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2 CONCORD TOWNSHIP ZONING COMMISSION
3 LAKE COUNTY, OHIO
4 REGULAR MEETING
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8 Concord Town Hall
9 7229 Ravenna Road
10 Concord, Ohio 44077
11
12 June 4, 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 Richard Peterson, Member
22 Rich Iafelice, Member
23 Frank Schindler, Member
24
25 Also Present:
26 Heather Freeman, Planning & Zoning Director/Zoning
27 Inspector
28 Bridey Matheney, Esq., Legal Counsel

3

1 MR. LINGENFELTER: I have a motion.
2 MR. PETERSON: I'll second that motion.
3 MR. LINGENFELTER: Okay. All those in favor
4 say aye.
5 MR. IAFELICE: Aye.
6 MR. PETERSON: Aye.
7 MR. SCHINDLER: Aye.
8 MR. LINGENFELTER: Aye.
9 Opposed?
10 MR. REPPERT: Abstain.
11 MR. LINGENFELTER: Okay, so I've got four ayes
12 and one abstention on the minutes. So we'll
13 consider those approved.
14 The next item on the agenda is correspondence.
15 Frank?
16 MR. SCHINDLER: None, Mr. Chairman.
17 MR. LINGENFELTER: None? Okay.
18 MR. SCHINDLER: No. Quiet.
19 MR. LINGENFELTER: Mr. Reppert?
20 MR. REPPERT: None, Mr. Chairman.
21 MR. LINGENFELTER: Mr. Peterson?
22 MR. PETERSON: Nothing, Mr. Chairman.
23 MR. LINGENFELTER: Mr. Iafelice?
24 MR. IAFELICE: Nothing. Thank you.
25 MR. LINGENFELTER: All right. I had nothing,

2

1 PROCEEDINGS
2 MR. LINGENFELTER: Good evening. I'd like to
3 call this Concord Township Zoning Commission,
4 Tuesday, June 4th meeting to order. We've got a
5 pretty full agenda this evening.
6 Heather, if you could start us off and call
7 the roll.
8 MS. FREEMAN: Mr. Iafelice.
9 MR. IAFELICE: Here.
10 MS. FREEMAN: Mr. Peterson.
11 MR. PETERSON: Here.
12 MS. FREEMAN: Mr. Reppert.
13 MR. REPPERT: Here.
14 MS. FREEMAN: Mr. Schindler.
15 MR. SCHINDLER: Here.
16 MS. FREEMAN: Mr. Lingenfelter.
17 MR. LINGENFELTER: Here.
18 Next, we'd like to do an approval of the
19 minutes for the March 5th meeting.
20 Where is our minute man? You weren't there,
21 were you? Was that the one you had to excuse
22 yourself?
23 MR. REPPERT: I was not here.
24 MR. IAFELICE: I will make a motion to approve
25 the minutes as submitted.

4

1 too. It's been kind of quiet --
2 MR. REPPERT: Good.
3 MR. LINGENFELTER: -- which can be deemed as a
4 good thing. Okay.
5 The next item on the agenda is the Zoning
6 Inspector Report. Heather --
7 MS. FREEMAN: Okay.
8 MR. LINGENFELTER: -- please indulge us.
9 MS. FREEMAN: Good evening.
10 Just a brief report this evening, just to
11 update you on the zoning permit activity for the
12 month of May. Our office approved 42 zoning permit
13 applications for various residential projects,
14 bringing the year-to-date up to 172 permits. No
15 dwellings this past month, but we're at 19 new
16 dwelling units for the year.
17 MR. LINGENFELTER: Just real quick, Heather,
18 on the number of permits.
19 MS. FREEMAN: Yes.
20 MR. LINGENFELTER: How does that break down as
21 far as -- you know, is that mostly just projects
22 like fences, and decks, and outbuildings?
23 MS. FREEMAN: Sure. So I do have a breakdown.
24 MR. LINGENFELTER: Oh, okay.
25 MS. FREEMAN: About 12 of those were for

