEEDINGS
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18 Zoning Commission members present:
19 Andrew Lingenfelter, Chair
20 Hiram Reppert, Vice-Chair
21 Rich Iafelice, Member
22 Frank Schindler, Member
23 Also Present:
24 Heather Freeman, Planning & Zoning Director/Zoning
25 Inspector
Bridey Matheney, Esq., Legal Counsel

3

1 Anybody else have any comments?
2 MR. IAFELICE: Mr. Chairman, I was not here,
3 as well. However, I just wanted to comment that
4 the suggestion that was fostered at that meeting
5 regarding progress and issues that are coming
6 before the BZA being reported to us, I really like
7 that idea. And I see that it was done in April, as
8 well. So just a catching-up comment, since I was
9 not here.
10 MR. LINGENFELTER: We missed you.
11 MR. IAFELICE: Did you?
12 MR. LINGENFELTER: Yes.
13 MR. IAFELICE: I didn't get a card.
14 MR. LINGENFELTER: Yeah. And you won't.
15 Okay. So I'll entertain a motion.
16 MR. SCHINDLER: Mr. Chairman, I make a motion
17 we accept the minutes as written.
18 MR. LINGENFELTER: Thank you.
19 I guess I have to second. I'll second.
20 All those in favor, say aye.
21 Aye.
22 MR. SCHINDLER: Aye.
23 MR. LINGENFELTER: Okay, we have two ayes and
24 two abstentions.
25 MR. REPERT: Two abstains, yes.

2

1 PROCEEDINGS
2 MR. LINGENFELTER: Good evening. I'd like
3 to call this Concord Township Zoning Commission
4 meeting, Tuesday, May 7th, 7:00 p.m., to order.
5 We have an agenda this evening, obviously, and
6 we will follow it as best we can. I'd like to call
7 everything to order and do a roll call of members,
8 please, Heather.
9 MS. FREEMAN: Mr. Schindler.
10 MR. SCHINDLER: Present.
11 MS. FREEMAN: Mr. Reppert.
12 MR. REPERT: Here.
13 MS. FREEMAN: Mr. Iafelice.
14 MR. IAFELICE: Here.
15 MS. FREEMAN: Mr. Lingenfelter.
16 MR. LINGENFELTER: Here.
17 Okay, the second item on the agenda is the
18 approval of minutes from March 5th, and then also
19 April 2nd. So let's do March 5th first.
20 Any comments, criticisms, edits, and/or
21 requests for changes?
22 We're waiting for you, boss. You're the one
23 that always comes up with all the --
24 MR. REPERT: I was not here.
25 MR. LINGENFELTER: Oh, I see. You lucked out.

4

1 MR. LINGENFELTER: Two abstentions, two ayes,
2 for the record for the minutes, is that legit?
3 MS. MATHENEY: No. Unfortunately, you need
4 three.
5 MR. LINGENFELTER: Right. So I guess we'll
6 have to push March to next month when we have
7 enough people. Okay.
8 April 2nd.
9 MR. REPERT: Yes, Mr. Chairman, I have some
10 comments.
11 MR. LINGENFELTER: Oh, boy. I knew I could
12 depend on you.
13 MR. REPERT: Now, this is getting picky.
14 MR. LINGENFELTER: That's okay.
15 MR. REPERT: I'm sorry.
16 MR. LINGENFELTER: It's all right. You don't
17 need to apologize for perfection.
18 MR. REPERT: Well, you can understand.
19 Page 10 is the first one. Page 10, line Number 16.
20 We're going through this discussion all over the
21 place, and we have questions all over the place in
22 the minutes. Are they still relevant, are they
23 still desirable, and there are new uses that aren't
24 on the list, question mark. We don't have a
25 question mark. I found a few of those.

5

1 MR. LINGENFELTER: Okay.

2 MR. REPPERT: I'm a little bit embarrassed to

3 pick that kind of chicken scratching up, but I did.

4 So I found them in three places -- four

5 places, to where I think we ought to have a

6 question mark instead of a period. But I don't

7 care. It doesn't bother me. The minutes are okay.

8 The punctuation is not how I would like to see it.

9 But that's only me.

10 So whatever you want to do with it,

11 Mr. Chairman.

12 MR. LINGENFELTER: Well, let me ask the

13 stenographer. Is that something that is just

14 inherent in the system, or can we change --

15 when somebody asks a question, can we end the

16 punctuation with a question mark instead of a

17 period?

18 THE STENOGRAPHER: You can end it with a

19 period.

20 MR. LINGENFELTER: Okay. There's your answer.

21 MR. REPPERT: And that was what? Could you

22 repeat that?

23 THE STENOGRAPHER: You can end it with a

24 period. I will give you an instance when we're

25 done with the meeting.

7

1 appreciate that kind of update from Heather, as

2 well.

3 MR. LINGENFELTER: Well, we have incorporated

4 the Zoning Inspector Report into our agenda.

5 MR. IAFELICE: We have?

6 MR. LINGENFELTER: Yes. So she gets her

7 moment in the sun, and gets to shine with her

8 expertise and knowledge, and shower us --

9 MR. IAFELICE: Great.

10 MR. LINGENFELTER: -- with all kinds of good

11 information. I can tell she's already chomping at

12 the bit to jump in there and tell us what's going

13 on.

14 MR. IAFELICE: So I appreciate the content.

15 MR. LINGENFELTER: Sure.

16 MR. IAFELICE: I may not have read it with the

17 scrutiny that Mr. Reppert put to it, but I did get

18 the gist.

19 MR. LINGENFELTER: He sets a pretty high bar.

20 MR. IAFELICE: He does. He does.

21 MR. LINGENFELTER: He sets a very high bar.

22 Now, do we have a quorum for this set of

23 minutes?

24 MS. MATHENEY: It sounds like it.

25 MR. LINGENFELTER: We've got three?

6

1 MR. REPPERT: Okay, okay. I can keep those on

2 my list.

3 And we had a ton of talk.

4 MR. LINGENFELTER: Uh-huh. Yes, we did.

5 MR. REPPERT: We had a bunch of conversations

6 in here. And boy, if you read the minutes, I'm

7 just flabbergasted as to how we get it, how we talk

8 and everything.

9 I was just too involved in this month's

10 meeting minutes. I'm sorry, I was. It was a long,

11 drawn-out meeting. But that's all right. All

12 sorts of innuendos in this, that I read into it,

13 but that's not the way we should take it.

14 Other than that, that's all I have. Very good

15 job.

16 MR. LINGENFELTER: Mr. Iafelice, you weren't

17 here for that one, either, were you?

18 MR. IAFELICE: That's correct, Mr. Chairman.

19 MR. LINGENFELTER: Oh. Two for two.

20 MR. IAFELICE: But I'll comment, if I may.

21 MR. LINGENFELTER: I'm sure you would.

22 MR. IAFELICE: If I may.

23 I also appreciated the reporting on the number

24 of permits, as well. I had no idea there were like

25 400 last year. That's more than one a day. So I

8

1 MR. REPPERT: Yeah, we have three.

2 MR. LINGENFELTER: Then I'll entertain a

3 motion, if we're good to go. I mean, unless

4 there's any corrections you're going to require.

5 MR. REPPERT: No.

6 MR. LINGENFELTER: Okay, just the punctuation

7 issue.

8 MR. REPPERT: Yes, just the punctuation.

9 That's all.

10 MR. LINGENFELTER: And the verbosity of the

11 last meeting.

12 MR. REPPERT: And I'll talk to you after the

13 meeting.

14 MR. LINGENFELTER: All right.

15 MR. REPPERT: Mr. Chairman, I make a motion

16 that we accept the minutes -- the March minutes?

17 MR. LINGENFELTER: April.

18 MR. REPPERT: -- the April minutes, as

19 written.

20 MR. LINGENFELTER: Thank you.

21 I'll entertain a second.

22 MR. SCHINDLER: I second, Mr. Chairman.

23 MR. LINGENFELTER: I have a motion made and

24 seconded.

25 All those in favor, say aye.

1 MR. REPPERT: Aye.
 2 MR. SCHINDLER: Aye.
 3 MR. LINGENFELTER: Aye.
 4 Opposed?
 5 None opposed.
 6 Let the record reflect that we have three ayes
 7 and one --
 8 MR. IAFELICE: Abstain.
 9 MR. LINGENFELTER: -- abstention. Three ayes
 10 and one abstention to accept the minutes as
 11 submitted for April 2nd, 2024.
 12 Okay, moving on. Correspondence Report from
 13 the Zoning Commission.
 14 Frank, anything to discuss?
 15 MR. SCHINDLER: None, Mr. Chairman, at this
 16 time.
 17 MR. LINGENFELTER: Okay. Mr. Reppert?
 18 MR. REPPERT: None, Mr. Chairman.
 19 MR. LINGENFELTER: Okay. Mr. Iafelice?
 20 MR. IAFELICE: Nothing. Thank you.
 21 MR. LINGENFELTER: Nothing.
 22 I have not really had much of anything, other
 23 than that ongoing conversation with the resident
 24 with the pool cover/fence issue. Other than that,
 25 that's been pretty much it.

1 Also, a quick update on the BZA. At our last
 2 BZA meeting, there was a conditional use permit
 3 approved for another commercial property that's
 4 part of the Quail Hollow PUD, that's at Crile and
 5 Hunting Lake Drive, right in front of the water
 6 tower there. The board approved their use to do a
 7 commercial center there, which includes potentially
 8 two buildings, with a mix of maybe office, retail,
 9 restaurant uses.
 10 If you recall last year, Ralph Victor
 11 Construction, Todd Victor came to you and showed
 12 you an informal -- like a concept plan of what that
 13 project might be. So at some point, he'll be back
 14 in front of you guys for a site plan review.
 15 MR. LINGENFELTER: Okay.
 16 MR. REPPERT: We had issues with that, though,
 17 didn't we?
 18 MR. IAFELICE: We did. We did.
 19 MR. REPPERT: Turnaround, and usage --
 20 MR. IAFELICE: We did.
 21 MR. REPPERT: -- fire access.
 22 MS. FREEMAN: There were concerns relayed
 23 initially from the board at that time, when he came
 24 to you.
 25 MR. LINGENFELTER: I saw Mr. Victor today at

1 MR. REPPERT: The pool cover/fence issue.
 2 MR. LINGENFELTER: Right. So that covers our
 3 correspondence.
 4 Now, Heather, this is it, you're up. The
 5 Zoning Inspector Report.
 6 MS. FREEMAN: Well, thank you for allowing me
 7 to give you guys a quick update on some things that
 8 you might find of interest --
 9 MR. LINGENFELTER: Sure.
 10 MS. FREEMAN: -- I appreciate that.
 11 I know at the last meeting, there was a
 12 question -- well, two months ago, I mentioned the
 13 study that the JEDD was doing regarding the Quail
 14 Hollow Hotel and reuses of that property.
 15 We do not have the final report yet, but that
 16 should be coming to the JEDD within the next week
 17 or so, and then at some point, they're going to
 18 schedule some kind of presentation to the Trustees.
 19 I had suggested that we try to get the Zoning
 20 Boards there, too, particularly this board, if
 21 possible. So if I hear an update as to when that
 22 is, or if the report is made available at that
 23 time, I'd be happy to share that with you guys.
 24 Because that could require and necessitate some,
 25 you know, zoning changes.

1 the Board of Revisions. We had hearings today, and
 2 he was one of my hearings today.
 3 MS. FREEMAN: Oh.
 4 MR. LINGENFELTER: We chatted briefly.
 5 MS. FREEMAN: Small world, yeah.
 6 MR. LINGENFELTER: Right. Yes, it is.
 7 MS. FREEMAN: Also, tomorrow night, the BZA is
 8 meeting, and they have a pretty lengthy agenda.
 9 There's a few things on there that could make their
 10 way to you, including, depending on the outcome of
 11 a couple of applications, Taco Bell is looking to
 12 locate on Crile Road between the Waffle House and
 13 the Key Bank.
 14 MR. LINGENFELTER: Wow.
 15 MS. FREEMAN: So they have a couple of
 16 applications that they have to get approved first
 17 by the BZA, and depending on the outcome of that,
 18 you know, the next step would be with you guys, for
 19 the site plan review, as well.
 20 And then I just wanted to mention, in case you
 21 guys ever get calls or questions, but the Quail
 22 Hollow Ivy Ridge Development, which is off of
 23 Girdled Road, off of Orchard, North Orchard backs
 24 up to the golf course.
 25 MR. LINGENFELTER: Uh-huh.

13

1 MS. FREEMAN: That was that 30-acre site
 2 that's part of the Quail Hollow PUD. The
 3 construction of the homes have started recently.
 4 Pulte is one of the builders back there, and then
 5 also Ralph Victor Construction. So there's some
 6 homes under construction back there, just to let
 7 you guys know that that has kind of started.
 8 MR. LINGENFELTER: So part of that, what is
 9 it, the Ivy --
 10 MS. FREEMAN: Ivy Ridge.
 11 MR. LINGENFELTER: Yeah. Ivy Ridge, okay.
 12 MS. FREEMAN: Yeah. There's a private street
 13 that connects off of North Orchard, and then wraps
 14 around to Girdled, on the north side.
 15 And then I'm sure you've seen on Crile Road
 16 the construction of the car wash and the ice cream
 17 parlor. That's well underway. I don't have a good
 18 idea of when those are going to open. I think the
 19 owner of the ice cream store was August, September.
 20 I'm not sure about the timing of the car wash.
 21 That's really all I have for you tonight.
 22 MR. LINGENFELTER: Great. Thank you. Thank
 23 you.
 24 The next item on the agenda is Public
 25 Participation. We do have some public here today.

15

1 MR. REPPERT: That doesn't bother me.
 2 MR. MELDRUM: Here you go.
 3 Would you like one?
 4 MS. FREEMAN: Yes. Thank you.
 5 MR. MELDRUM: Like I say, I live down on 11159
 6 Prouty Road. I'm right next door to a large
 7 building, a large new building that may be -- I
 8 would say maybe a monstrosity, or what looks like
 9 a warehouse or a building, but that is a normal, I
 10 guess, A1 residence that was approved about a
 11 year -- about two years ago, I think.
 12 And at the time -- at the time, they wanted
 13 to -- there was an existing house there that's been
 14 there for 50 years. You'll see that in the picture
 15 on the second page. On the left-hand side, that's
 16 the picture of the existing building with an
 17 extension to the house, and then a garage, and then
 18 a much larger garage. On the back side, the
 19 picture on the right, on the second page, is the
 20 back side of that on the west side. You can't
 21 really see that very well from Prouty Road.
 22 But if you see on the far right-hand side of
 23 that second picture, that's my neighbor's house,
 24 and he has to look right out his back porch at
 25 those garage doors and everything. That was all

14

1 So I don't know if anybody came here with a
 2 specific goal in mind. But if you are here to
 3 have a conversation with us about anything in
 4 particular, you can come up and speak.
 5 And if you are going to speak, all I do is ask
 6 that you give us your full name and your address --
 7 MR. MELDRUM: Okay.
 8 MR. LINGENFELTER: -- so we know who you are
 9 and what you're going to talk about.
 10 MR. MELDRUM: Okay. My name is George
 11 Christopher Meldrum. Call me Chris. I'm a
 12 resident of Concord. I live on Prouty Road. My
 13 wife and I have lived there for right at ten years
 14 now, 11159 Prouty Road.
 15 What I'd like to talk to you about is, I
 16 titled it, Prouty Road - The Present and the
 17 Future.
 18 MR. LINGENFELTER: Okay.
 19 MR. MELDRUM: And to sort of help -- hopefully
 20 help everybody through this --
 21 MR. LINGENFELTER: Great. We appreciate
 22 handouts. It's always helpful.
 23 MR. IAFELICE: Wonderful. Thank you.
 24 MR. MELDRUM: Unfortunately, I only have one
 25 that's a single page slide. These are doubles.

16

1 part of a residential expansion that was made two
 2 years ago.
 3 And the reason I am here is because all of my
 4 neighbors are really upset about this. But I find
 5 out they haven't been upset enough to come here to
 6 talk to you.
 7 MR. LINGENFELTER: So you drew the short
 8 straw.
 9 MR. MELDRUM: Pardon?
 10 MR. LINGENFELTER: I said, so you drew the
 11 short straw.
 12 MR. MELDRUM: I sort of volunteered for it.
 13 MR. LINGENFELTER: Okay.
 14 MR. MELDRUM: I volunteered for it.
 15 I just felt that the record should show that
 16 the neighborhood is not happy with it, first of
 17 all.
 18 Secondly, I don't know if there's anything
 19 that can be done about it. It's in the past, the
 20 horse is out of the barn, kind of thing. But if
 21 there is something that can be done about it, I
 22 would very much appreciate your advice and
 23 guidance.
 24 I would be willing to put a petition together
 25 with my neighbors. But I think the reason they

17

1 haven't done anything, nor have I, up to this
2 point, is because we all -- probably all sort of
3 felt it would be, like I said, the house -- the
4 horse was out of the barn, and what do you do?
5 If you go to the third page on here, within
6 the past couple of months, they've marked out a
7 rectangle behind the big building. I don't know
8 what that is for. And I've spoken with Heather,
9 and she doesn't know, either. We don't know what's
10 going on.
11 I haven't had close relations with the
12 neighbor there because, like I say, everybody else
13 in the neighborhood is not happy with it at all.
14 My concern is not so much the past, but the
15 future. First of all, on Slide 3, what do they
16 have -- what are they going to do, or what would
17 they like to do, you know? Do they want to
18 eventually put up another building? Do they want
19 to, you know, put in a parking lot? I don't know.
20 But my other concern, in Slide 4 there,
21 there's a plat of -- on the left-hand side is the
22 parcels on Prouty Road, including mine. Mine is
23 the dark outline there. My house sits back from
24 the road. You really can't see it from the road.
25 It's got about a 600-foot driveway. It was

19

1 He says he's got a friend of his down in Wickliffe
2 or Willoughby who really likes what he's done out
3 here and would like to look at purchasing a piece
4 of property out here -- maybe he's, you know, a
5 small businessman, also -- and my only assumption
6 is, do something similar to this house that's here.
7 And so the last thing I want is to see a similar
8 kind of building, or whatever, come up on the other
9 side of me at the same time.
10 So that's my reason to come before you. Thank
11 you very much for giving me a couple of minutes. I
12 appreciate any advice or guidance that I could help
13 at, that could mitigate this situation, or keep it
14 from happening in the future.
15 And I'll turn it back over to you.
16 MR. LINGENFELTER: When you ask what can be
17 done, okay, what are your expectations or what do
18 you think that we should do, as a township? What
19 are your thoughts? I mean, you're asking if
20 there's anything that can be done.
21 I'm going to assume at this point that the
22 construction was done within the guidelines of the
23 existing Zoning Resolution as it sits. Otherwise,
24 I don't think people -- we have zoning. So people
25 just can't randomly construct large buildings and

18

1 built -- maybe one of you knew Ivan Eye. We bought
2 the house from him. He was a builder here 10,
3 20 years ago.
4 On the left-hand side of that Slide 4, I've
5 cropped that picture and rotated it a bit just to
6 show you the orientation of my house, which is
7 11159, the house with the 11157, with the warehouse
8 kind of building, and then right next to it is
9 11169, on the other side.
10 My neighbor passed away about a year and a
11 half ago. That was an original house that was
12 built in the late 1950s, that's got a septic system
13 in the ground, it's not connected to the public
14 sewer. And there's no problem with that, from my
15 perspective. But I do certainly expect that house
16 to go for -- well, I know the house will go for
17 sale, because I've spoken with the children of
18 Larry. It was for sale this past year, but it did
19 not sell.
20 An interesting thing is, when my neighbor that
21 built the big warehouse there, when I spoke with
22 him as he was starting to build that, which was
23 just after when my other neighbor passed away, he
24 asked me, do I -- oh, do I know who owns that lot
25 over there now that my neighbor has passed away?

20

1 take up big footprints without being within the
2 guideline, because they're going to have to pull
3 permits, they're going to have to come to Heather,
4 Heather is going to look at what they're doing.
5 MR. MELDRUM: Right.
6 MR. LINGENFELTER: She going to tell them, you
7 can't do that, or you can do that, I would assume.
8 Not always. We hope that people follow the rules
9 and guidelines. But for something of this
10 magnitude, I mean obviously they didn't just throw
11 this building up overnight. This was a project,
12 and somebody did this. And I would think that
13 under the existing Zoning Resolution, and the
14 zoning designation of this property, that they
15 did this within the guidelines of the Zoning
16 Resolution and that what they're doing, they're
17 able to do.
18 MR. MELDRUM: Uh-huh.
19 MR. LINGENFELTER: Okay, so my question to you
20 is -- because we want to try to help, obviously, if
21 this is a problem -- what is it that you would like
22 us to do? What are your thoughts? Have you put
23 anything together as far as what you think should
24 be done to alleviate this kind of a future problem?
25 MR. MELDRUM: Well, I'm only going to say a

21

1 little bit, and then maybe I'll turn it over to
 2 you, Heather. Because Heather and I have spoken a
 3 couple of times on this.
 4 One of the things is the garage in the back,
 5 and the way the building looks is not -- it does
 6 not look residential, by any means.
 7 And to relate to that, my wife and I have
 8 occasionally been out at the front of our property
 9 right along the street and doing -- pulling weeds,
 10 and doing that kind of stuff. On a number of
 11 occasions, people have just stopped, those first
 12 couple of months after that was built, stopped
 13 right where we are and asked -- asked us,
 14 pointedly, why did we build that right there?
 15 And then, of course, we first explained, well,
 16 it isn't ours --
 17 MR. LINGENFELTER: Right.
 18 MR. MELDRUM: -- it's somebody else's. And
 19 so the complaints have been more than just the
 20 immediate 10 or 15 houses on both sides of this.
 21 But it's been very noticeable to other residents
 22 in Concord, and it does not have the residential
 23 appearance.
 24 The garage on the back, and if I'm quoting
 25 Heather properly, she said it was maybe around

23

1 MR. LINGENFELTER: About five and a half,
 2 okay.
 3 MR. MELDRUM: The 11157, which is the L-shaped
 4 lot with the building on it, I'd say that's about
 5 an acre and a half.
 6 MR. LINGENFELTER: Okay.
 7 MR. MELDRUM: Don't force me --
 8 MR. LINGENFELTER: No, that's okay.
 9 MR. MELDRUM: -- to put my hand on a Bible.
 10 And then the other one, 11169, is a little bit
 11 over three acres.
 12 MR. LINGENFELTER: Okay.
 13 MR. MELDRUM: That's kind of a strange parcel.
 14 You'll notice it's very narrow.
 15 MR. LINGENFELTER: Right.
 16 MR. MELDRUM: And I think that's one of the
 17 sort of problems with it, because of what you need
 18 for -- you know, how much width you need if you
 19 want to split something up behind there.
 20 MR. LINGENFELTER: Right. I understand.
 21 Okay.
 22 So what --
 23 MR. MELDRUM: I guess, maybe to get back on
 24 that, and get to the point is, I really think --
 25 and even a neighbor of mine who says that he had

22

1 3,000 square feet or something, which is -- there's
 2 two garages there. There's an automobile garage,
 3 which is, I would consider, sort of a regular
 4 garage. You can see that in the picture on the
 5 second page. But then there's this larger garage,
 6 with commercial size doors on it, which by itself
 7 is around 3,000 square feet. And that's not in
 8 any means -- okay, I understand if you've got a
 9 business, maybe you would want to park -- use that
 10 for parking a truck or something like that. But, I
 11 mean, it starts to -- it does not look -- it does
 12 not have the look of the residential area that I
 13 assume that we're all hoping that we want Concord
 14 to be.
 15 MR. LINGENFELTER: I noticed you put some
 16 dimensions on your snapshots of the parcels, okay?
 17 But just for my own edification --
 18 MR. MELDRUM: Okay.
 19 MR. LINGENFELTER: -- how many acres do you
 20 own?
 21 MR. MELDRUM: Okay.
 22 MR. LINGENFELTER: How big is your property?
 23 How big is your lot?
 24 MR. MELDRUM: Yeah. My lot is around five and
 25 a half acres.

24

1 wanted to build a garage -- a regular garage in
 2 the back of his house, in fact, the neighbor just
 3 across the street, said that he was told he could
 4 only -- as a detached building, it could only be, I
 5 don't know, 1,500 square feet, 1,200 --
 6 MR. LINGENFELTER: And that would be --
 7 MR. MELDRUM: -- something like that. And he
 8 was upset --
 9 MR. LINGENFELTER: Yeah, that's where it
 10 falls. That's where -- right.
 11 MR. MELDRUM: -- because this guy had
 12 connected it to his house, and then built a huge
 13 monstrosity.
 14 MR. LINGENFELTER: Right.
 15 MR. MELDRUM: And like I said, my worry is
 16 that, you know, 20 years' time, is this going to be
 17 Prouty Road, the light industrial commercial road,
 18 rather than the residential road.
 19 MR. LINGENFELTER: Well, it can't be, because
 20 it would require zoning changes. It's not a
 21 commercial manufacturing or commercial industrial,
 22 light industrial, whatever, district. So you can't
 23 just randomly build buildings.
 24 MR. MELDRUM: It's already gotten --
 25 MR. LINGENFELTER: Right.

25

1 MR. MELDRUM: You know, that's what people
 2 think when they go up and down the street,
 3 unfortunately.
 4 MR. LINGENFELTER: Right. I understand.
 5 Right.
 6 So is your thought that we need to change the
 7 Zoning Resolution to disallow large buildings like
 8 this, and maybe adjust the square footage? Because
 9 it's based on the size of the lot, if I'm not
 10 mistaken.
 11 Heather, correct me if I'm wrong, but the size
 12 of the lot is what dictates what kind of accessory
 13 buildings or, you know, external buildings they can
 14 put up on your property. If it's a large lot, a
 15 lot of acreage, they can obviously have a little
 16 more leeway on the size of the building. But a
 17 smaller lot --
 18 MR. MELDRUM: Right.
 19 MR. LINGENFELTER: -- then they have much more
 20 restrictions, you know, in that district.
 21 I'm assuming that's -- is that R-1 over there,
 22 Heather?
 23 MS. FREEMAN: Yes, those properties, R-1 on
 24 Prouty.
 25 MR. LINGENFELTER: Okay, so it's R-1. So it's

27

1 arbitrarily. It becomes a big issue, you know.
 2 MR. MELDRUM: I guess my thought on it, after
 3 having thought for quite a while, a lot -- to my
 4 understanding, a lot of the zoning kind of things
 5 are -- you know, are sort of like engineering --
 6 you know, engineering measurements.
 7 I'm an engineer. So, okay, you can build a
 8 house so and so, or whatever. But then when I go
 9 travel anywhere and look at something, it's usually
 10 the appearances of something that strikes people
 11 most, and what puts ideas in their mind, what
 12 convinces them, oh, this is that kind of
 13 neighborhood, it's the appearance thing.
 14 And I would say if there's, you know --
 15 besides the fact this is a huge garage with, I
 16 think there are like probably, I don't know if
 17 it's a 12-foot ceiling in there. It's not a
 18 regular 8- or 9-foot ceiling. It's saying it's got
 19 another piece of 2 by 4 by 8 on the top of it, so I
 20 think it's a 12-foot ceiling.
 21 MR. LINGENFELTER: Uh-huh.
 22 MR. MELDRUM: So if there's -- you know, if
 23 you could somehow, A, restrict garages, and/or --
 24 you know, it would be one thing if the whole house
 25 was a mansion and it all had 12-foot ceilings in

26

1 residential.
 2 And you can go online, if you want to do some
 3 research -- and I would strongly recommend you do
 4 that -- go online, and for your neighbors, and
 5 everybody else, for their own sake, take a look at
 6 the R-1 zoning district and see what -- because
 7 there's a list of allowable uses, there's a list of
 8 conditional uses, there's a list of different
 9 things you can do on your property. So I would
 10 recommend you become familiar with that. And if
 11 there's some things you see that look like glaring
 12 issues, okay, then you say, this shouldn't be
 13 allowed, because this is what happens, okay?
 14 Then, I think, as a Zoning Commission, we
 15 would be more than glad to take your
 16 recommendations or your comments under advisement,
 17 and we can look at potentially changing the zoning
 18 text to accommodate your concerns and restrict some
 19 of these things that go on.
 20 But if it's allowed, and it falls within the
 21 guidelines of the Zoning Resolution, there really
 22 isn't a whole lot we can do, as a Zoning
 23 Commission, or Heather can do, as the Zoning
 24 Inspector, to make changes. You know, we can't
 25 stop something that's allowed to go in there just

28

1 it. Obviously, if it looked like a house, it's a
 2 house. But when the house portion of this is so
 3 small -- and I guess I will ask you, if you have an
 4 opportunity, to drive down Prouty Road. It's just
 5 the section down here between Ravenna and Auburn.
 6 You go up that, and you won't miss it.
 7 So, you know, if there's a way you can do
 8 that. I'll invite you over to my house, actually,
 9 if you want to look at this from the back.
 10 MR. LINGENFELTER: Do you have beer?
 11 MR. MELDRUM: Do you have beer?
 12 MR. LINGENFELTER: No, do you have beer?
 13 MR. MELDRUM: You want beer? Wine? Hard
 14 liquor?
 15 MR. LINGENFELTER: That's good to know.
 16 MR. MELDRUM: Okay.
 17 MR. LINGENFELTER: Okay.
 18 MR. MELDRUM: Anyway --
 19 MR. LINGENFELTER: Anything else you want to
 20 discuss? I think this is a good conversation. And
 21 speaking for myself, I appreciate you coming in and
 22 bringing this to our attention.
 23 The presentation is very helpful, because
 24 visually it's always good to see what's going on
 25 versus somebody just describing it.

29

1 MR. MELDRUM: Yeah.

2 MR. LINGENFELTER: And I know this takes time

3 to do, and I appreciate you taking the time to put

4 this together, and bringing this to our attention.

5 And this is the reason why we have a Public

6 Participation forum as a part of our hearings, so

7 that people can make recommendations, or can voice

8 opinions outside of opposition to a project that's

9 going on, and public hearings, and things like

10 that. But just as general conversation for us,

11 this is great. I really appreciate you coming in.

12 I appreciate that --

13 MR. MELDRUM: Well, I appreciate having the

14 time.

15 MR. LINGENFELTER: No, I appreciate the

16 presentation. And we'll take some time here and

17 talk with Heather, and see what we can do. And

18 then we'll -- I would like to know if you would

19 make yourself available if we start to do something

20 about this kind of a scenario, if you would be

21 willing to be a participant in helping us

22 either --

23 MR. MELDRUM: Yes.

24 MR. LINGENFELTER: -- craft some changes in

25 the verbiage of the text, or whatever, we'd like

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1 MR. MELDRUM: No, no. I think the first

2 time -- I think I came up here and spoke with

3 Heather about it. But by that time, it had already

4 been -- you know, it was already poured foundation

5 and the frame was starting to go up.

6 MR. LINGENFELTER: Right.

7 MR. MELDRUM: And before they started

8 building, when I had been talking with him more

9 frequently, originally they said, oh, we're going

10 to expand the house a bit, we've got an architect

11 to do that, we're going to obviously have a garage

12 for our cars on the house, and then we're going

13 to -- you know, we are going to build in back,

14 we're going to build a bigger shed. But it was a

15 separate building.

16 And at the time, I guess, my thought was,

17 well, you know, a lot of people have separate

18 buildings out back, and okay, well, he runs a

19 little business.

20 MR. LINGENFELTER: Right. And I don't want

21 to interrupt.

22 MR. MELDRUM: Yeah.

23 MR. LINGENFELTER: But if you could do me a

24 favor, stand behind the podium. Because the

25 microphone -- and it's nothing other than the fact

30

1 additional info.

2 MR. MELDRUM: Anything that I could do that's,

3 you know, a reasonable amount of time, yes.

4 MR. LINGENFELTER: Sure. Yeah, because we

5 have public -- I mean, we do work sessions. We're

6 about to -- you know, when we're done here with

7 this portion, we're going to do a presentation, and

8 then after that, we're going to go into a work

9 session. And during those work sessions, we can

10 certainly invite outside resources to give us

11 advice, or information, or opinions on things. And

12 I would love to have you be a part of it.

13 Anything from the board?

14 Frank, any questions you have?

15 MR. SCHINDLER: I was just -- were you living

16 there when this building was being built?

17 MR. MELDRUM: Yes, yes.

18 MR. SCHINDLER: Were you approached at any

19 time by the Zoning Board of Appeals?

20 MR. MELDRUM: Pardon?

21 MR. SCHINDLER: Were you approached any time

22 from the Zoning Board of Appeals --

23 MR. MELDRUM: (Shaking head.)

24 MR. SCHINDLER: -- in regard to the size of

25 this building?

32

1 that this is being recorded.

2 MR. MELDRUM: Okay.

3 MR. LINGENFELTER: And if you get too far

4 away, people that would watch this -- and believe

5 it or not, there are people that actually watch

6 these things --

7 MR. MELDRUM: Okay.

8 MR. LINGENFELTER: -- after the fact, they may

9 not be able to hear you as clearly.

10 MR. MELDRUM: Sure.

11 MR. LINGENFELTER: So if you could -- because

12 we want to make sure we get your comments, you

13 know, so people can hear.

14 But at any rate, go ahead. I'm sorry.

15 MR. MELDRUM: That was really it. At least

16 initially, that was not the impression that they

17 gave me.

18 I mean, I knew they were going to expand the

19 house. The original house was, again, 1950s, very

20 small. At the time, both my wife and I were happy

21 to see that they were expanding. We were thinking,

22 well, it's going to be a nicer house in the

23 neighborhood, you know, a garage. Everybody has

24 got a garage. And okay, so he's going to build a

25 shed out back, you know --

33

1 MR. LINGENFELTER: Surprise.

2 MR. MELDRUM: -- maybe another garage. And

3 yeah, surprise.

4 MR. REPERT: This new building here, is that

5 on the L-shaped?

6 MR. MELDRUM: Yes.

7 MR. REPERT: That's on the L-shaped.

8 MR. MELDRUM: Yeah, that's on the L-shaped.

9 MR. REPERT: 111 --

10 MR. MELDRUM: -- 57.

11 MR. REPERT: -- 57, okay.

12 MR. MELDRUM: If you look at that first

13 picture -- and maybe Mr. Lingenfelter, if you

14 could -- you've got the bigger blowup there. Maybe

15 that could help Mr. Reppert out a little bit. It's

16 easier to see.

17 This is looking west, right off of Prouty

18 Road, going up Prouty Road. And in fact, right

19 directly in front of us, that green -- most of that

20 green grass is the 11169 residence next door to me.

21 And then my driveway comes up, but mine is only a

22 narrow, like, 50 foot wide --

23 MR. LINGENFELTER: Right.

24 MR. MELDRUM: -- right-of-way. So you really

25 can't see it, other than there's a little bit of

35

1 So that's what I think you're referring to,

2 and that's something we could certainly examine

3 here.

4 MR. MELDRUM: Yeah, the siding on it looks --

5 again, the siding is vertical siding, as opposed to

6 horizontal.

7 MR. IAFELICE: Horizontal siding, yes.

8 MR. MELDRUM: So, again, it sort of looks a

9 little bit more commercial in nature. The fact

10 that there's not a lot of windows across the

11 back --

12 MR. IAFELICE: Yes.

13 MR. MELDRUM: -- and they're a little bit

14 oddly spaced --

15 MR. IAFELICE: Yes. The architectural

16 standard and scale, yes.