5

1 fences, eleven were for accessory buildings, five
2 were for new decks, and then three additions, three
3 aboveground pools, three inground swimming pools,
4 and then just a couple other miscellaneous
5 retaining walls, signs.
6 A new business went over in the Concord Plaza.
7 They took over a vacant space. Thee Hemp Store, I
8 think it is called. It's another retail business.
9 So that was pretty much the breakdown for the
10 month.
11 MR. LINGENFELTER: Good.
12 MS. FREEMAN: And then at the last BZA meeting
13 in May, I did mention to you, there were a couple
14 of applications for the Pacific Bells, Taco Bell.
15 Those were approved by the Board of Zoning Appeals,
16 and subsequently you will be getting, at your next
17 meeting, a site plan review application for the
18 Taco Bell project as proposed between the Key Bank
19 and Waffle House over there on Crile Road.
20 MR. LINGENFELTER: Okay.
21 MS. FREEMAN: And that's really all I have
22 this evening.
23 MR. LINGENFELTER: That's all you have?
24 MS. FREEMAN: Yeah.
25 MR. LINGENFELTER: Wow. Good. Okay, thank

7

1 Please introduce yourself.
2 MR. SERDINAK: So I'm Mike Serdinak. I'm
3 with CBLH Design. So we're the architect on this
4 project.
5 MR. LINGENFELTER: Okay.
6 MR. SERDINAK: So this is Crossroads Health.
7 And I think we're calling it North Coast House, but
8 we might change the name on that.
9 THE STENOGRAPHER: I'm sorry, you'll have to
10 keep your voice up.
11 MR. SERDINAK: Okay. Do I need to stand in
12 front of this?
13 MR. LINGENFELTER: No, that's -- the
14 microphone is for the people that -- you know, for
15 the recording.
16 MR. SERDINAK: All right.
17 So what I want to do, where I wanted to start
18 was explaining kind of where we're at, and sort of
19 why we're proposing to do what we're doing.
20 MR. LINGENFELTER: Okay.
21 MR. SERDINAK: So when they purchased the
22 property, this building -- it's two levels. So the
23 ground level is at two different levels. And to
24 try to make this an improved -- sufficiently
25 improved building for the use that we need, we want

6

1 you.
2 Public Participation. Do we have anybody
3 in the audience this evening that would like to
4 address the Zoning Commission this evening
5 regarding non-application issues?
6 You'll get your turn.
7 Anybody want to come up and speak? Okay. We
8 don't have any public participation. I assume we
9 don't have anybody on the phone? Okay.
10 New Business. Now you're up.
11 We have a Site Plan Review Application
12 Number 58 that's been submitted by Crossroads
13 Health for an adult group home to be located at
14 78 -- 7480 Auburn Road, also known as the current
15 parcel ID 08-A-019-0-00-013-0.
16 So we have members in attendance today. If
17 you could, as you speak today, I would appreciate
18 it if you would identify yourself, give your name
19 and address for the record, okay? That way, we
20 have the information.
21 Please keep in mind that the microphone does
22 not amplify. It's just for the people at home that
23 are watching on the video recording. So please
24 speak loudly, clearly, because it does not go
25 through any speakers in the room.

8

1 to make the first floor, the ground floor, fully
2 accessible.
3 So that means the highlighted portion, we're
4 looking to remove, and then to rebuild it in a very
5 similar place to where it's at right now. Slightly
6 deeper, slightly wider, but set back from the road
7 just a little bit more. But essentially, in a lot
8 of ways, looking very similar to the way it does
9 right now.
10 The intention is to use the same type of
11 siding, basically match the look, but clean it up
12 and sort of make it look new, even though only the
13 portion of it would be new. The rest would be
14 existing and renovated.
15 So in doing that, the intention would be to
16 sort of raise this portion of the grade. When we
17 raise that flooring, we need to raise the grade
18 around it. So especially the backyard, and a
19 little bit in the front yard, a little bit to the
20 north, we'll have to do some work on the grade. We
21 would provide two new walks for accessibility and
22 egress.
23 And then we would look to also -- based on the
24 impact of that, there's a pavilion that's right
25 about here, and we would look to push that sort of

1 back. By push it, I mean take it down and look to
 2 rebuild that in the future.
 3 So as required, we would build a masonry trash
 4 enclosure, which is shown here. We would clean up
 5 the parking lot a little bit. We think the edge
 6 needs a little bit of work and some repair.
 7 Restripe it, of course. For the apron (inaudible).
 8 And again, essentially try to more or less match
 9 the aesthetics of what currently exists.
 10 And then for the landscaping considerations,
 11 so there's plenty of vegetation on the property, so
 12 to a great extent, we look to leave what's
 13 existing. But on the north property line we want
 14 to add a fence that's 8 foot tall from sort of the
 15 back corner up to the front face of the building,
 16 and then 4 foot tall from the face of the building
 17 forward until we get to that treeline.
 18 In the front of the building, we would put
 19 some raised beds with some trees there. And then
 20 we'd provide some screening with vegetation for the
 21 mechanical units on the south end.
 22 In a nutshell, that's what we're looking to
 23 do. So to us, it's sort of like improving what's
 24 there. Unfortunately, we have to take a little bit
 25 of it down to put some of it back up, and to try to

1 MR. IAFELICE: -- until I looked at the
 2 architectural side.
 3 MR. SERDINAK: Yeah.
 4 MR. IAFELICE: Yeah.
 5 MR. SERDINAK: I didn't bring a printout, a
 6 big version of the floor plan. But that shows a
 7 really clean dashed line, a thick dashed line of
 8 exactly the existing.
 9 MR. IAFELICE: Yes. Okay.
 10 MR. SERDINAK: But the highlighted portion is
 11 the new portion.
 12 MR. IAFELICE: The new portion.
 13 You described the setback, it was changing.
 14 But it looks exactly the same as the existing.
 15 MR. SERDINAK: It's very similar.
 16 MR. IAFELICE: They're close?
 17 MR. SERDINAK: Yeah. And again, let me --
 18 MR. IAFELICE: So the setback from the road is
 19 relatively the same?
 20 MR. SERDINAK: It's relatively the same. It's
 21 just slightly back, only because we wanted to make
 22 sure that we weren't making it any worse. So we
 23 pushed it back just a little bit more than it
 24 currently exists.
 25 MR. IAFELICE: Okay.

1 do it right to make it look and function like a new
 2 building.
 3 I'm happy to take any questions, and talk
 4 through anything else that anybody would need.
 5 MR. LINGENFELTER: Okay.
 6 Rich, any questions?
 7 MR. IAFELICE: Yes.
 8 MR. LINGENFELTER: Iafelice. I'm sorry.
 9 MR. IAFELICE: Yeah. Thank you.
 10 Could you just describe the function?
 11 MR. SERDINAK: Oh, it's --
 12 MR. IAFELICE: The building function, space.
 13 What are you doing?
 14 MR. SERDINAK: It's a 16-bed group home.
 15 So it's an adult group home. It will be
 16 professionally monitored, I guess, 24/7. So
 17 professional staff all the time. And it's a --
 18 the stays -- I should probably be a little bit
 19 careful on the length of time that the stays are,
 20 but it's not come in and come out. The stays are
 21 a little bit longer, but not permanent.
 22 MR. IAFELICE: You indicated -- what was
 23 difficult to discern from the drawings is what's
 24 being removed and what isn't --
 25 MR. SERDINAK: Yeah.

1 And then lastly, could you describe what is
 2 the rehabilitation of the other wing, what is being
 3 done? The rehabilitation of the other wing.
 4 MR. SERDINAK: Of the existing building?
 5 MR. IAFELICE: Yes.
 6 MR. SERDINAK: Okay. So the intention is, to
 7 the extent we can, we want to leave all the windows
 8 that are there. The intention is to try to reuse
 9 the siding, whether it actually stays in place, or
 10 we have to pull some of it off and replace it, and
 11 maybe mix and match. I think there's a decent
 12 chance we'll end up replacing it all, but we would
 13 make it essentially match what's there.
 14 MR. IAFELICE: Okay.
 15 MR. SERDINAK: So we want to make sure that
 16 there's appropriate vapor barriers. Again, we'll
 17 look at things like the roof. If we have to
 18 replace or patch the roof, we would do that.
 19 There are currently four skylights. I think
 20 we're going to end up having to remove one. We
 21 would fill that in and patch it, or I think there's
 22 a decent chance we'll end up replacing all the
 23 shingles. Because we do want to make it look like
 24 it all matches --
 25 MR. IAFELICE: Sure.

13

1 MR. SERDINAK: -- you know, when we're all
2 done.
3 MR. IAFELICE: Okay, thank you.
4 That's all I have, Mr. Chairman.
5 MR. LINGENFELTER: Mr. Peterson, any
6 questions?
7 MR. PETERSON: Yeah, a question on the parking
8 lot. It looks like you'll have seven or eight
9 spaces. Is that strictly staff?
10 MR. SERDINAK: So it's eight spaces. There's
11 16 beds. So we need four -- one for every four.
12 So that's four, and then there are four staff, at
13 most.
14 MR. PETERSON: Okay. What about visitor
15 parking?
16 MR. SERDINAK: There are almost no visitors.
17 MR. PETERSON: Okay.
18 MR. SERDINAK: And the staff, it's very rare
19 that they even have all the staff there at one
20 time. So we actually think it's probably more than
21 we need.
22 MR. PETERSON: Okay, thank you.
23 That's all.
24 MR. LINGENFELTER: Okay. Mr. Reppert, any
25 questions?