17 MR. MELDRUM: -- it doesn't make it sort of

18 seem like, well, you know -- it doesn't look as

19 nice. I don't know how else to say it.

20 MR. LINGENFELTER: Understood. Understood.

21 Okay.

22 I have no further questions.

23 MR. IAFELICE: Thank you.

24 MR. LINGENFELTER: Again, I thank you for

25 coming in. I appreciate the presentation. I

34

1 shrubbery out at the front.

2 MR. LINGENFELTER: Right. Okay.

3 Hiram, do you have any other comments?

4 MR. REPERT: No, no.

5 MR. LINGENFELTER: Rich, do you have any

6 questions or comments?

7 MR. IAFELICE: Mr. Chairman, I recall this

8 being brought to our attention when it started

9 construction a couple of years ago. I visited

10 then, at the time the structure was going up.

11 First of all, I appreciate the presentation.

12 Thank you.

13 I think -- to my colleagues here, I think,

14 speaking more to architectural standard and scale,

15 the way -- is it appropriate for the property, for

16 a residential. I think that's more to what you're

17 indicating --

18 MR. MELDRUM: Okay, yeah.

19 MR. IAFELICE: -- architectural standard and

20 scale.

21 MR. MELDRUM: The terminology.

22 MR. IAFELICE: Yes.

23 MR. MELDRUM: Okay.

24 MR. IAFELICE: Yes. I'm an engineer, as well,

25 so I speak in those terms.

36

1 appreciate your comments. And we take these

2 matters, you know, seriously. And we will

3 certainly take this under consideration when we

4 need to make a work session. I would hope that we

5 could reach out to you and have you participate.

6 MR. MELDRUM: Do you want me to leave my name

7 and number with Heather?

8 MR. LINGENFELTER: Yeah, that would be great.

9 Continue to keep the channels open with Heather.

10 And then Heather is always a good conduit for us to

11 provide information, things that are going on. So

12 that would be awesome. We really appreciate you

13 coming in.

14 MR. MELDRUM: I don't know how many you have.

15 MS. FREEMAN: Oh, thank you. Yeah, that's

16 good. Thank you.

17 MR. LINGENFELTER: Thanks so much.

18 Have you got it all? Do you have everything?

19 MR. MELDRUM: Yeah. Thank you.

20 MR. LINGENFELTER: Okay, super. Thanks for

21 coming in. We appreciate that.

22 MR. MELDRUM: And if you guys have questions,

23 don't hesitate to ask. And I guess the invitation

24 for sitting on the back porch --

25 MR. IAFELICE: Okay.

37

1 MR. MELDRUM: -- is open, too.

2 MR. LINGENFELTER: Sure. Okay, well, thanks

3 again. We appreciate it.

4 Anybody else in the audience that is

5 interested in having anything to say for the

6 evening's Public Participation?

7 Okay, so we'll close that part of this

8 evening's hearing -- meeting, and we will move on

9 to New Business.

10 And the New Business issue today in front of

11 us is a Site Plan Review for Application Number 57,

12 submitted by Auburn Vocational School District, for

13 an addition to an existing building and to change

14 the building use from classroom/educational use to

15 administrative office use for the school district.

16 So I assume we have some representatives here

17 that would like to speak. So if you would like to

18 come up and introduce yourself, that would be

19 wonderful.

20 MR. GRIFFIS: Auburn's normal board meeting is

21 tonight.

22 MR. LINGENFELTER: Okay.

23 MR. GRIFFIS: So I'm the lone victim.

24 So I've been here before, as a matter of fact,

25 on the public safety training building. We got

39

1 very productive. So this is an attempt to use

2 space that very well may be in the future the next

3 nursing building down the road in the future,

4 looking on a five- to ten-year plan there. But for

5 right now, the administration would be moving into

6 there.

7 MS. FREEMAN: Excuse me. Do you mind, for the

8 record, just stating your name for the

9 stenographer?

10 MR. GRIFFIS: Yes, yes.

11 MS. FREEMAN: I know we all know you, Dale.

12 MR. GRIFFIS: No problem.

13 Dale Griffis, Cold Harbor Building Company,

14 115 Industrial Parkway, Chardon, Ohio. I'm the

15 owner's representative for Auburn Vocational School

16 District on new and ongoing construction.

17 MR. LINGENFELTER: Thank you.

18 MR. GRIFFIS: Yes, sir.

19 MR. LINGENFELTER: We have a staff report on

20 this project. I'll skip over the zoning staff

21 comments, because those will be addressed in the

22 conditions that need to be met in order for the

23 conditional approval.

24 This Lake County Stormwater Management

25 Department says the downspouts for the new addition

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1 about half the footers in, and the pre-engineered

2 metal building comes next week.

3 MR. LINGENFELTER: Great.

4 MR. GRIFFIS: So looking forward to having a

5 bunch of students in there. And as a by-product,

6 and as I intimated when I talked to you guys about

7 that, there's some shuffling of classrooms in

8 spaces.

9 MR. LINGENFELTER: Right.

10 MR. GRIFFIS: And right now, this building is

11 being used for fire training classes. Those are

12 being moved over to the new public safety training

13 building.

14 The addition that we -- I worked with you guys

15 on, my gosh, maybe almost 10 years ago, that the

16 administration moved into back when Maggie Lynch

17 was still there, has been ripped asunder. And

18 they've ended up having to give that space to a lot

19 of the different groups that support the schools on

20 all the school districts that Auburn supports.

21 For example, there are a group of people who

22 disperse and send out student teachers in the

23 morning, you know, so they've taken a lot of those

24 offices. So the administration people are kind of

25 broken up throughout that building and not being

40

1 need to be splash blocked.

2 MR. GRIFFIS: Yes, sir.

3 MR. LINGENFELTER: It is known -- is it known

4 where the yard drains and 4-inch lines behind the

5 proposed addition discharge to?

6 MR. GRIFFIS: They go somewhere, and they were

7 put in by someone, and they drain to something.

8 MR. LINGENFELTER: Awesome.

9 MR. GRIFFIS: Yes. So when we get there and

10 start working --

11 MR. REPPERT: He answered the question.

12 MR. GRIFFIS: It's one of those things you get

13 when you -- you know, it's an old house. And

14 Auburn Career Center construction classes did an

15 addition on it umpteen years ago. So now it's a

16 bastardized house that's made up of two different

17 things. One is conventional wood construction; the

18 other one is masonry that's covered with

19 conventional wood construction to make it look like

20 the other one. There's no as-builts, nothing.

21 It's functioning as it is.

22 Over time, it's been converted from septic to

23 city sewer, and from well to city water. So that's

24 not an issue there.

25 There is some drainage in the back. So once

41

1 we get there and start digging for the foundations,
 2 and put everything in, we'll be able to investigate
 3 where everything goes and most likely probably just
 4 revitalize it over time. As you know, the things
 5 get filled with silt, and covered up with grass.
 6 You know, especially that rathole that we fixed up
 7 next door to it a couple of years ago, that
 8 actually was next to the neighbor that the backyard
 9 had -- you know, the people who had owned it,
 10 completely grown over. So the school has cleaned
 11 it up, and they maintain it now.
 12 MR. LINGENFELTER: Right.
 13 MR. GRIFFIS: And it looks -- it even looks
 14 nice from the highway when you're going by.
 15 MR. LINGENFELTER: Right.
 16 MR. GRIFFIS: So this is ostensibly a living
 17 room addition --
 18 MR. LINGENFELTER: Right.
 19 MR. GRIFFIS: -- on a house, is what it's
 20 going to look like on any set of drawings.
 21 MR. LINGENFELTER: And then they're asking,
 22 are the yard drains behind the addition still
 23 functioning?
 24 MR. GRIFFIS: I don't think anything functions
 25 back there.

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1 Administrative Code --
 2 MR. GRIFFIS: Yes.
 3 MR. LINGENFELTER: -- which I'm sure you're
 4 aware of.
 5 MR. GRIFFIS: Yeah. We are planning on a full
 6 extension of the fire alarm system.
 7 MR. LINGENFELTER: Right.
 8 Your site plan conforms to the required water
 9 supply requirements, one hydrant on the roadway is
 10 127 feet away from the building and two more are
 11 within 500 feet of the first hydrant.
 12 The other point they make is your site plan
 13 conforms to the required access, existing parking
 14 lot provided adequate access.
 15 And the final point is that they are looking
 16 forward to seeing the building plans. So they seem
 17 to be okay with everything --
 18 MR. GRIFFIS: Yes.
 19 MR. LINGENFELTER: -- and you're aware of what
 20 their requirements are.
 21 MR. GRIFFIS: They're happy for the fire
 22 students getting a new building, is what they're
 23 happy for.
 24 MR. LINGENFELTER: Right.
 25 And then the Lake County Department of

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1 MR. LINGENFELTER: Okay.
 2 MR. GRIFFIS: Like I said, though, when we go,
 3 when we dig, we're going to try and figure out
 4 where things went, and revitalize what can be
 5 revitalized.
 6 MR. LINGENFELTER: Okay. And then also it
 7 says, Plans to be submitted to Lake County
 8 Stormwater Management Department for review as a
 9 part of the building permit process.
 10 MR. GRIFFIS: That's already been done by Doug
 11 Courtney.
 12 MR. LINGENFELTER: Good.
 13 MR. GRIFFIS: Everything is okay. Soil and
 14 water have given their okay.
 15 I have fire, soil and water, sewer and water,
 16 those people all have their letters to Courtney,
 17 and those have all been submitted for the permit.
 18 So the only piece of paper I need left to get my
 19 permit, which is in for Laurie right now, is you
 20 guys.
 21 MR. LINGENFELTER: Okay.
 22 And then Concord Township Fire Department had
 23 also submitted some questions and some statements.
 24 They said that all work must conform to the current
 25 Ohio Fire and Building Codes under the Ohio

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1 Utilities, they basically came back and said they
 2 have no comment.
 3 So that's the departments and/or agencies that
 4 are involved in this project, and you've heard what
 5 they had to say.
 6 MR. GRIFFIS: You know, utility-wise,
 7 burden-wise, you know, we're taking a building that
 8 has three or four teachers and 20 students in it
 9 during the day, and converting it into a place
 10 right now that's only planning on having six people
 11 there full-time.
 12 MR. LINGENFELTER: Right.
 13 MR. GRIFFIS: So much less -- you know, much
 14 less load on the sewer, and water, and everything
 15 else.
 16 MR. LINGENFELTER: Okay.
 17 Frank, do you have any questions --
 18 MR. SCHINDLER: No, Mr. Chairman.
 19 MR. LINGENFELTER: -- any comments?
 20 MR. SCHINDLER: None, Mr. Chairman.
 21 MR. LINGENFELTER: Any observations?
 22 MR. SCHINDLER: None, Mr. Chairman.
 23 MR. LINGENFELTER: Okay. Thank you.
 24 Mr. Reppert?
 25 MR. REPPERT: No issues here.

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1 MR. LINGENFELTER: Okay.

2 Rich, anything you have to say?

3 MR. IAFELICE: I do not, other than a question

4 for -- well, the board and for Heather.

5 So is there any concern that the zoning

6 remains to be R-1? It's R-1 zoning for a school,

7 and now an administration. Any concern that the

8 zoning is still an R-1?

9 MS. FREEMAN: No. I mean, I looked at this as

10 part of the school --

11 MR. IAFELICE: Yeah.

12 MS. FREEMAN: -- use, the administrative

13 offices for the school, which is a conditionally

14 permitted use in the R-1 district.

15 MR. IAFELICE: So as a conditional use in

16 R-1 --

17 MS. FREEMAN: Yes.

18 MR. IAFELICE: -- we're okay with that?

19 MS. FREEMAN: Yes.

20 MR. LINGENFELTER: Right.

21 MR. IAFELICE: Okay. That was the only thing.

22 MR. LINGENFELTER: And we can address that in

23 our work session.

24 MR. GRIFFIS: It was my understanding that all

25 the projects, including the public safety building

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1 MR. GRIFFIS: Yes.

2 MR. LINGENFELTER: That's good.

3 So with the conditions that they've put in

4 front of you, you're okay with it meeting these

5 conditions?

6 MR. GRIFFIS: Yes, sir.

7 MR. LINGENFELTER: You don't see any issues

8 meeting these conditions?

9 MR. GRIFFIS: No, sir.

10 MR. LINGENFELTER: Okay. Completely and

11 fully?

12 MR. GRIFFIS: Yes, sir.

13 MR. LINGENFELTER: Okay, super.

14 MR. GRIFFIS: To the extent that we can

15 actually find out where the pipes go.

16 MR. LINGENFELTER: Right.

17 Heather, do you have any comments?

18 MS. FREEMAN: No. It's good to see that

19 it's --

20 MR. LINGENFELTER: You're okay with

21 everything?

22 MS. FREEMAN: Yeah. Uh-huh.

23 MR. LINGENFELTER: All right.

24 Okay. Unless you have anything further to

25 mention, or discuss, or questions you have --

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1 we're building right now, fall under the

2 conditional use for the school that's there. And

3 like I said, as far as any neighbor might go,

4 you're actually going to see much less traffic in

5 that building with who is going to be there.

6 MR. IAFELICE: Yeah, my only concern was

7 public perception of the school in an R-1 zoning.

8 MR. LINGENFELTER: Right.

9 MR. IAFELICE: Maybe we need to do something

10 about that.

11 MR. LINGENFELTER: Well, the staff

12 recommendation is basically, they recommend

13 conditional approval of the site plan review

14 application subject to the following conditions:

15 Number 1, revise the landscape plan to include

16 at least one two-inch caliper deciduous tree or

17 small flowering trees with creative placement for

18 every 35 feet of road frontage along the frontage

19 of the lot.

20 Number 2 is work with the Lake County

21 Stormwater Management Department to address the

22 comments stated above in the staff report.

23 Which you said you're going to do when you

24 start to excavate, figure out where these things

25 go.

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1 MR. GRIFFIS: No, sir. Other than, for your

2 work session, make it that conditional use is a

3 conditional use every time I come up in front of

4 you for a project right there. Because like I

5 said, there's probably going to be -- we've got

6 just enough property for maybe two more projects

7 back there, and if they can fill that space with

8 it, they're going to.

9 MR. LINGENFELTER: Okay.

10 MR. IAFELICE: Okay.

11 MR. LINGENFELTER: Super. Well, thank you

12 very much for coming in.

13 MR. GRIFFIS: Thank you for your time, as

14 always.

15 MR. LINGENFELTER: Yes, absolutely.

16 MR. GRIFFIS: I can go?

17 MR. LINGENFELTER: Oh, yeah. You can go.

18 MR. GRIFFIS: Okay.

19 MS. FREEMAN: Well, we have to vote on the --

20 MR. LINGENFELTER: Unless you want to hang out

21 and watch us vote.

22 MS. FREEMAN: If you want to wait and hear the

23 vote.

24 MR. GRIFFIS: Yeah, I might as well.

25 MS. FREEMAN: Yeah.

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1 MR. LINGENFELTER: Right now, we have Site
2 Plan Review Application Number 57 that's been
3 submitted by Auburn Vocational School District for
4 an addition to an existing building and to change
5 the building use from classroom/educational to
6 administrative office use for the school district.
7 I would entertain a motion in the affirmative.
8 MR. IAFELICE: Mr. Chairman, I'll make that
9 motion for Application Number 57 as a conditional
10 approval of the Site Plan Review Application
11 subject to the conditions in the staff report.
12 MR. REPPERT: I'll second.
13 MR. LINGENFELTER: So I have a motion made and
14 seconded.
15 Heather, could you call the roll, please.
16 MS. FREEMAN: Mr. Schindler.
17 MR. SCHINDLER: Yes.
18 MS. FREEMAN: Mr. Reppert.
19 MR. REPPERT: Yes.
20 MS. FREEMAN: Mr. Iafelice.
21 MR. IAFELICE: Yes.
22 MS. FREEMAN: Mr. Lingenfelter.
23 MR. LINGENFELTER: Yes.
24 So let the record reflect we have four ayes,
25 no nays, no abstentions. And your initial Site

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1 gentleman from Prouty Road.
2 MS. FREEMAN: Sure.
3 MR. LINGENFELTER: What's the history behind
4 this, and was there anything that we had a problem
5 with, with building this building?
6 MS. FREEMAN: Well, as Mr. Iafelice mentioned,
7 I did bring this up as a topic that we did have one
8 or two work sessions on, when we were talking about
9 potentially as a way to maybe eliminate the
10 negative impacts that might address some of his
11 concern, not architecturally so much, but possibly
12 was putting in a size limitation on an attached
13 garage to a single-family dwelling.
14 MR. IAFELICE: Right.
15 MS. FREEMAN: And I was jotting down some
16 different ideas here, too, just after listening to
17 him, you know, maybe there's some ways to bake in
18 where, like, the garage roof can't be taller than
19 the main living area of the home, to potentially
20 eliminate something like that in the future. We
21 could potentially explore, like, based under our
22 limited home rule authority, do we have the ability
23 to add in some maybe Architectural Board standards,
24 do we want to go that route? Or there's some
25 easier modifications in the Zoning Resolution.