15

1 me. I'm sorry.
2 So you're saying that the basement is not --
3 you haven't decided yet that you're going to go
4 full basement?
5 MR. SERDINAK: It's a budget issue. So
6 depending on how the bids either come in, or
7 depending on the construction methodology that we
8 use. If we can make it a full basement, we want
9 to. And we would love to be able to finish out a
10 little bit more of that space. It won't change the
11 function of the first floor at all. So the first
12 floor is basically set. The lower level, if we
13 can, we would love to give a little bit more useful
14 space down there, that's all.
15 MR. LINGENFELTER: Right. Okay.
16 MR. REPPERT: Now, the full basement would go
17 under the new layout.
18 MR. SERDINAK: Yes.
19 MR. REPPERT: Okay. So without the full
20 basement, what does the foundation look -- do you
21 have to rip up the existing foundation?
22 MR. SERDINAK: Yeah.
23 MR. REPPERT: You do.
24 MR. SERDINAK: Yeah, if you look at the
25 outline on the ground level floor plan, if you see

14

1 MR. REPPERT: Could you explain, the first
2 floor -- or ground level floor plan, and then lower
3 level.
4 MR. SERDINAK: So the current plan -- this has
5 been through some iterations. We would love to put
6 a full basement in. If we can do that, we'll
7 intend to do that. We're showing the lower level,
8 or the basement, under the new, which is here, and
9 it's to your right on the floor plan, as an
10 alternate. So in other words, it's a crawl space,
11 base bid. If we can afford it, as an alternate, we
12 would do a full basement. So if we're able to do
13 the full basement, we might look to finish some of
14 that. But the primary function is all on the first
15 floor or the ground level. So that's where all the
16 residents would live, that's where the main offices
17 would be.
18 MR. REPPERT: And that's where staff is, too?
19 MR. SERDINAK: Yes, yes. The only thing that
20 we're showing in the lower level is a staff break
21 room right now --
22 MR. REPPERT: Okay. Staff lounge.
23 MR. SERDINAK: -- and a restroom that goes
24 along with that, yeah.
25 MR. LINGENFELTER: And you're saying -- excuse

16

1 that thick dashed line.
2 MR. REPPERT: Yeah.
3 MR. SERDINAK: So you see how it's not quite
4 deep enough. We could have tried to make it work,
5 but if we did that, we would have had to put
6 another leg coming up, and it would have used up a
7 lot more of the green space, and a lot of things
8 like that.
9 MR. REPPERT: Thank you.
10 That's it for me, sir.
11 MR. LINGENFELTER: Mr. Schindler.
12 MR. SCHINDLER: The questions I would have
13 had, you already addressed. So I'm fine.
14 MR. LINGENFELTER: You're good?
15 MR. SCHINDLER: Yes.
16 MR. LINGENFELTER: I have no questions. It
17 looks like a good opportunity. It looks like a
18 good plan. It looks like -- any time we're
19 improving on an existing structure, and adding to
20 it, and enhancing it, I think that's a good idea.
21 So it's conformance.
22 I want the record to reflect that we did
23 receive -- we have a staff report.
24 I don't know if you were in receipt of a copy
25 of the staff report --

17

1 MR. SERDINAK: We have.

2 MR. LINGENFELTER: -- but we have a staff

3 report. We had some various agencies that gave

4 input on the project. We had zoning staff

5 comments. We also had comments from the Lake

6 County Stormwater Management Department. And we

7 also had comments from the Lake -- from the Concord

8 Township Fire Department.

9 And then under the staff recommendations,

10 they kind of condensed all that down into some

11 recommendations. And basically the staff is

12 recommending a conditional approval based on these

13 conditions.

14 I just want to review these with you, make

15 sure you understand what they are, and that these

16 are conditions that must be met in order to proceed

17 with the project.

18 Number one, on the existing condition sheet,

19 Part A, show the rest of the building footprint,

20 floor elevations, finished grades at the corners.

21 MR. SERDINAK: Yes.

22 MR. LINGENFELTER: Are you good with that?

23 MR. SERDINAK: Understood.

24 MR. LINGENFELTER: Okay.

25 All right, B would be to show if any part of

19

1 differentiate the proposed and existing grades

2 better.