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1 Plan Review Application has been accepted. So
2 we're good to go.
3 MR. GRIFFIS: Thank you.
4 MR. LINGENFELTER: And I'm sure there will be
5 continued processes. So we'll probably see you
6 again.
7 MR. GRIFFIS: I hope so, for them. They're
8 doing a great job with the kids, and expanding.
9 That's the goal.
10 MR. LINGENFELTER: Well, thank you. We
11 appreciate you coming in.
12 Okay, so that checks off New Business.
13 Now, Old Business. Here we go. Time to gird
14 your loins.
15 We have a work session to review Zoning
16 District Uses for both Commercial and Residential
17 Districts.
18 And I'm trying to recall the last meeting we
19 had. I think we were going to look at the R-1,
20 R-4, B-1, B-2, BX and C for this first round, kind
21 of get a feel for where we're going on this.
22 MR. REPPERT: Correct.
23 MR. LINGENFELTER: So let's start with --
24 well, you know what? Before we jump into this,
25 Heather, I want to revisit this issue with this

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1 Even as he was standing here, I was thinking,
2 like, we have the maximum size on the detached
3 accessory buildings, right?
4 MR. LINGENFELTER: Right.
5 MS. FREEMAN: How difficult would that be, and
6 how amenable would that be to then maybe say that
7 those standards still apply to attached garages,
8 and hold them to those same square footages?
9 MR. IAFELICE: Uh-huh.
10 MS. FREEMAN: That could potentially be an
11 easy way to prevent a 3,000 square foot attached
12 garage onto a home. I mean, if that rule was in
13 place, then that garage would only have been 1,024
14 square foot, versus the 3,000, plus whatever that
15 two-car garage one was.
16 MR. LINGENFELTER: What's the use?
17 MS. FREEMAN: Well, garage. I mean -- I don't
18 know. Storage.
19 MR. LINGENFELTER: Is he running a business
20 out of there? You know, what's he doing; do we
21 know?
22 MS. FREEMAN: I know he is a small business
23 owner. But I have had a conversation with his wife
24 and him before that, and putting that clear to
25 them, that you can't run a business from this

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1 location, you can't have vehicles coming to and
 2 from, you know, related to the business. Because
 3 something like that, you know, is concerning.
 4 It meets the size, the location, those kind of
 5 setback things. But then sometimes that brings in
 6 things that aren't necessarily allowed in zoning
 7 like someone may be trying to use a large building
 8 like that for a commercial operation, which we do
 9 not allow. We don't allow home occupations to be
 10 run out of, you know, the accessory buildings.
 11 MR. LINGENFELTER: So what did they say they
 12 were going to do with the building?
 13 MS. FREEMAN: They have an RV that they're
 14 going to park in one of the larger bays. And that
 15 was really the only thing that I was told specific.
 16 MR. LINGENFELTER: Have you been there and
 17 looked in it?
 18 MS. FREEMAN: Yeah, during construction, you
 19 know, I was in the house, like the addition onto
 20 the older home. I walked in the garage, and they
 21 had some just stuff in there, normal stuff. And
 22 I know my assistant, Mike, has inspected it, as
 23 well, and everything looked good. I mean, it's
 24 compliant. You know, it appears to be a
 25 residential use, and just a large garage, at this

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1 standards on that.
 2 I don't know how we would address the vertical
 3 siding. I don't know that we want to go through
 4 this -- like a formal design review and
 5 architectural review, like you would in a
 6 municipality. But maybe there are some other ways
 7 to change what's in the zoning to address that.
 8 MR. LINGENFELTER: Is there anything that you
 9 think that we could do, that would make sense to
 10 prevent something like this from happening again?
 11 What's your recommendation? What are your
 12 thoughts?
 13 MS. FREEMAN: Well, as I stated previously, we
 14 could consider capping the max size of an attached
 15 garage or making -- you know, with some outright
 16 number, or relative to the main living area of the
 17 home, you could do it that way.
 18 MR. LINGENFELTER: But this isn't attached,
 19 though, is it?
 20 MS. FREEMAN: Yes, it is. That is attached to
 21 the house.
 22 MR. IAFELICE: That's why.
 23 MS. FREEMAN: Yes. That's the whole reason --
 24 likely why the property owner did it attached,
 25 because they knew they could not do it detached

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1 point. I also --
 2 MR. LINGENFELTER: But it was allowable. I
 3 mean, they didn't do anything untoward.
 4 MS. FREEMAN: Yeah, there were no variances
 5 approved. Yeah.
 6 MR. LINGENFELTER: They didn't go to BZA
 7 for --
 8 MS. FREEMAN: There wasn't anything in the
 9 Zoning Resolution that told me that I could not
 10 approve that size garage onto a home.
 11 MR. LINGENFELTER: Right.
 12 MS. FREEMAN: There's other ways that you can
 13 maybe address it.
 14 We talked about it. We went through that
 15 whole thing, where I did that research on what the
 16 sizes are and all that. And at the end of the day,
 17 the board at that time did not want to take that on
 18 as an amendment.
 19 MR. IAFELICE: Yeah.
 20 MS. FREEMAN: But, you know, the concern, it
 21 could be on any property. You know, even if you
 22 don't address necessarily the architectural
 23 standards and scale, like the size -- you know, the
 24 scale, I guess size, right? But as it relates to
 25 the main living area, you could maybe bake in some

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1 that size.
 2 And that kind of jibes with what the resident
 3 was stating initially, in their initial
 4 conversations with the property owner, they thought
 5 they were going to do a detached building in the
 6 back, and likely someone looked at the zoning and
 7 they discovered that they couldn't do that. So
 8 they found another way to do it, which is just
 9 attach it onto the house.
 10 MR. LINGENFELTER: So you think that the best
 11 way to prevent this from happening again would be
 12 to cap the square footage of the attached garage?
 13 MS. FREEMAN: Yeah. Uh-huh.
 14 MR. LINGENFELTER: And how would that be
 15 ratio-wise -- how would you cap that? Based on the
 16 size of the house? Based on what? What would you
 17 decide to make -- how would you limit that?
 18 MS. FREEMAN: I mean, there's a lot of
 19 different ways you could do it. You could -- you
 20 know, in relationship to the size of the main
 21 living area.
 22 MR. LINGENFELTER: Uh-huh.
 23 MS. FREEMAN: Or just a flat-out number, you
 24 know.
 25 MR. IAFELICE: Like the detached.

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1 MS. FREEMAN: Like the detached.

2 MR. LINGENFELTER: So if it was detached from

3 the home, what would be the limitation on the size

4 of the building?

5 MS. FREEMAN: On that parcel?

6 MR. LINGENFELTER: Yeah.

7 MS. FREEMAN: Because he's less than two acres

8 in size. 1,024.

9 MR. LINGENFELTER: Okay.

10 MS. FREEMAN: One outbuilding only, 1,024

11 square feet. That's it, period. He would not have

12 the ability to do a second building.

13 And that also kind of relates to the work

14 session, some of the suggestions I had for you in

15 the memo back in March, too, talking about

16 accessory buildings. And I know we're not quite at

17 there yet, but this might tie in nicely to that.

18 Because I was asking you guys to maybe take a look

19 at some of our existing accessory building

20 regulations, as far as the number of buildings that

21 are allowed on lots greater than two acres. And

22 then, also, the fact that we only allow one

23 accessory building on a lot less than two acres,

24 we've had a lot of variances approved for that, and

25 I think there's the ability to maybe make some

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1 this.

2 MR. SCHINDLER: Yeah.

3 MR. LINGENFELTER: That we don't -- I mean,

4 you can't foresee everything. You just can't. I

5 mean, it's almost impossible to try to head off

6 everything at the pass. It's crazy.

7 But we see the results of what happens when

8 creative people, creative minds get together and

9 come up with a way to get around the regulations.

10 So I appreciate the guy's concerns.

11 MR. IAFELICE: Yeah.

12 MR. LINGENFELTER: And I think -- I honestly

13 believe we should, while we're doing -- this work

14 session couldn't have come at a better time,

15 actually. I think we can make some serious

16 changes.

17 I think that's a good idea, to cap it. I

18 think that's what we should do. If it's attached

19 to the building, then we put -- I'm never a fan of

20 arbitrary numbers. I think that that causes a

21 problem, because then it becomes -- I think it gets

22 into a legal battle, because it's like, how did you

23 come up with that number? Where if you say it's

24 relational to the footprint of the house, then it's

25 easy. If the house is 2,000 square feet, you can

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1 changes to that for the detached accessory

2 buildings. And it might behoove us to maybe look

3 at, well, how does that work with the attached?

4 MR. LINGENFELTER: And therein lies the issue

5 that we deal with. You know, it's like, how do you

6 cover, how do you resolve all the contingencies

7 that could potentially happen with some of these

8 conditional uses, accessory buildings, and things

9 like that? I mean, who would envision -- somebody,

10 obviously pretty smart, figured out that if they

11 attached it to their main building, that they could

12 go hog wild.

13 MR. REPERT: Yeah, you're right.

14 MR. LINGENFELTER: So they got some advice

15 from somebody, either caught this in the zoning

16 code -- an attorney, or some engineer, or somebody

17 that caught this and said, hey, here's a way we

18 could do this, attach your breezeway between the

19 two buildings, and they're considered attached, and

20 we can go berserk, and we can give you whatever

21 size building you want.

22 And so obviously there's a -- I don't want to

23 call it a loophole, but it kind of is a loophole --

24 MR. REPERT: No, it is a loophole.

25 MR. LINGENFELTER: -- that allowed them to do

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1 have a 2,000 square foot garage, that's your limit,

2 or if it's a 1,500 square foot -- whatever it is.

3 MS. FREEMAN: A certain percentage.

4 MR. LINGENFELTER: Or a percentage of your

5 livable space, that's how big the garage can be,

6 and that's your cap. I think that's the better way

7 to go. Because then if somebody wants a bigger

8 garage, you've got to build a bigger house, or

9 they've got to do something, and it's not just --

10 MS. FREEMAN: True.

11 MR. LINGENFELTER: -- you just add it on

12 because we can, just attach it, and have fun.

13 So I would be more willing to consider, you

14 know, some sort of a cap, and then tie that size

15 into the residence.

16 I think the height, also, would be a good --

17 you know, it can't be bigger -- taller or higher

18 than the main building, the house. I think that

19 would be a good idea, too, to put in there,

20 something to that effect.

21 MS. FREEMAN: Yeah.

22 MR. LINGENFELTER: Any comments from the

23 board? Frank?

24 MR. SCHINDLER: No, that's a good idea. We're

25 not arbitrarily just hitting one person --

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1 MR. LINGENFELTER: Right.

2 MR. SCHINDLER: -- to do something to stop one

3 thing. It will be a versatile thing we could use

4 for our complete zoning district.

5 Especially since one thing, too, we don't have

6 an Architectural Review Board in the township --

7 MS. FREEMAN: Right.

8 MR. SCHINDLER: -- you know, so we can't

9 dictate what the building is going to look like.

10 But if they have a size and a theme, arbitrarily, I

11 think, they would stick with that.

12 MR. LINGENFELTER: Right.

13 MR. SCHINDLER: If anyone has an eye for their

14 home or anything, they would want it to look

15 identical to the home, to enhance it, so it doesn't

16 look like this -- like a sore thumb.

17 MR. LINGENFELTER: Right.

18 MS. FREEMAN: Right.

19 Mr. Chairman, do you guys recall the email,

20 sometime last year, the resident over on Clearlake

21 had sent you guys an email regarding her neighbor

22 had built a detached garage, right at the maximum

23 size, 1,024 square feet, very similar in siding,

24 the vertical up and down siding, and her concern

25 with that accessory building was twofold, similar

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1 a bill that has been introduced regarding allowing

2 Architectural Review Board-like committees and

3 boards for townships. It has not actually gone

4 through the whole legislative process, but it's

5 been introduced and discussed. So it is possible

6 we might be able, at some point, to regulate the

7 appearance, the materials.

8 MR. LINGENFELTER: I'll tell you, I'll go on

9 the record publicly and say that I am opposed to

10 Architectural Review Boards and things like that.

11 I just think that's something that can go south

12 real fast. I see that as being a very contentious

13 issue, and I see that just opening a can of worms.

14 You know, that's a Pandora's box. Open it up, and

15 once it's out, then try to stuff that back in the

16 box, good luck.

17 I don't like Architectural Review Boards. I

18 don't think we should be in the business of telling

19 people how things should look, and what they should

20 look like, and how they should build things. I

21 think you should have the right to build -- as long

22 as you're within the Zoning Resolution, and it's

23 legal, I think you should be able to do it, what

24 you choose as far as colors are concerned. I mean,

25 vertical and horizontal siding. Vertical siding is

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1 to his, scale and size. It looked very commercial

2 in relationship to the single-story ranch that it

3 went along with, taller than the main principal

4 building on the lot, and you get into this vertical

5 siding. Which I don't know if we can address

6 vertical siding. But the point is, the building,

7 mass-wise, looked and appeared larger than the home

8 that was even on the lot.

9 MR. LINGENFELTER: Right.

10 MS. FREEMAN: And that's kind of like what

11 we're talking about --

12 MR. IAFELICE: Yes, it is.

13 MS. FREEMAN: -- you know, detached versus

14 attached, it's the same thing.

15 MR. LINGENFELTER: Right.

16 MR. REPERT: That one you were talking about

17 now has running -- different colored lights running

18 all the way around their doors.

19 MS. FREEMAN: Oh, jeez.

20 MR. REPERT: Yeah. You turn them on. There

21 they go, different colored lights.

22 MR. LINGENFELTER: Wow.

23 MS. FREEMAN: Wow.

24 MS. MATHENEY: Can I just add, there might be

25 some relief for townships at some point. There is

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1 becoming very popular. If you notice, a lot of new

2 construction, a lot of houses have, you know,

3 siding with horizontal siding on the front of the

4 house, on the sides of the house. I'm seeing it

5 more and more.

6 I mean, George, up the street, where he's

7 working on Cornpopper Farms, a lot of the siding on

8 that building is vertical siding. But that's a

9 trend. You know, trends come and go.

10 MR. REPERT: Oh, they sure do.

11 MR. LINGENFELTER: It's like little accent

12 copper roofs and things like that. It's real

13 popular for a while, and a lot of people build

14 houses and put it on there, and then the fad kind

15 of passes, and they move on to something else.

16 So I don't know. I just -- I don't know.

17 That becomes a very difficult thing for me to try

18 to manage.

19 And then enforcement. Not only then do you

20 get into the management of the aspect, but then you

21 get into the enforcement.

22 So what if somebody does it anyway, and how

23 are we going to enforce it? There's certain things

24 we're limited as to what we can do. Personally, I

25 would like to avoid that if we can, but whatever

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1 happens, happens.

2 MR. REPERT: Well, you had said you don't

3 want it tied to a number.

4 MR. LINGENFELTER: Uh-huh.

5 MR. REPERT: Well, if we have a basis for

6 that number, I'd like to keep the number.

7 MR. LINGENFELTER: Uh-huh.

8 MR. REPERT: If we have 1,024 for an

9 outbuilding on a one acre, two acre lot, then

10 that's the basis for my garage. You can't have

11 anything bigger than that outbuilding.

12 I'm kind of opposed to half of the square

13 footage for the house, or whatever, however you

14 want to do that.

15 MR. LINGENFELTER: Uh-huh.

16 MR. REPERT: I'd rather have it based upon an

17 outbuilding, where we have a basis already. And if

18 somebody comes up and says, well, how did you come

19 with that?

20 Well, we came up with that because we have

21 this number for an accessory building on the lot,

22 and that's what we're going to go with. We thought

23 that was appropriate. Thank you very much.

24 Goodbye.

25 But it could go either way. I'm not opposed

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1 putting an unnecessary burden on the homeowner, the

2 property owner? That concerns me. I don't want to

3 do that. But in the same token, we can't just have

4 wild, wild west.

5 MR. REPERT: No, you can't.

6 MR. LINGENFELTER: Right, right.

7 Okay. All right, thank you, Heather. I

8 appreciate your input on that.

9 MS. FREEMAN: Sure.

10 MR. LINGENFELTER: Very good. Okay.

11 R-1. Let's tackle R-1, existing --

12 MR. REPERT: Can I excuse myself for a

13 moment?

14 MR. LINGENFELTER: Yes.

15 MR. REPERT: My package is out in the car.

16 MR. LINGENFELTER: Your package is out in the

17 car?

18 MR. REPERT: Yeah, my review package.

19 MR. LINGENFELTER: Well, go get it.

20 MR. REPERT: I will.

21 MR. LINGENFELTER: By all means.

22 We'll take a brief recess for Mr. Reppert.

23 (Recess had.)

24 MR. LINGENFELTER: Okay, we are back up. The

25 recess is over, and we'll go back to our work

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1 to having a 4,000 square foot house and a 2,000

2 square foot garage on a one acre lot. Whatever.

3 But it all depends on what we all decide upon, it

4 really does.

5 MR. LINGENFELTER: Okay.

6 MR. REPERT: And let's hear both sides.

7 MR. LINGENFELTER: Okay.

8 Rich, any comments?

9 MR. IAFELICE: No. I look forward to delving

10 into this. Maybe we could make it a priority in

11 the sequence that we're going through.

12 MR. LINGENFELTER: Right.

13 MR. IAFELICE: This seems to be a hot button,

14 perhaps.

15 MR. LINGENFELTER: Yeah, whatever. To me,

16 when you -- sometimes when you come up with

17 arbitrary numbers, they can be punitive.

18 MR. REPERT: They can, yeah.

19 MR. LINGENFELTER: And so I'm worried about

20 that. But also, I see your point.

21 I'm not totally opposed to coming up with a

22 number, you know, as long as it's within reason.

23 You know, that's always, to me, is it within

24 reason? Is it a reasonable number? Is it

25 something that people can work with? Are we

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1 session here.

2 Let's talk about R-1, and the permitted uses,

3 and principally permitted uses, and the existing

4 permitted accessory uses in R-1. Anybody can dive

5 in wherever they like.

6 MR. REPERT: How can we have an agricultural

7 use in R-1?