3 MR. SERDINAK: (Nodding.)

4 MR. LINGENFELTER: D would be, since the rear

5 yard sidewalk will act as a conveyance channel and

6 direct water towards the hillside, I recommend a

7 turf reinforcement matting at the end of the

8 sidewalk and towards the hill to protect against

9 surface erosion.

10 MR. SERDINAK: Yes.

11 MR. LINGENFELTER: Are you good with that?

12 All right.

13 And then E, show proposed spot grades along

14 the edge of the newly proposed asphalt.

15 MR. SERDINAK: Yes.

16 MR. LINGENFELTER: Okay, good with that.

17 And then F, can there be a slight swale

18 installed just northwest of the dumpster to direct

19 the water southwesterly so some of the water does

20 not flow onto 7474 Auburn Road's property?

21 MR. SERDINAK: Yes.

22 MR. LINGENFELTER: You have that covered?

23 Good.

24 Okay, point number four on the utility plan

25 sheet, under bullet point A, there are some storm

18

1 the building will be removed or demolished.

2 MR. SERDINAK: Understood.

3 MR. LINGENFELTER: Okay. Number two, on the

4 schematic plan sheet, they want to, A, show the

5 proposed fence along the north property line, which

6 you had highlighted in your presentation.

7 B, show No Parking sign next to the north side

8 of the building to maintain a fire lane.

9 Are you okay with that?

10 MR. SERDINAK: Yes.

11 MR. LINGENFELTER: All right. And then C,

12 update the square footage of the proposed building

13 to match the final architectural plans.

14 Are you good with that?

15 MR. SERDINAK: Yes.

16 MR. LINGENFELTER: All right. And then on

17 number three, we have a couple of bullet points

18 there, A, on the grading plan sheet, A, show

19 finished grades on the corners of the building,

20 okay?

21 MR. SERDINAK: (Nodding.)

22 MR. LINGENFELTER: B would be to show the new

23 location of the relocated pavilion.

24 MR. SERDINAK: (Nodding.)

25 MR. LINGENFELTER: All right. C would be to

20

1 sewers shown extending from the southwest corner of

2 the building. Include what size these are, pipe

3 material, inverts, and include what they appear to

4 drain, i.e. downspouts, footers, et cetera.

5 MR. SERDINAK: Yes.

6 MR. LINGENFELTER: You're good with that?

7 Okay.

8 And then point number five, which is on the

9 SWPPP sheet, point A, include the details for

10 filter rock, concrete washout, and seeding tables.

11 MR. SERDINAK: Yes.

12 MR. LINGENFELTER: All right. B, to show and

13 list a proposed disturbance for the project.

14 MR. SERDINAK: Yes.

15 MR. LINGENFELTER: C, to show the pre and post

16 impervious area for the project to determine the

17 net difference.

18 MR. SERDINAK: Yes.

19 MR. LINGENFELTER: You're good with that. All

20 right.

21 MR. SERDINAK: (Nodding.)

22 MR. LINGENFELTER: And D, to include pre and

23 post curve number values for the project.

24 MR. SERDINAK: Yes.

25 MR. LINGENFELTER: You're good with that?

21

1 Okay.

2 And then number six would be, submit final

3 building plans for the pavilion and primary

4 building.

5 MR. SERDINAK: Yes.

6 MR. LINGENFELTER: All right. So if you are

7 in a position to agree to, adhere to all the

8 conditions that have been set forth, then that will

9 help us make our decision a lot easier.

10 MR. SERDINAK: Yes, we agree.

11 MR. LINGENFELTER: Okay. I know you folks are

12 here. I don't know who you are, but if you would

13 like, you're more than welcome to come up and

14 address the board, if you have any information

15 you'd like to share with us, who you are, what your

16 role in this project is, you're more than welcome

17 to come up and speak.

18 Please state your name and address for the

19 record, too.

20 MS. JACKSON: Sure. Shayna Jackson. I'm the

21 Chief Executive Officer for Crossroads Health.

22 Address is 150 Radley Drive, Painesville, Ohio.

23 I just wanted to kind of be here publicly to

24 be able to say we understand all of the additional

25 conditions, and as CEO, will make sure to adhere to

23

1 MR. IAFELICE: Mr. Chairman, if I may, one

2 additional question --

3 MR. LINGENFELTER: Sure. Absolutely.

4 MR. IAFELICE: -- with what you just went

5 through --

6 MR. LINGENFELTER: They're here.

7 MR. IAFELICE: -- if I may.

8 There are details for the asphalt pavement

9 and asphalt pavement base repair, but the notes

10 indicate that the asphalt pavement will -- to

11 remain.