8 MR. LINGENFELTER: Well, it's basically, the

9 agricultural use is permitted in all zoning

10 districts across the board. It's a permitted use,

11 you know, on everything, from R-1 to Town Hall

12 Center.

13 MR. REPERT: I see that. But we're doing

14 R-1.

15 MR. LINGENFELTER: Right.

16 MR. REPERT: Should it be permitted in R-1?

17 What's the definition?

18 MR. IAFELICE: Definitions, yeah.

19 MR. REPERT: Farming; ranching;

20 agriculture --

21 MR. IAFELICE: Alga.

22 MR. REPERT: Alga.

23 Alga culture meaning the farming of algae;

24 aquaculture; apiculture -- all those cultures --

25 including, but not limited to, the care and raising

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1 of livestock, horses, fur-bearing animals; poultry
 2 husbandry and the production of poultry and poultry
 3 products; dairy production; and production of field
 4 crops, tobacco, fruits, blah, blah, blah; timber;
 5 pasturage; any combination of the foregoing; and
 6 the processing, drying, storage, and marketing of
 7 agricultural products when those activities are
 8 conducted in conjunction with, but are secondary
 9 to, such husbandry or production.
 10 MR. LINGENFELTER: What's the date on that?
 11 MR. REPPERT: The date on that is 12/4/2015.
 12 MR. LINGENFELTER: So that verbiage is about
 13 nine years, almost ten -- working on ten years old.
 14 MR. IAFELICE: Uh-huh.
 15 MR. LINGENFELTER: Right? What was it, '12?
 16 MR. REPPERT: 2015.
 17 MR. LINGENFELTER: December of 2015. So
 18 December of this year it will be nine years old.
 19 Obviously some changes have occurred in society
 20 over the last nine years.
 21 Is there anything that we think we ought to
 22 consider on that definition with the changes, or
 23 don't you feel that that is a good -- or that
 24 shouldn't be a permitted use within an R-1 zoning
 25 district? What's your opinion?

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1 township can regulate certain agricultural uses in
 2 those districts. And that's, literally, by the
 3 Revised Code. Unfortunately, we cannot abrogate
 4 that.
 5 MR. REPPERT: And we have that same thing with
 6 stone quarry, right? Don't we have that same thing
 7 with stone quarries? We can't do anything about
 8 it.
 9 MS. MATHENEY: Slightly different. There does
 10 have to be a reasonable -- you know, the reason why
 11 we are regulating it, right? Whereas --
 12 MR. LINGENFELTER: I think that's the surface
 13 extraction, sand and gravel, or other earth
 14 materials.
 15 MS. MATHENEY: Right, right. You can't
 16 outright prohibit it. But with the mining, you
 17 can regulate it. Whereas the difference is, in
 18 agricultural, only in very, very specific examples
 19 can you even regulate it. Otherwise, the township
 20 is prohibited from regulating it.
 21 MR. IAFELICE: So if I may, the specific
 22 example is just R-1, just because of the lot size.
 23 MS. MATHENEY: So agricultural --
 24 MR. IAFELICE: While the other --
 25 MS. MATHENEY: Right. So agricultural on lots

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1 MR. REPPERT: Well, here's the difference.
 2 Allow this stuff in R-1, or have an R-1 where you
 3 can have chickens. I'd rather put it -- have it
 4 R-1, and not agricultural, but allowing to put in
 5 chickens. But not horses, not cows, not sheep. I
 6 don't want that stuff in R-1.
 7 MR. LINGENFELTER: But you're okay with
 8 chickens?
 9 MR. REPPERT: Not especially, but yes.
 10 MS. MATHENEY: So the Ohio Revised Code
 11 requires -- how about this? Ohio Revised Code
 12 prohibits townships from regulating certain
 13 agricultural activities. That definition, I think
 14 that you read, I think, is actually pulled directly
 15 from the Ohio Revised Code. Townships can only
 16 regulate it on very certain circumstances in
 17 residential districts. And so I think that's
 18 probably why you see agricultural use in all of
 19 these zoning districts.
 20 MR. REPPERT: That's right. That's right.
 21 MS. MATHENEY: Correct.
 22 Now, there are very limited -- you know, in a
 23 platted subdivision, for instance, I forget, is it
 24 one acre or less, or more than one acre, but less
 25 than five, I forget. But there are ways that the

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1 of one acre or less --
 2 MR. IAFELICE: Yes.
 3 MS. MATHENEY: -- can be regulated by township
 4 zoning.
 5 MR. IAFELICE: There. That's why I agree with
 6 Hiram, it doesn't belong in R-1.
 7 MS. MATHENEY: Or --
 8 MR. REPPERT: But isn't -- how big is R-1?
 9 MR. IAFELICE: A half an acre with sewer.
 10 MR. SCHINDLER: Half an acre.
 11 MR. REPPERT: Half an acre with the sewer.
 12 MR. IAFELICE: Three quarters of an acre
 13 without the sewer.
 14 MR. REPPERT: Three quarters of an acre.
 15 MS. FREEMAN: Yeah.
 16 MR. IAFELICE: Three quarters, no sewer.
 17 MR. REPPERT: Minimum. Minimum.
 18 MR. IAFELICE: Site development. Right.
 19 MR. REPPERT: So my neighbor up the street
 20 with chickens on a two acre lot is okay?
 21 MR. IAFELICE: Uh-huh.
 22 MS. FREEMAN: Yes.
 23 MR. REPPERT: With chickens, but not -- but he
 24 wouldn't be --
 25 MR. IAFELICE: Under R-1.

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1 MR. REPERT: Well, yeah, he's R-1. But he's
 2 not agricultural.
 3 MR. IAFELICE: I'm sorry, you said it's two
 4 acres. If he was doing it today, two acres falls
 5 under R-6 zoning district.
 6 MR. REPERT: Okay.
 7 MR. IAFELICE: R-1 is three quarters of an
 8 acre without sewer, half an acre with sewer. Small
 9 lots. Subdivision. Homes.
 10 MR. SCHINDLER: Okay.
 11 MR. IAFELICE: 100 foot frontage, 250 foot --
 12 MR. REPERT: So, Heather, my place -- you
 13 know where I live.
 14 MS. FREEMAN: Yeah. You're on Knightsbridge.
 15 You're R-1, as well. But you have larger lots.
 16 MR. REPERT: But if I were to do it now, I'd
 17 be R-8?
 18 MS. FREEMAN: No, you're R-1. But your lots
 19 far exceed the minimum lot size. Because when your
 20 development went in, that was the style that
 21 developers were doing --
 22 MR. REPERT: Right.
 23 MS. FREEMAN: -- large lots, bigger homes,
 24 septic, wells. But everything that's really being
 25 built now under R-1 is exactly what we're saying,

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1 we haven't even gotten there. We're talking R-1.
 2 MS. FREEMAN: Yeah, yeah. I was just talking
 3 uses. Like I was kind of hoping that we would look
 4 at, as uses, across the table.
 5 MR. IAFELICE: Sure.
 6 MS. FREEMAN: And last month, the board
 7 decided to look at it a different way, which is
 8 fine.
 9 MS. MATHENEY: You are allowed to -- let me
 10 take that back.
 11 I don't think you can prohibit it. So in
 12 other words, if you don't want to say it's
 13 permitted -- right, you'd think it would be
 14 prohibited, but not with agricultural,
 15 unfortunately. They have a very strong lobbying
 16 group, right, in the Ohio General Assembly. They
 17 have -- you know, Ohio is a very, very strong
 18 agricultural state. And they have said, listen,
 19 townships have very limited power when it comes to
 20 agricultural uses and structures.
 21 Now, again, it has to meet those definitions
 22 of agriculture. But we only have very limited
 23 power.
 24 Now, the point though, Heather, like you said,
 25 I mean, the safety, the health and welfare of the

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1 half acre.
 2 MR. REPERT: All right.
 3 MS. FREEMAN: They're cramming them in.
 4 MR. REPERT: But if I were to build mine now,
 5 it would be still R-1?
 6 MS. FREEMAN: Yeah. If you were able to, you
 7 could split that lot up and do -- if you have a two
 8 acre lot, you could do four half acre lots and
 9 build three other homes on there, as long as it met
 10 everything, and everyone could have chickens, or
 11 whatever it is.
 12 No, but we do have provisions in 6.01(B) that
 13 does have some regulations on the agricultural uses
 14 that are allowed.
 15 MR. IAFELICE: 6.01.
 16 MS. FREEMAN: Bridey, are we allowed to maybe
 17 not permit agricultural uses in like the commercial
 18 districts? Or does that fall under still the same
 19 15 lots in a platted subdivision?
 20 Because, to me, allowing -- which I don't
 21 think anyone is going to really do -- but it seems
 22 odd to put this whole table together, and like, why
 23 are we even allowing agricultural uses in
 24 businesses?
 25 MR. IAFELICE: Right. I agree, Heather. But

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1 community, does it really make sense to have
 2 agriculture, you know, next to industrial and
 3 commercial properties? Probably not. But not
 4 everyone would necessarily agree with that.
 5 MR. REPERT: Well, then forget my comment on
 6 R-1.
 7 MR. IAFELICE: I still agree. Eliminate it as
 8 a permitted use in R-1.
 9 MR. LINGENFELTER: But can we do that?
 10 MR. IAFELICE: She just answered it. Yes.
 11 MS. MATHENEY: You certainly can. Like I have
 12 definitely seen other local governments take --
 13 have a different approach than what I think Concord
 14 has done. Concord actually puts it as a permitted
 15 use, if I'm not mistaken, right? Instead, what
 16 they have done is not mention it.
 17 MR. IAFELICE: Not mention it.
 18 MS. MATHENEY: Now, that would normally mean,
 19 right, that Latin expression I was talking about,
 20 that which is right.
 21 MR. IAFELICE: Right.
 22 MS. MATHENEY: But unfortunately, with
 23 agriculture, the Ohio General Assembly has trumped
 24 us here, and they have said, you cannot prohibit.
 25 There's only very small things you can regulate on

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1 agriculture, and here they are.

2 So, I mean, does it matter to say it's

3 specifically permitted? Or would you rather just

4 take it off completely, and just leave it up to

5 someone to ask?

6 And again, unless we are actually regulating

7 something that we're allowed to regulate in the

8 Ohio Revised Code regarding agriculture,

9 technically they don't have to come here for a

10 permit, even though it's a permitted use. Really,

11 truly, the zoning -- the township has no power. So

12 there's no zoning permit that gets issued for your

13 agricultural use, or your agricultural building.

14 It's exempt, technically, from zoning.

15 So I could see the reason why you would maybe

16 just want to take it out, do not specifically list

17 it as a permitted use. Because then someone might

18 be thinking, I have to go to the township to get a

19 permit.

20 MR. IAFELICE: Right.

21 MS. MATHENEY: However, the facts -- the other

22 side of that, though, is, it's great to have that

23 documentation. What are you using your building

24 for that we are not able to regulate, and they say

25 it's agricultural use. That's helpful, so that we

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1 MS. MATHENEY: No.

2 MR. IAFELICE: It's just --

3 MR. REPPERT: We're not -- take it out.

4 And I've got -- well, no offense, but I've got

5 only one, two, three, four -- five Ps for

6 agricultural use in that whole row.

7 MR. LINGENFELTER: All right. What are they?

8 MR. IAFELICE: The uses.

9 MR. REPPERT: R-3, R-4, R-6, R-8, and AP.

10 MR. LINGENFELTER: And everything else, we

11 should eliminate?

12 MR. REPPERT: Yeah. M, Manufacturing. Why do

13 we have agricultural in a manufacturing zoning

14 place?

15 MR. LINGENFELTER: Uh-huh.

16 MR. REPPERT: THC.

17 Well, I think we're going to eliminate THC,

18 aren't we, altogether? So take that one out.

19 S. What is S?

20 MR. IAFELICE: Special Interchange.

21 MR. REPPERT: Okay.

22 RD-2, research and development. No, you're

23 not going to -- you're just not going to do them

24 there. Let's see if we can put in some logic into

25 this chart.

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1 know. Because otherwise, we're not issuing a

2 permit for that building.

3 MR. LINGENFELTER: So we could just -- what we

4 could do is to remove the agricultural use terms

5 from R-1 without prohibiting it. Just remove the

6 term, agricultural use.

7 MS. MATHENEY: As a permitted use.

8 MR. LINGENFELTER: As a permitted use.

9 MS. MATHENEY: You can.

10 MR. LINGENFELTER: But it's still a permitted

11 use. But we're just not saying it's a permitted

12 use.

13 MS. MATHENEY: Correct.

14 MR. LINGENFELTER: So then people have to kind

15 of make that jump in logic to say, hey, I can do

16 this, because there's nothing they can do to stop

17 me.

18 MR. IAFELICE: I agree with Hiram. Stick by

19 your first proposal.

20 MR. REPPERT: Do we rather ask for

21 forgiveness, as opposed to asking for permission?

22 So if we take it out, we're asking for

23 forgiveness if we ever get caught by the state, you

24 know?

25 MR. IAFELICE: We're not getting caught.

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1 It's a beautiful chart. It's a beautiful

2 chart. I love it.

3 MR. IAFELICE: It is.

4 MR. REPPERT: But I think it needs some logic

5 to it, with the Ps and the Cs.

6 MR. LINGENFELTER: So then it's your position

7 on the agricultural use to eliminate permitted use

8 in R-1, right?

9 MR. REPPERT: Yes.

10 MR. LINGENFELTER: B-1?

11 MR. REPPERT: Yes.

12 MR. LINGENFELTER: B-2?

13 MR. REPPERT: Yes.

14 MR. LINGENFELTER: BX?

15 MR. REPPERT: Yes.

16 MR. LINGENFELTER: C?

17 MR. REPPERT: Yes.

18 MR. LINGENFELTER: GB?

19 MR. REPPERT: Yes.

20 MR. LINGENFELTER: GH?

21 MR. REPPERT: Yes.

22 MR. LINGENFELTER: M?

23 MR. REPPERT: Yes.

24 MR. LINGENFELTER: RD-2? S?

25 MR. REPPERT: And 3-CPO. No, I'm sorry.

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1 MR. LINGENFELTER: R2-D2.

2 MR. IAFELICE: Why are we keeping it in the

3 airport district?

4 MR. REPERT: Where is the airport?

5 MR. IAFELICE: AP.

6 MR. LINGENFELTER: AP.

7 MR. REPERT: Oh, AP. I don't know.

8 MR. IAFELICE: It's just residential. The

9 large lot residential.

10 MR. REPERT: Okay, we can take out AP, also.

11 MR. LINGENFELTER: All right.

12 MR. REPERT: That's okay by me. Yeah.

13 MS. FREEMAN: Can I mention, Mr. Chairman?

14 MR. LINGENFELTER: Yes.

15 MS. FREEMAN: The R-3 district, that's our

16 multi-family residential district. So it probably

17 wouldn't be appropriate.

18 MR. IAFELICE: Right. That's a good one.

19 MS. FREEMAN: They don't even really have the

20 lots. Usually those are condominium developments.

21 MR. IAFELICE: Yep.

22 MS. FREEMAN: So they probably would never

23 really meet the criteria in order to have an

24 agricultural use.

25 MR. REPERT: One more. One more bites the

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1 what we'd have to do to revise the text that's in

2 there --

3 MR. LINGENFELTER: Right.

4 MS. FREEMAN: -- and work with legal on that,

5 too --

6 MR. LINGENFELTER: So we're in agreement.

7 MS. FREEMAN: -- to make sure that --

8 MR. LINGENFELTER: I like where this is going,

9 by the way.

10 MS. FREEMAN: -- we're going to make whatever

11 changes are, what you're recommending.

12 MR. LINGENFELTER: I like the way this is

13 going.

14 MR. IAFELICE: Yeah.

15 MR. LINGENFELTER: So then what you're saying

16 is, then, to only allow -- or have the P in R-4,

17 R-6, and R-8, correct?

18 MR. REPERT: Yes. Yes.

19 MR. LINGENFELTER: And Heather, you can work

20 with that?

21 MS. FREEMAN: I understand what your intent

22 is, yes. I can work with that.

23 MR. LINGENFELTER: All right. And I'm good

24 with that.

25 So let's work on that, and allow the -- just

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1 bullet.

2 MR. LINGENFELTER: So instead of being a P

3 across the board, what we are looking at now is a

4 P under R-4, a P under R-6, and a P under R-8.

5 MR. REPERT: Yes.

6 MR. LINGENFELTER: And everything else should

7 be dropped.

8 Any comments, Frank?

9 MR. SCHINDLER: No, Mr. Chairman. It makes

10 sense.

11 MR. LINGENFELTER: Okay.

12 Rich?

13 MR. IAFELICE: I'm on board.

14 MR. LINGENFELTER: You're on board.

15 MS. FREEMAN: And just as a reminder, this

16 chart does not exist in the Zoning Resolution.

17 MR. IAFELICE: Right.

18 MR. LINGENFELTER: Right.

19 MS. FREEMAN: So I put this together as a way

20 that we could look at all these, based on combining

21 them.

22 MR. IAFELICE: Yes.

23 MS. FREEMAN: So where we actually indicate

24 the agricultural uses is in Section 6.01(B). So I

25 can take the feedback from you guys and figure out

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1 permit it for the R-4, R-6, and R-8, and scrap it

2 from everything else. Although we're not

3 technically prohibiting it, we're just eliminating

4 it from that -- the term out of that.

5 MR. IAFELICE: Right.

6 MR. LINGENFELTER: So if somebody wanted to do

7 agricultural, they really could. But they would

8 have to --

9 MR. IAFELICE: To get past Heather.

10 MR. LINGENFELTER: Right.

11 MS. FREEMAN: Well, I guess I'm a little

12 confused, then. So you don't want to limit ag uses

13 to just these three districts?

14 MR. LINGENFELTER: Well, my question -- that

15 goes back to --

16 MS. FREEMAN: Because, I mean, if we're

17 silent -- okay, so if we take -- if we do not put

18 anything in the Zoning Resolution that regulates

19 agriculture uses that -- how we are allowed to per

20 the ORC, then that means we're not regulating it,

21 which basically means they can do whatever they

22 want. So we can't be silent.

23 If you still want to regulate ag, you have to

24 put it in the zoning, how you want -- where you

25 want to allow it to happen --

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1 MR. LINGENFELTER: Right.

2 MS. FREEMAN: -- and what the rules are. And

3 the way we have it written now is that you could do

4 it anywhere in the township, in any of the

5 districts.

6 MR. IAFELICE: Yes.

7 MS. FREEMAN: But based on the lot size and

8 the location of that, you can only do certain

9 agricultural uses. So if you're located in an

10 area -- in a platted subdivision or in an area with

11 15 or more lots that were approved under 711.131,

12 .133, which is codes that the County Planning

13 Commission approves the lot splits, then our rules

14 kick in, and then we have the ability to regulate

15 agricultural uses.

16 For example, if you have a lot less than one

17 acre in size, you can only do --

18 MR. IAFELICE: Fruits, vegetables.

19 MS. FREEMAN: -- nursery, fruits, vegetables,

20 for your own private consumption, with maybe some

21 little sales. But then when you get over that one

22 acre, you can have horses, and cows, and all that

23 kind of animal husbandry.

24 But again, I guess, maybe we need to clarify

25 again with Bridey, like, could we limit that to

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1 says, agricultural use is a permitted use in the

2 commercial district.

3 MS. FREEMAN: Right.

4 MS. MATHENEY: What we have is just the

5 6.01 -- excuse me -- yes, 6.01(B) section that

6 literally mirrors and mimics the Ohio Revised Code.

7 MR. LINGENFELTER: Right.

8 MS. FREEMAN: So I guess, to Hiram's point,

9 we're not drawing attention that, hey, property

10 owners, you can do this in all these districts.

11 They almost still have to come, and call and ask,

12 and say, hey, are we allowed to do this, and then

13 at that point we scrutinize, where are they

14 located, can we regulate it, and then let them

15 know.

16 MR. IAFELICE: And I think that's the way it

17 should be. That's my opinion.

18 MR. LINGENFELTER: Right.

19 MR. IAFELICE: I think that's the way it

20 should be.

21 MS. FREEMAN: So maybe we --

22 MR. LINGENFELTER: So you need to figure out a

23 way to massage 6.01(B), right? That would be the

24 way to do this?

25 MS. FREEMAN: No. I think what we're saying

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1 only certain districts that are in an area where we

2 can regulate. It still has to be within the 15.

3 MR. IAFELICE: But you do that -- I'm sorry.

4 We do that already. We do that already. We say, a

5 one acre lot.

6 MS. FREEMAN: Right. But it's in any

7 district. And what guys are talking about is, can

8 we limit it to only certain districts.

9 MR. IAFELICE: Oh, oh, oh. Right. Okay. I'm

10 sorry. I misspoke.

11 MS. FREEMAN: That's where I'm a little

12 confused. Can we limit it to only certain

13 districts that meet that criteria?

14 MS. MATHENEY: No.

15 MS. FREEMAN: No. Okay.

16 MS. MATHENEY: I was thinking that this list,

17 right, that you prepared, was actually in one of

18 the sections --

19 MS. FREEMAN: Oh, no, it's not.

20 MS. MATHENEY: -- and it's not. It's just --

21 right. So technically, we don't have a provision

22 that actually says, agricultural use is a permitted

23 use in the R-1 district.

24 MS. FREEMAN: Right.

25 MS. MATHENEY: You don't have a section that

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1 is, we do nothing.

2 MR. IAFELICE: Do nothing.

3 MR. LINGENFELTER: Okay. All right.

4 MR. IAFELICE: Okay, help us with this table

5 again, Heather. Maybe that's where I misunderstood

6 when I was studying this, the last couple of weeks.

7 So this is not in the -- these are not in the

8 resolution?

9 MS. FREEMAN: These uses are allowed. The Ps,

10 and Cs, and the blanks, are exactly what is in the

11 Zoning Resolution. I combined the commercial --

12 Table 22.04 from the commercial district and the

13 residential table so you could look at all the

14 different districts side by side, when looking at

15 the uses that we allow in the township as a whole.

16 So when you see the Ps and Cs, these are

17 actually allowed, if you go to those sections. I

18 have not made any changes. But the table itself

19 does not exist in this way in the Zoning

20 Resolution.

21 MR. REPERT: This table is a tool.

22 MS. FREEMAN: Yeah. I explained that -- I'm

23 sorry. I explained that at the first meeting, when

24 we first started talking about this last month.

25 Maybe that's more confusing.

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1 MR. SCHINDLER: No, I like this table. I
 2 would like to see this, just as it is, go into our
 3 zoning book. Because this is a quick thing you can
 4 look at very quickly, and see if it's permitted or
 5 not permitted, in all these districts.
 6 MS. FREEMAN: And I've seen other communities
 7 do something like this.
 8 MR. SCHINDLER: Yes, I like it. I love it.
 9 You did a nice job. Thank you.
 10 MS. FREEMAN: It would take a lot of work, but
 11 if we ever wanted to completely change how we do
 12 our list of uses in all the districts, we could
 13 maybe at some point get to this. I mean, this is a
 14 lot to do.
 15 It's easy, for our work session, to throw this
 16 together. But there would be a lot of little
 17 nuances that we'd have to change to the Zoning
 18 Resolution if we wanted to do this.
 19 MR. SCHINDLER: But once it's adopted, and the
 20 format is like this, it's very easy to go back in
 21 the future --
 22 MS. FREEMAN: Yes.
 23 MR. SCHINDLER: -- and make a quick, okay --
 24 MS. FREEMAN: Yeah.
 25 MR. SCHINDLER: -- without going to a massive

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1 long ago.
 2 MR. LINGENFELTER: Right.
 3 MS. FREEMAN: So I'm really not anticipating a
 4 lot of changes in what's going on in the commercial
 5 districts, because I thought we did a fairly decent
 6 job of looking at that.
 7 MR. IAFELICE: Uh-huh.
 8 MS. FREEMAN: But there definitely were some
 9 things that I had tried to bring to your
 10 attention --
 11 MR. IAFELICE: You did.
 12 MS. FREEMAN: -- about -- and I know we talked
 13 a little bit last month about taking the adult
 14 group homes out of B-1, B-2. I had a note on that
 15 in here, that that was something that you guys were
 16 considering doing.
 17 And then we had a lengthy conversation about
 18 some of these other uses that might fall under
 19 personal services or other retail shops.
 20 What did we determine on that? I think we
 21 were just okay with letting those fall under those
 22 definitions --
 23 MR. LINGENFELTER: Right.
 24 MS. FREEMAN: -- and not necessarily needing
 25 to regulate them as separate uses?

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1 thing that could take months of meetings, and the
 2 work sessions, and stuff.
 3 MS. FREEMAN: Right.
 4 MR. SCHINDLER: That's my thoughts.
 5 MS. FREEMAN: Thank you. I appreciate it.
 6 MR. LINGENFELTER: So, I guess, maybe my
 7 thought, you know, and maybe we need to retool the
 8 way we're approaching this. Do we want to go just
 9 right from the top of the list and work across, and
 10 then just kind of go down the list, instead of
 11 going by district across?
 12 MR. SCHINDLER: Yes.
 13 MR. LINGENFELTER: Yeah, instead of going
 14 column-wise, maybe go row-wise.
 15 MR. SCHINDLER: Yes.
 16 MR. LINGENFELTER: Okay. So agricultural use,
 17 we know what we want to do, right? We're good with
 18 that?
 19 MR. SCHINDLER: Yes.
 20 MS. FREEMAN: And I did have some
 21 recommendations initially in my staff -- in my memo
 22 to you guys, on things that I thought that you
 23 might want to look at.
 24 And I know Hiram had mentioned, we kind of
 25 went through all these conditional uses not that

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1 MR. LINGENFELTER: Right.
 2 MS. FREEMAN: Was there closure on that? Am I
 3 wrong on that? Okay.
 4 MR. LINGENFELTER: All right. So let's look
 5 at adult family home, then. Let's start at the top
 6 with adult family home. We have it as a permitted
 7 use in all of the R districts, 1, 3, 4, 6, 8,
 8 and -- 1, 3, 4, 6, and 8.
 9 Any comments on -- should we eliminate that
 10 from any of these districts?
 11 MS. FREEMAN: I think we have to keep that,
 12 because they function as a household, like a
 13 family.
 14 MR. LINGENFELTER: So being a permitted use in
 15 those, we're okay?
 16 MS. FREEMAN: We are not able to just not
 17 allow that.
 18 MR. LINGENFELTER: Okay. All right.
 19 What about adult group home? Right now it's a
 20 conditional use in R-1, and a conditional use in
 21 R-4, and a conditional use in B-1 and B-2. So the
 22 issue we have here is the B-1, B-2. We don't think
 23 that's appropriate?
 24 MS. FREEMAN: There was some discussion about
 25 whether or not we should be utilizing commercial

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1 property for more residential type nature.

2 MR. LINGENFELTER: Right. Yep. I agree. So

3 I think we should drop the conditional from B-1 and

4 B-2.

5 Any comments?

6 MR. REPPERT: I agree with that.

7 MR. IAFELICE: I agree.

8 MR. LINGENFELTER: Agree?

9 Frank, you okay with that?

10 MR. SCHINDLER: Yes.

11 MR. LINGENFELTER: So let's drop the

12 conditional use out of B-1 and B-2, and just leave

13 it as a conditional in R-1 and R-4.

14 MR. IAFELICE: I have a question, though. The

15 group home, by definition, is quite a few people.

16 MR. REPPERT: Six to sixteen.

17 MR. IAFELICE: Yes.

18 In an R-1, is that appropriate?

19 MR. REPPERT: I don't think so.

20 MR. IAFELICE: Even as a conditional use?

21 MR. REPPERT: Even as a conditional. I took

22 the C out of R-1. Yeah, I took the C out of R-1.

23 MR. IAFELICE: That's what I'm suggesting.

24 MS. FREEMAN: And there are provisions in

25 13.16, under the CUP, that I believe would

95

1 MR. IAFELICE: So in a residential district,

2 an adult group home, is it not a fee-based service?

3 Is it not a business?

4 MR. LINGENFELTER: Ooh, that's a good

5 question. I don't know.

6 MR. IAFELICE: I was reading, to catch up on

7 the minutes, and that's the first thing that hit

8 me. It's residential, but it's a business.

9 MS. FREEMAN: Yes, yes.

10 MR. IAFELICE: That's how my mind works,

11 because it's fees, for fee.

12 MS. FREEMAN: Uh-huh.

13 MR. REPPERT: Yeah, I would say it is.

14 MR. IAFELICE: So we were removing it from B-1

15 and B-2, but I thought that's where it actually

16 belongs?

17 MR. LINGENFELTER: But then, like Heather

18 said, though, then you start mixing residential use

19 in a B-1 and B-2.

20 MR. IAFELICE: But it's a business, a group

21 home. Bridey, am I right, defining a group home as

22 a business, for profit?

23 MS. MATHENEY: There's arguments for both,

24 right. Like that does make sense.

25 MS. FREEMAN: So there was -- like there's

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1 necessitate a larger lot. So you're not going to

2 be allowed to do that, Rich, on like a half acre

3 lot.

4 MR. IAFELICE: So we should take it out

5 anyway, so it avoids confusion.

6 MR. REPPERT: Well, you're right. But you're

7 probably going to get a conditional use that goes

8 to BZA that says, oh, I don't have -- I only have a

9 half acre, can I do this? And they're going to say

10 yes. And then that blows the whole thing.

11 MS. FREEMAN: Well, it's only one acre.

12 MR. IAFELICE: Which one acre? The group home

13 should be located on a lot at least one acre. It's

14 just over the R-1.

15 MS. FREEMAN: Well, we could consider, if you

16 thought it was appropriate for the district, if you

17 didn't like the lot size, maybe bump up the minimum

18 lot size. Or go with your idea.

19 MR. IAFELICE: I'd like to see it eliminated

20 as a conditional use, just in R-1.

21 MR. REPPERT: I say take the C out of R-1 for

22 adult group homes.

23 MR. LINGENFELTER: Okay, but leave it in R-4?

24 MR. REPPERT: Yes.

25 MR. LINGENFELTER: Okay. All right.

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1 group homes that are run by nonprofits, as well,

2 that that would fall under. I don't know if that

3 matters to you.

4 MR. IAFELICE: No, because they still make

5 money. Nonprofits make a good amount of money.

6 They just don't call it profit.

7 MS. FREEMAN: Gotcha.

8 MR. SCHINDLER: But then if you can have as

9 many as 16, you said?

10 MR. IAFELICE: Yeah.

11 MR. REPPERT: Six to sixteen.

12 MR. SCHINDLER: Can you picture a half acre

13 lot, with a home that could fit on a half acre lot,

14 and have 16 cars parked in the driveway?

15 MR. IAFELICE: Well, no, we already agreed to

16 move that out of R-1, Frank.

17 MR. SCHINDLER: Oh.

18 MR. IAFELICE: I was questioning, R-4, is it a

19 residential district altogether --

20 MR. SCHINDLER: Okay.

21 MR. IAFELICE: -- since it's a fee-based

22 service, operating as a business.

23 MR. SCHINDLER: Yeah.

24 MR. IAFELICE: I just have that as a question,

25 Heather. I don't know.

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1 MR. REPPERT: Well, then where would we put
 2 it?

3 MR. IAFELICE: B, commercial.

4 MR. LINGENFELTER: But then you're mixing
 5 residential living and commercial.

6 MR. IAFELICE: Yeah. I guess I put greater
 7 weight to the fact that that's a business, than
 8 residential. It's caring for some people that live
 9 there.

10 MR. LINGENFELTER: But --

11 MR. SCHINDLER: It's like a nursing home.

12 MR. IAFELICE: Like a hospital.

13 MR. LINGENFELTER: Well, I mean, you know, I
 14 have a friend that's in an adult home, not here in
 15 Ohio, out in a different state. But he's a vet,
 16 okay, suffering from PTSD. And they have an adult
 17 home, and he lives -- he's perfectly functional.
 18 But he lives in this house, where they basically
 19 have other adults that -- you know, they cook
 20 meals, they have activities, you know, they do
 21 things. And they all have to work, and there's
 22 functionality involved there.

23 You know, so I see the value of something like
 24 that. The question -- and I get your, it's a
 25 business, okay? Yeah, because there's somebody

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1 MR. IAFELICE: So this could go in that 3,000
 2 square foot garage on Prouty Road.

3 MR. LINGENFELTER: Right.

4 MR. IAFELICE: I'm just saying.

5 MS. FREEMAN: Yeah.

6 MR. IAFELICE: Next to that guy's house.
 7 Fifteen people, whatever. I don't know.

8 MR. LINGENFELTER: Well, then let me ask this,
 9 let's take that to the next -- what's in the
 10 definition that says, six to sixteen? Could we
 11 change that? Is that six to sixteen associated
 12 with something, or is that what we came up with,
 13 and could we adjust that number down from sixteen
 14 and make it a lower number?

15 MS. FREEMAN: No, I think these are tied to
 16 how they get their regulations, their license from
 17 the state.

18 MS. MATHENEY: Right.

19 MR. IAFELICE: The same as the adult family
 20 home. Because they were adopted in 2015, the same
 21 date. An adult family home is three to five
 22 unrelated adults.

23 MR. LINGENFELTER: Right. Yeah, three to
 24 five, that's a good number --

25 MR. IAFELICE: Uh-huh.

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1 that goes in there and cooks for these guys every
 2 day, and gets the meals and things. And I'm sure
 3 they pay to live in that home.

4 But, you know, does that make it a business
 5 that fits in a business district? That's where
 6 I -- because now you've got a bunch of people that
 7 are living in an adult home, and they're in a
 8 commercial business instead of being around other
 9 people. And doesn't that kind of defeat the
 10 purpose of -- you know what I'm saying?

11 MR. SCHINDLER: Because so many of them have
 12 to, because of their condition, should be in a more
 13 quiet environment. They're not there on a
 14 business --

15 MR. LINGENFELTER: Right. And now you're
 16 going to stick them in a commercial district --

17 MR. SCHINDLER: Yeah. You're like
 18 warehousing.

19 MR. LINGENFELTER: -- next to Pizza Roto and,
 20 you know, the pet food store --

21 MR. IAFELICE: Uh-huh.

22 MR. SCHINDLER: Yeah.

23 MR. LINGENFELTER: -- and that's where they've
 24 got to stay. And I don't know that that's a great
 25 idea, necessarily.

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1 MR. LINGENFELTER: -- I think. But when you
 2 get to 16, that's a big number.

3 MR. IAFELICE: Uh-huh.

4 MR. LINGENFELTER: It really is. Like Frank
 5 said, think of a regular residence in a residential
 6 district with 16 people, you know, with potentially
 7 16 cars, you know.

8 MR. SCHINDLER: Yeah. Because so many of
 9 these people, for one thing, have some type of
 10 emotional issues.

11 MR. IAFELICE: Sure.

12 MR. SCHINDLER: And you don't want to put them
 13 in an environment that I see being loud and stuff,
 14 in commercial. That just adds to, unfortunately,
 15 their condition. They like to be in a nice,
 16 peaceful setting. You don't get that in a business
 17 district.

18 MS. FREEMAN: Well, and there are currently
 19 two different business districts, the B-1 and the
 20 B-2, which are very different.

21 MR. IAFELICE: Yeah. Yes.

22 MR. SCHINDLER: Oh, I know they're different.

23 MR. IAFELICE: Right. That's a good point.
 24 One is retail, right?

25 MS. FREEMAN: Yeah, B-1 is more retail.

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1 That's more Crile Road --

2 MR. LINGENFELTER: Right.

3 MS. FREEMAN: -- and by Redhawk, over there.

4 And then you have the B-2, which is just south

5 of here. Which is a little bit more of a mix of

6 uses, because we have a lot of nonconforming, you

7 know, older homes that are sited on B-2 properties,

8 some of them. We have the group home right next to

9 Accurate Landscape that Lake-Geauga Recovery

10 operates. So there's one there.

11 I mean, from the street, it appears to be

12 residential, those kind of things, but still kind

13 of fits into that commercial area.

14 MR. IAFELICE: Uh-huh.

15 MS. FREEMAN: So maybe it's still appropriate

16 in the commercial districts, maybe one versus the

17 other.

18 MR. LINGENFELTER: Maybe in B-2.

19 MR. IAFELICE: B-2.

20 MR. LINGENFELTER: Maybe more in B-2 than B-1?

21 MR. IAFELICE: Yeah.

22 MR. REPPERT: Yeah.

23 MR. IAFELICE: It sounds like it.

24 MR. SCHINDLER: It sounds like it.

25 MR. REPPERT: Is there any reason why we can't

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1 bigger than R-1. It's an acre.

2 MS. FREEMAN: Well, and the condition is, they

3 have to have two --

4 MR. IAFELICE: Two what?

5 MS. FREEMAN: -- acres, minimum, in the R-4,

6 if they want to do the adult group home.

7 MR. IAFELICE: Oh. So the way it's written

8 now --

9 MS. FREEMAN: So we bump that up to five

10 acres.

11 13.16, under the Specific Conditions. On

12 Page 13.14.

13 MR. IAFELICE: Aha. Two acres.

14 MR. LINGENFELTER: Are you okay with that?

15 MR. IAFELICE: Two acres.

16 I guess. It keeps it out of the smaller lots,

17 and also permits it in B-2.

18 MR. LINGENFELTER: So are you good with the

19 R-4, as long as it's with the two acre requirement?

20 MR. IAFELICE: Yeah. The way it's written

21 now.

22 MS. FREEMAN: Uh-huh.

23 MR. IAFELICE: Without B-1.

24 MR. LINGENFELTER: Okay.

25 All right, so we'll leave it in the R-4 with

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1 keep it in R-4 and B-2?

2 MR. LINGENFELTER: No.

3 MS. FREEMAN: Not at all. You could look at

4 if you were -- you know, we could dive into some of

5 the conditions that are related to those districts,

6 too, to see if we need to maybe make some changes.

7 MR. LINGENFELTER: I need to use a pencil.

8 MR. REPPERT: You need to what?

9 MR. LINGENFELTER: I need to use a pencil.

10 MS. FREEMAN: Like increasing lot sizes, or

11 setbacks, or something like that.

12 MR. REPPERT: Mine are in ink.

13 MR. LINGENFELTER: That's what I said.

14 MR. SCHINDLER: Mine's in pencil.

15 MR. LINGENFELTER: Yeah, I'm okay.

16 I guess -- and Rich, I do get your B -- I do

17 get your business point.

18 MR. REPPERT: It is a business, yeah.

19 MR. LINGENFELTER: So do we allow it in -- do

20 we have it as a conditional in R-4 and in B-2? Is

21 that okay?

22 MR. IAFELICE: I like that.

23 MR. LINGENFELTER: Does that help you? Or do

24 you want it out of residential completely?

25 MR. IAFELICE: R-4 is an acre. It's not much

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1 the two acre minimum, and we'll include it in the

2 B-2, and eliminate it from R-1 and --

3 MR. REPPERT: And that's a C in B-2?

4 MR. IAFELICE: That's still a conditional use.

5 MR. REPPERT: That's a C in B-2?

6 MR. LINGENFELTER: It's a C -- no matter where

7 it's at, it's a C. It's going to be conditional.

8 MR. REPPERT: Right. Okay.

9 MR. LINGENFELTER: Okay, we talked about

10 agricultural use. We basically narrowed that down

11 to just the R-4, R-6, and R-8, right?

12 MR. IAFELICE: Yes.

13 MR. LINGENFELTER: Because I circled some, and

14 that's why I said I need a pencil, so I can erase

15 some of my Xs and make them circles.

16 All right, so the permitteds for agricultural

17 use are going to remain in R-4, R-6, and R-8.

18 MR. REPPERT: Right.

19 MR. LINGENFELTER: Okay.

20 Dwelling detached single-family. It's a

21 permitted use in R-1, R-4, R-6, and R-8.

22 Are we okay with that? Good?

23 MR. REPPERT: Good here.

24 MR. IAFELICE: Yes.

25 MR. LINGENFELTER: Frank?

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1 MR. SCHINDLER: Fine.

2 MR. LINGENFELTER: Okay, so we're going to

3 leave that as it is. Okay.

4 All right, dwelling single-family cluster in

5 R-3, which is obviously where it belongs and

6 nowhere else. Any issues with that?

7 MR. IAFELICE: No.

8 MR. LINGENFELTER: Do you want to add it

9 anywhere than what it is already?

10 MR. REPERT: No.

11 MR. SCHINDLER: No.

12 MR. IAFELICE: No.

13 MR. LINGENFELTER: So we're good with the R-3.

14 So we're going to leave that alone.

15 Dwelling two-family, permitted in R-1 and R-4.

16 Are you okay with that?

17 MR. SCHINDLER: Good.

18 MR. IAFELICE: Yes.

19 MR. LINGENFELTER: Two-family on an R-1?

20 MR. SCHINDLER: Yeah.

21 MR. LINGENFELTER: Two-family, R-1?

22 MR. REPERT: Yeah.

23 MR. SCHINDLER: I think so.

24 MR. IAFELICE: Two-family dwelling in one --

25 two families in one dwelling.

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1 MR. IAFELICE: In R-1.

2 MS. FREEMAN: Yes, in R-1 and R-4.

3 MR. SCHINDLER: Yeah.

4 MS. FREEMAN: But they can't do it on the same

5 minimum half acre lot --

6 MR. LINGENFELTER: Right.

7 MS. FREEMAN: -- the 22,000 square feet. You

8 have to have -- in order to do the two-family,

9 you'd have to have one acre in the R-1, and two

10 acres. So there's no actual density bonus. You're

11 not getting anything.

12 MR. IAFELICE: Okay, so then you've

13 answered -- that was why my head was spinning.

14 MR. LINGENFELTER: Right. Okay, so we're good

15 with the two-family as a permitted use in R-1 and

16 R-4.

17 MR. IAFELICE: Yeah.

18 MR. LINGENFELTER: Multi-family in R-3, which

19 would fit, obviously, just like the cluster.

20 MR. IAFELICE: Right.

21 MR. LINGENFELTER: Okay, so we're good with

22 that. Nothing else. It's nowhere else on the

23 zoning for that.

24 MR. REPERT: Moving right along.

25 MR. IAFELICE: Yeah.

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1 MR. LINGENFELTER: Yeah. Dwelling,

2 two-family, right. In an R-1? Are you okay with

3 that?

4 MR. SCHINDLER: That's when you have a duplex?

5 MR. REPERT: Yeah, it's a duplex.

6 MR. SCHINDLER: It's a duplex.

7 MR. LINGENFELTER: Right.

8 MR. IAFELICE: It is?

9 MR. REPERT: Yes.

10 MR. SCHINDLER: Yeah.

11 MR. LINGENFELTER: Are you okay with that?

12 MR. IAFELICE: Is a duplex allowed? Can we

13 say, duplex?

14 MS. FREEMAN: Yes.

15 MR. IAFELICE: Do we have any?

16 MS. FREEMAN: Yeah, there were some recently

17 constructed just -- on Concord Hambden, west of

18 here, on both sides, north and south.

19 MR. IAFELICE: Oh, yeah.

20 MR. LINGENFELTER: Those are basically all --

21 yeah, they're attached.

22 MR. IAFELICE: Okay.

23 MS. FREEMAN: We've allowed two-families/

24 duplexes probably since we first adopted zoning.

25 I've seen it for years.

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1 MR. LINGENFELTER: Okay, we just clicked off

2 all that. Now the fun begins. Now we're moving

3 into commercial and office uses.

4 Okay, administrative business and professional

5 offices. And those are all permitted from B-1 all

6 the way through Town Hall Center, except for S,

7 Special Interchange. All permitted uses,

8 administrative business and professional offices,

9 B-1, B-2, BX, C, GB?

10 MR. REPERT: Yes.

11 MR. LINGENFELTER: GH, M?

12 MR. SCHINDLER: Manufacturing. Wouldn't

13 that -- well --

14 MR. IAFELICE: Sure.

15 MR. SCHINDLER: Are they compatible?

16 Yeah, I guess they're compatible.

17 MR. LINGENFELTER: Okay. So we're good with

18 the permitted uses that are stipulated?

19 MR. REPERT: Yes.

20 MR. SCHINDLER: Across the board, right?

21 MR. IAFELICE: Except for THC, right? THC is

22 gone?

23 MR. REPERT: Aren't we going to get rid of

24 THC, basically?

25 MS. FREEMAN: We've not had any conversations

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1 about Town Hall Commons. We no longer have the
 2 Town Hall Neighborhood District.
 3 MR. LINGENFELTER: Right.
 4 MS. FREEMAN: All of those properties have
 5 been effectively gone.
 6 MR. REPPERT: THN.
 7 MR. LINGENFELTER: THN.
 8 MS. FREEMAN: Oh, yeah.
 9 MR. REPPERT: THN.
 10 MR. IAFELICE: I knew that. And Hiram, you
 11 just weren't paying attention. Is that right?
 12 MR. REPPERT: You caught me. I apologize.
 13 MS. FREEMAN: And maybe at this point I should
 14 state, as far as like Special District and airport
 15 district, we might want to look at those a little
 16 detailed at a later date, especially since we're
 17 kind of waiting to hear back from the Quail Hollow
 18 study, and I think we have to have a whole separate
 19 work session on this airport district.
 20 MR. REPPERT: Yeah, Connie is not involved
 21 anymore, is she?
 22 MS. FREEMAN: Just because we have only a
 23 small area that's zoned airport. And there's a lot
 24 of things that go into that district, that if that
 25 district is eliminated, that would affect the SOBs

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1 MR. SCHINDLER: No.
 2 MR. REPPERT: No, not at all.
 3 MR. LINGENFELTER: Automotive repair -- I'm
 4 sorry. Automotive rental.
 5 MR. SCHINDLER: Rental.
 6 MR. LINGENFELTER: Right now it's only
 7 permitted in BX.
 8 MR. REPPERT: Our airport doesn't have any
 9 rental companies, does it?
 10 I didn't think so.
 11 MR. LINGENFELTER: Hertz, Budget? That's not
 12 coming soon?
 13 MR. SCHINDLER: I don't think so.
 14 MR. IAFELICE: I don't know.
 15 MR. LINGENFELTER: Well, okay, you know, right
 16 now it's in BX. Why not in B-1, automotive rental?
 17 Why not B-1? Or B-2? Why not B-1 or B-2, or both
 18 B-1 and B-2?
 19 MR. IAFELICE: I think because of the way it's
 20 defined in 22, Heather?
 21 MR. LINGENFELTER: Illuminate us.
 22 MR. IAFELICE: Okay. B-2 is specific to --
 23 sorry. You asked B-1.
 24 B-1 is specific to rental goods and personal
 25 services that serve the residents around key road

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1 that we only permit in that district, so we would
 2 have to at that time figure out where they could
 3 go. And that's not something I think that we want
 4 to take on at this moment.
 5 MR. LINGENFELTER: Right.
 6 MS. FREEMAN: We're just trying to quickly,
 7 you know --
 8 MR. LINGENFELTER: So then now we move to
 9 aircraft hangers and tiedowns, speaking of airport
 10 district.
 11 MR. REPPERT: And X4 lines.
 12 MR. IAFELICE: And X4.
 13 MR. LINGENFELTER: Yep. Aircraft-related
 14 wholesale and retail; aircraft sales and service;
 15 and aircraft training and instruction are all
 16 permitted uses in the airport district. Are we
 17 okay with that?
 18 MR. REPPERT: It sounds perfectly logical to
 19 me.
 20 MR. LINGENFELTER: Okay.
 21 MR. SCHINDLER: So all four of those
 22 categories are okay.
 23 MR. LINGENFELTER: And they are not permitted
 24 or conditional anywhere else in the Zoning
 25 Resolution.

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1 intersections, as opposed to BX, right?
 2 But car rental, convenience retail goods and
 3 personal services, is residential retail, B-1.
 4 MR. LINGENFELTER: Well, I mean, take for
 5 example, you go down Mentor Avenue. Go down to
 6 Mentor Avenue and there's an Enterprise --
 7 MR. IAFELICE: Enterprise.
 8 MR. LINGENFELTER: -- car rental place that's
 9 on Mentor Avenue there. There's a parking lot full
 10 of cars. But I mean, you go in, you rent a car,
 11 you get in your car, and go use it. I've used that
 12 Enterprise service when I've had car repair done.
 13 MR. REPPERT: So have I. So have I.
 14 MR. LINGENFELTER: So why limit that only to
 15 BX? What's wrong with automotive rental?
 16 Does anybody know anything adverse that comes
 17 along with automotive rental, that it wouldn't fit
 18 in a B-1 or B-2?
 19 MR. IAFELICE: A bunch of cars parked in the
 20 lot.
 21 MR. REPPERT: Not like a car dealer.
 22 MR. LINGENFELTER: Right.
 23 MR. REPPERT: I mean, they might have 15 cars.
 24 They might have 12, 10. Because they get them in
 25 and out.

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1 MR. LINGENFELTER: Yeah, they're cycling them
 2 around.
 3 MR. SCHINDLER: It's all relative to the size
 4 of the building and the parking area. Like the one
 5 on Mentor Avenue only has a few cars.
 6 MR. LINGENFELTER: But you're permitting it in
 7 BX.
 8 MR. IAFELICE: BX.
 9 MR. REPPERT: Yeah.
 10 MR. LINGENFELTER: So why not B-1 or B-2, or
 11 both B-1 and B-2?
 12 MR. REPPERT: And I don't know if they would
 13 have a garage to service them, either.
 14 MR. IAFELICE: Yeah.
 15 MR. REPPERT: A lot of places don't.
 16 MR. IAFELICE: They're off site.
 17 MR. LINGENFELTER: It's just strictly rental.
 18 MR. REPPERT: Yeah.
 19 Yeah, B-1, B-2, BX. I think that will work.
 20 MR. LINGENFELTER: Heather, any comment?
 21 MS. FREEMAN: Well, I was just kind of going
 22 back at the district purpose statements, as well,
 23 just trying to tie, you know, what the purpose of
 24 those various zoning districts are --
 25 MR. IAFELICE: Right.

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1 with car rental is the fact that they need a
 2 parking lot of reasonable size to keep their car --
 3 to keep their inventory. But aside from that, I
 4 mean, there's really not much that -- I consider it
 5 a pretty unobtrusive use. You know, it's not
 6 something that's going to cause a lot of issues.
 7 MR. IAFELICE: Heather, were you going to --
 8 outside of gateway health, which we understand,
 9 along Auburn Road, there are four business
 10 districts. Are you going to, like, why do we have
 11 four? Right?
 12 MS. FREEMAN: Well, yeah. I mean, looking at
 13 the zoning map, you know, BX, B-1, B-2, which --
 14 okay, so if you look at Crile Road, if you drive
 15 down Crile Road, you have no clue that there's
 16 three different zoning districts --
 17 MR. IAFELICE: No.
 18 MS. FREEMAN: -- right? I mean, really, like,
 19 what gets built there and gets developed, it seems
 20 like those districts along Crile Road should allow
 21 pretty much the same thing.
 22 MR. IAFELICE: Uh-huh.
 23 MS. FREEMAN: And over here, like on Ravenna,
 24 where the B-2 is, like that is abutting more
 25 residential uses, or land area. So that district,

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1 MS. FREEMAN: -- to help make a better
 2 decision as to why one use might be allowed in one
 3 district versus the other. We have a lot of
 4 commercial districts.
 5 MR. IAFELICE: We do.
 6 MS. FREEMAN: I feel like --
 7 MR. IAFELICE: We do.
 8 MS. FREEMAN: -- it's hard to make a
 9 distinction --
 10 MR. IAFELICE: It's hard to distinguish, yes.
 11 MS. FREEMAN: -- you know, why one thing might
 12 not be allowed in the other. And I guess I would
 13 just, as we're going through this, think about, you
 14 know -- like so the automotive rental --
 15 MR. IAFELICE: Yeah. GB. It's a gateway
 16 business.
 17 MR. SCHINDLER: It only seems to make sense,
 18 because it fits in where people of those particular
 19 businesses would rent a car, you know, if they're
 20 in town for a business meeting overnight or
 21 something, they will pick up a car, use it for the
 22 evening, the meeting the next morning, and they'll
 23 just drop it off and go on to their -- back home or
 24 whatever. So, to me, I'd say it makes sense.
 25 MR. LINGENFELTER: The only issue that I see

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1 I feel, needs to be a little bit like -- taking
 2 into consideration the residential nature, and
 3 scrutinizing those uses to make sure that we're not
 4 allowing something that's going to be disruptive.
 5 MR. IAFELICE: Uh-huh.
 6 MR. LINGENFELTER: So what do we want to do
 7 with automotive rental?
 8 MS. FREEMAN: I would say I would not be in
 9 favor of allowing it over in the B-2, just because
 10 I --
 11 MR. LINGENFELTER: In where?
 12 MS. FREEMAN: Over in the B-2.
 13 MR. IAFELICE: B-2.
 14 MR. LINGENFELTER: In B-2.
 15 MS. FREEMAN: Yeah, south of here, Town Hall?
 16 I just can't see that.
 17 MR. LINGENFELTER: Okay.
 18 MS. FREEMAN: I don't even see anyone maybe
 19 making that --
 20 MR. LINGENFELTER: But you're okay with B-1?
 21 What about GB?
 22 MS. FREEMAN: Gateway business?
 23 MR. LINGENFELTER: Uh-huh.
 24 MS. FREEMAN: I feel like I want to look at --
 25 that's kind of more like in our medical kind of

1 corridor, with the hospital and everything, and
 2 Auburn Road. I don't feel like that's appropriate,
 3 in gateway business. Down by where the school is,
 4 and where the roundabout and abutting the capital
 5 district.
 6 MR. LINGENFELTER: So B-1 and BX.
 7 MS. FREEMAN: Think about, also, B-1 -- it's
 8 interesting, because then we have the Ravenna-
 9 Girdled Road intersection.
 10 MR. IAFELICE: We have Ravenna-Girdled.
 11 MS. FREEMAN: And it's kind of like -- yeah,
 12 you know, and the Concord Plaza, and all that other
 13 stuff, too. Yeah.
 14 I mean, I guess if you wanted to make it
 15 available to another district, B-1 would probably
 16 be the most appropriate.
 17 MR. LINGENFELTER: Or do we just leave it in
 18 BX and call it a day?
 19 MR. IAFELICE: BX is -- BX is limited to right
 20 here. I mean, at the interchange.
 21 MS. FREEMAN: BX?
 22 MR. IAFELICE: BX is limited to the 90-44.
 23 MS. FREEMAN: No. BX is --
 24 MR. IAFELICE: Southeast corner?
 25 MS. FREEMAN: No, that's red. That's B-1.

1 other red, is BX. They both look red.
 2 MS. FREEMAN: I can see the difference. But I
 3 can see why --
 4 MR. REPPERT: You ought to put polka dots in
 5 there.
 6 MS. FREEMAN: -- you're struggling there.
 7 Because I look at this thing every day.
 8 MR. LINGENFELTER: Crosshatch it.
 9 MR. REPPERT: Is that BX, down here?
 10 MS. FREEMAN: Yes. There's also BX -- where
 11 like Concord Motorsports, Crile Road Hardware,
 12 84 Lumber, that's all BX right there, just south of
 13 Hunting Lake. And then just north, kind of where
 14 Gold Court is, and Crile Crossing, that is all --
 15 yes.
 16 MR. IAFELICE: So that's all appropriate for
 17 the rental. I like where it's at.
 18 MR. LINGENFELTER: So no B-1. Just leave it
 19 where it's at, and forget any others, adding it
 20 anywhere else?
 21 MR. IAFELICE: Somebody did it right the first
 22 time, I think.
 23 MR. LINGENFELTER: Well, hey, every once in a
 24 while, we get lucky.
 25 MR. REPPERT: Even a blind squirrel --

1 That's what you're seeing there. Next to the
 2 special district, that's B-1. BX is south of
 3 Gristmill, like Lucky's and Panini's. That's Gold
 4 Court.
 5 MR. IAFELICE: Isn't that B-1?
 6 MS. FREEMAN: No. Gold Court, that's BX.
 7 MR. IAFELICE: Okay.
 8 MR. REPPERT: Where is Gold Court?
 9 MR. IAFELICE: Hiram, look at B-1 and tell me
 10 if you can distinguish the color difference between
 11 B-1 and BX.
 12 MR. REPPERT: No, I don't.
 13 MS. FREEMAN: This is B-1 here, and then this
 14 is BX.
 15 MR. REPPERT: You've got to put polka dots in
 16 there or something.
 17 MR. IAFELICE: Wow. Okay.
 18 MR. REPPERT: B-1 is where?
 19 MR. IAFELICE: It's hard to tell.
 20 MR. REPPERT: You just got trained. Where is
 21 B-1?
 22 MR. IAFELICE: Where it's red. It's in the
 23 middle.
 24 MR. REPPERT: The middle red is B-1?
 25 MR. IAFELICE: And then below the red, the

1 MR. LINGENFELTER: All right, so we'll just
 2 keep automotive rental as a permitted use in BX.
 3 Automotive repair. And that is permitted for
 4 B-2, BX, and RD-2.
 5 MR. REPPERT: Oh, it is?
 6 MR. LINGENFELTER: Uh-huh.
 7 MR. REPPERT: B-2, BX, and RD-2.
 8 MR. LINGENFELTER: Uh-huh.
 9 MR. REPPERT: My comment here is, why not B-1?
 10 MR. LINGENFELTER: Similar to Heather's point
 11 about B -- it's in B-2 -- no, I'm sorry. Motor
 12 rental -- I'm sorry, which one are we on? Repair?
 13 MS. FREEMAN: Yes.
 14 MR. REPPERT: We're on repair now.
 15 MR. IAFELICE: Oh, okay. It's conditional use
 16 in B-1.
 17 MR. LINGENFELTER: Automotive repair is
 18 permitted in B-2, BX, and RD-2. It's not
 19 conditional anywhere else. It's just permitted in
 20 three districts.
 21 MR. IAFELICE: So B-2 is against the
 22 residential area. It's right here.
 23 MS. FREEMAN: Yes. That's up to the bike
 24 path.
 25 MR. IAFELICE: Right.

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1 MS. FREEMAN: Yeah.

2 MR. IAFELICE: So we were thinking that wasn't

3 appropriate for rental, but it's okay for repair?

4 MR. REPERT: Yeah. Concord Collision.

5 MR. IAFELICE: It's right here.

6 MR. REPERT: Yeah, it's a repair.

7 MR. IAFELICE: Yeah.

8 MR. REPERT: But now, why not B-1?

9 MS. FREEMAN: I think this goes back to the

10 district statement. What's the purpose of the B-1

11 district? It's to provide an area with retail

12 goods, personal services --

13 MR. IAFELICE: Retail goods and personal

14 services.

15 MS. FREEMAN: -- those kind of uses.

16 MR. REPERT: I want to get my tires changed.

17 MS. FREEMAN: Well, that would fall under the

18 automotive services. Automotive repair is more of

19 like a collision center.

20 MR. REPERT: Okay. Okay, okay.

21 MR. LINGENFELTER: I'm okay with the

22 automotive repair being where it's at.

23 MR. REPERT: Okay. Great. So we don't have

24 it in B-1. I'll take that one out.

25 Okay, moving on. We'll never get done.

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1 MR. LINGENFELTER: If they meet the

2 conditions, they can do it.

3 MR. REPERT: So what are the conditions

4 for --

5 MR. LINGENFELTER: For B-1. For the

6 automotive services, what are the conditions?

7 MR. REPERT: Services.

8 Oh, there it is.

9 What are the conditions for B-1?

10 MR. LINGENFELTER: Uh-huh.

11 MS. MATHENEY: Are they conditions for B-1, or

12 are they conditions for automotive services? Is

13 that what you're asking?

14 MR. REPERT: Automotive services are

15 conditional use in B-1.

16 MS. MATHENEY: Right. So here are the

17 conditions: All work has to be performed

18 entirely within an enclosed building, all storage

19 of supplies, parts, and merchandise shall be within

20 an enclosed building except as provided elsewhere,

21 the parking of employee vehicles and vehicles

22 waiting to be serviced or returned to the customers

23 following service shall be parked in areas

24 indicating -- you know, indicated for such parking

25 on the approved site plan, any off street parking

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1 MR. LINGENFELTER: Now, it's 9:00. So we are

2 getting long of tooth here.

3 Let's do automotive services, and we'll call

4 it a night for this work session. What do you

5 think?

6 MR. IAFELICE: Get out of the car thing.

7 MR. LINGENFELTER: Yeah, get through the

8 automotive part.

9 Okay, so automotive services, including

10 instant oil changes, is conditional in B-1, and

11 permitted in BX, and conditional in GB.

12 MR. REPERT: Gateway business.

13 MR. LINGENFELTER: Gateway business, business

14 interchange, and B-1. It's conditional in B-1.

15 MR. REPERT: So what might -- and realize, we

16 want to get rid of conditional, don't we?

17 MR. LINGENFELTER: Well, we want to consider

18 where we're putting conditional --

19 MR. REPERT: Okay.

20 MR. LINGENFELTER: -- as a result of, if it's

21 conditional, then basically if the BZA approves

22 it --

23 MR. REPERT: It's a done deal.

24 MR. LINGENFELTER: -- it's a done deal.

25 MR. REPERT: Right.

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1 areas have to be provided in accordance with

2 Section -- what is that -- 29 of the Resolution,

3 and then waiting spaces have to be provided in

4 accordance with, I believe, Section 29.09 of the

5 Resolution.

6 And automotive services does include instant

7 oil changes.

8 MR. LINGENFELTER: Right.

9 MS. MATHENEY: So those are the four -- I

10 guess, four conditions, if you will.

11 MR. IAFELICE: Four conditions.

12 MS. MATHENEY: Is that right, Heather, or are

13 there more?

14 MS. FREEMAN: No, that's it, as far as the

15 specific conditions.

16 MS. MATHENEY: Specific.

17 MS. FREEMAN: Yeah.

18 MR. REPERT: That sounds pretty good.

19 MS. FREEMAN: Then there's the general

20 criteria, 13.05.

21 MR. REPERT: So we don't have junkers sitting

22 alongside the road.

23 MS. FREEMAN: I guess, if I was to scrutinize

24 that, I'd be wondering, why is it permitted in BX

25 and conditional B-1 and GB? Why is it P versus C?

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1 If that use has potential to have negative impacts,
 2 it should either -- all of them should be
 3 conditional, in my opinion.
 4 MR. LINGENFELTER: I like it being
 5 conditional, because it gives us a little bit of
 6 control, versus permitted.
 7 MS. FREEMAN: Like I said, maybe question the
 8 gateway business.
 9 MR. LINGENFELTER: Yes. So I would say -- I
 10 would recommend that we change the BX from
 11 permitted to conditional.
 12 MR. REPERT: To C.
 13 MR. LINGENFELTER: Yeah, change it from P to
 14 C.
 15 MR. SCHINDLER: All three of them, right?
 16 MR. LINGENFELTER: So that all three would be
 17 conditional. And I think the conditions are good.
 18 MR. SCHINDLER: Yeah. Because then they would
 19 be voted on, on their merits.
 20 MR. LINGENFELTER: Right.
 21 MR. REPERT: Right.
 22 MR. SCHINDLER: It should be in an appropriate
 23 location.
 24 MR. LINGENFELTER: Right.
 25 MR. REPERT: And that was BX, business

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1 only because it's -- the district there is
 2 concentrated on medical, community center. It
 3 doesn't seem to be a fit off of Auburn.
 4 Heather? You don't know?
 5 MS. FREEMAN: I kind of was saying, I had felt
 6 the same way that you did.
 7 MR. IAFELICE: Oh.
 8 MS. FREEMAN: But I guess, whatever the board
 9 wants to do, we can propose making it conditional
 10 or eliminate it.
 11 MR. LINGENFELTER: So it's your position,
 12 Rich, to drop it from --
 13 MR. IAFELICE: From GB.
 14 MR. LINGENFELTER: -- GB?
 15 Are you okay with that, Frank?
 16 MR. SCHINDLER: I voiced my opinion.
 17 MR. LINGENFELTER: Hiram?
 18 MR. REPERT: I can see it going down further
 19 south on 44.
 20 MR. IAFELICE: Near Auburn?
 21 MR. REPERT: Which is where?
 22 Which is red, right here? No, it goes on both
 23 sides. No, no, 44. That's 44. They're over here
 24 on Auburn.
 25 Are they purple?

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1 exchange. Okay.
 2 MR. IAFELICE: But look at the gateway
 3 business, though. The gateway business is --
 4 MR. REPERT: GB.
 5 MR. IAFELICE: -- Auburn, the hospital, that
 6 area.
 7 MS. FREEMAN: The community center.
 8 MR. IAFELICE: The community center,
 9 automotive services. It seems like it doesn't
 10 belong on the west side of 44.
 11 MR. SCHINDLER: But then the people that work
 12 in those areas, like what you just explained, they
 13 would have this kind of service performed while
 14 their work is being -- they're working during the
 15 day. They can drop their car off, get the oil
 16 changed and stuff.
 17 MR. IAFELICE: They can drop their car off on
 18 Crile, drive it --
 19 MR. SCHINDLER: And walk?
 20 I'm just saying, it might make it more
 21 convenient in that type of, you know, working
 22 environment.
 23 MR. LINGENFELTER: So do you want to drop the
 24 conditional out of the gateway business?
 25 MR. IAFELICE: That's what I'm suggesting,

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1 MR. IAFELICE: Yeah, they're purple. The
 2 other side of the street is where --
 3 MR. REPERT: I'm okay. I'm okay.
 4 MR. LINGENFELTER: All right, so let's drop it
 5 as a conditional from GB.
 6 MR. REPERT: And that is what, automotive
 7 services?
 8 MR. LINGENFELTER: Yes.
 9 MR. REPERT: Drop it from GB.
 10 MR. LINGENFELTER: We'll eliminate that as a
 11 conditional use. It's only going to be a
 12 conditional use in B-1 and BX.
 13 MR. SCHINDLER: Okay.
 14 MR. LINGENFELTER: And with that --
 15 MR. REPERT: Stop here.
 16 MR. LINGENFELTER: -- we're going to call it a
 17 stop. But I think we made significant headway.
 18 MR. SCHINDLER: Oh, yeah.
 19 MR. IAFELICE: Thirteen uses we did tonight,
 20 Mr. Chairman. I did the count.
 21 MR. LINGENFELTER: We made significant
 22 progress.
 23 MS. FREEMAN: And maybe for next month, we can
 24 try to just take a look at what's remaining on this
 25 first page, and then maybe it might be a little

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1 faster to just kind of go, does anyone have any
2 changes for banks, or finances, does anyone have
3 any changes for bed and breakfasts, and kind of go
4 through them quickly. I don't know if we can do
5 that. Just to try to help.
6 MR. REPERT: I have a lot of comments over
7 here.
8 MR. LINGENFELTER: Right. Well, this is a big
9 undertaking.
10 MR. REPERT: It is.
11 MR. SCHINDLER: Yes.
12 MR. REPERT: And this is useful as all
13 get-out.
14 MR. LINGENFELTER: I agree.
15 MS. FREEMAN: There was some discussion about
16 the accessory building and the sizes in
17 relationship to that. Is that anything that you
18 wanted me to put on, separate on the agenda, as
19 another separate, little -- outside of this?
20 MR. LINGENFELTER: I'm sorry, Heather. Say
21 that again, please.
22 MS. FREEMAN: On what the resident had come
23 and spoke about this evening --
24 MR. LINGENFELTER: Oh, yes, yes.
25 MS. FREEMAN: -- do we want to maybe put that

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1 MS. FREEMAN: Okay.
2 MR. IAFELICE: Great.
3 MR. LINGENFELTER: All right.
4 MR. IAFELICE: Good meeting.
5 MR. LINGENFELTER: Good meeting, guys. We did
6 a lot of work tonight, and got a lot accomplished.
7 MR. SCHINDLER: Yes.
8 MR. REPERT: Our next meeting is June.
9 MR. LINGENFELTER: Yes. And our next meeting
10 is June 4th, 2024. And at this point, we know what
11 we're going to have in front of us, and any new
12 stuff, obviously, that will be on the agenda.
13 And with that, we'll adjourn the meeting.
14 Thank you.
15 (Whereupon, the meeting was adjourned at
16 9:18 p.m.)
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1 on as a separate work session, so we can separate
2 it from this kind of work, if that was something
3 that you guys wanted to look at?
4 MR. LINGENFELTER: Yes. I think that would be
5 a good idea. Let's add that as another --
6 MR. IAFELICE: Agreed.
7 MR. LINGENFELTER: Let's add that as another
8 issue on work sessions.
9 MS. FREEMAN: And then maybe I could tie into
10 some of that in my memo.
11 MR. LINGENFELTER: I was going to say, if you
12 do a little bit of research, and do a little bit
13 of --
14 MS. FREEMAN: And I can talk to Bridey, too.
15 MR. LINGENFELTER: Yeah, whether it's an
16 arbitrary number. I think that's important, too,
17 whether we assign -- just assign an arbitrary
18 number, or do we make it tied in some way to the
19 primary structure, a percentage.
20 MS. FREEMAN: Or possibly an amendment to the
21 definition. That might help us, as well.
22 MR. LINGENFELTER: Right.
23 So will you do a little bit of legwork on that
24 for us, so we can have some meaningful discussions
25 at the next session.

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1 CERTIFICATE
2 State of Ohio, }
3 County of Cuyahoga. } ss:
4
5 I, Ivy J. Gantverg, Registered Professional
6 Reporter and Notary Public in and for the State of Ohio,
7 duly commissioned and qualified, do hereby certify that
8 the foregoing is a true, correct and complete transcript
9 of my stenotype notes which were taken at the time and
10 place in the foregoing caption specified.
11 I do further certify that I am not a relative or
12 counsel of either party, or otherwise interested in the
13 event of this action.
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Ivy J. Gantverg, Notary Public
in and for the State of Ohio,
Registered Professional Reporter.
My Commission Expires November 5, 2028.



<p>MR. GRIFFIS: [37] 37/20 37/23 38/4 38/10 39/10 39/12 39/18 40/2 40/6 40/9 40/12 41/13 41/16 41/19 41/24 42/2 42/10 42/13 43/2 43/5 43/18 43/21 44/6 44/13 45/24 47/1 47/6 47/9 47/12 47/14 48/1 48/13 48/16 48/18 48/24 50/3 50/7</p> <p>MR. IAFELICE: [214] MR. LINGENFELTER: [385] MR. MELDRUM: [66] 14/7 14/10 14/19 14/24 15/2 15/5 16/9 16/12 16/14 20/5 20/18 20/25 21/18 22/18 22/21 22/24 23/3 23/7 23/9 23/13 23/16 23/23 24/7 24/11 24/15 24/24 25/1 25/18 27/2 27/22 28/11 28/13 28/16 28/18 29/1 29/13 29/23 30/2 30/17 30/20 30/23 31/1 31/7 31/22 32/2 32/7 32/10 32/15 33/2 33/6 33/8 33/10 33/12 33/24 34/18 34/21 34/23 35/4 35/8 35/13 35/17 36/6 36/14 36/19 36/22 37/1</p> <p>MR. REPPERT: [185] MR. 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