12 MR. SERDINAK: So it's as-needed.

13 MR. IAFELICE: So it's as-needed. Okay.

14 MR. SERDINAK: On the northern edge here, you

15 can kind of see where there's kind of a double

16 line.

17 MR. IAFELICE: Yeah.

18 MR. SERDINAK: Based on the survey, it looks

19 like it's really jagged. We think there might just

20 be overgrowth there. So either we're going to

21 repair that, or we're just going to clean it up.

22 MR. IAFELICE: Okay.

23 MR. SERDINAK: So depending on which ever it

24 needs.

25 MR. IAFELICE: Was there a consideration to

22

1 those things as part of the conditional use permit.

2 MR. LINGENFELTER: Super. Thank you.

3 MS. IDEN: Hi. I'm Alice Iden. I live at 135

4 Coventry Court in Auburn, Ohio.

5 MR. LINGENFELTER: Okay.

6 MS. IDEN: I'm the Chief Operating Officer at

7 Crossroads Health. I'm involved with the

8 management of the project.

9 And as Shayna said, we read through everything

10 that you've proposed that we do, and we agree.

11 MR. LINGENFELTER: Okay. So you don't see any

12 issues with the conditions and everything that's

13 been put together by the Zoning Department and all

14 the associated agencies?

15 MS. IDEN: Uh-huh.

16 MR. LINGENFELTER: Okay, very good. Very

17 good.

18 MS. JACKSON: Thank you.

19 MR. LINGENFELTER: Yeah. Thank you for coming

20 up. We appreciate it.

21 MS. JACKSON: Of course.

22 MR. LINGENFELTER: Is there any additional

23 information, anything you'd like to add to the

24 record on this project at this point?

25 MR. SERDINAK: No, sir.

24

1 put a concrete apron, perhaps, instead of asphalt?

2 MR. SERDINAK: So the intention is not to.

3 Again, we are looking to put the fence right above

4 that so --

5 MR. IAFELICE: No, I meant the apron, the

6 actual entrance. The apron. The driveway apron.

7 MR. SERDINAK: Oh, the driveway apron?

8 MR. IAFELICE: It's in the right of way. Just

9 leave it as is?

10 MR. SERDINAK: We believe it's in very good

11 shape. So we didn't want to touch that. Yeah.

12 MR. IAFELICE: Okay. That's it.

13 Thank you.

14 MR. LINGENFELTER: Any other questions from

15 the Board?

16 MR. REPPERT: None here.

17 MR. SCHINDLER: No.

18 MR. LINGENFELTER: Heather, any comments?

19 MS. FREEMAN: No.

20 MR. LINGENFELTER: Counsel, any comments?

21 MS. MATHENEY: No.

22 MR. LINGENFELTER: Thank you.

23 All right, I guess at this point, then, I

24 would be willing to entertain a motion in the

25 affirmative.

25

1 MR. IAFELICE: Mr. Chairman, I'll make the
2 motion to approve --
3 MR. REPPERT: Conditionally.
4 MR. IAFELICE: -- where is the agenda -- to
5 approve Site Plan Review Application Number 58 as
6 submitted, subject to the conditions in the staff
7 report.
8 MR. LINGENFELTER: Thank you.
9 Okay, I have a motion made.
10 MR. PETERSON: I'll second that motion.
11 MR. LINGENFELTER: Okay, we have a second.
12 Heather, would you call the roll, please.
13 MS. FREEMAN: Mr. Reppert.
14 MR. REPPERT: Yes.
15 MS. FREEMAN: Mr. Schindler.
16 MR. SCHINDLER: Yes.
17 MS. FREEMAN: Mr. Iafelice.
18 MR. IAFELICE: Yes.
19 MS. FREEMAN: Mr. Peterson.
20 MR. PETERSON: Yes.
21 MS. FREEMAN: Mr. Lingenfelter.
22 MR. LINGENFELTER: Yes.
23 Let the record reflect we have five ayes, no
24 nays, no abstentions.
25 So the site plan application has been

27

1 agenda is a memo from Zoning Inspector regarding
2 potential amendments to Section V, Definitions, and
3 Sections XV, Residential Districts.
4 Do we have that memorandum here?
5 Heather, do you want to highlight things for
6 us?
7 MS. FREEMAN: Sure, I'd be happy to.
8 If you recall, at the last meeting, we had a
9 discussion, a resident came and approached the
10 board, who is here this evening, as well, and
11 brought up some issues and had some suggestions for
12 this board to consider taking on.
13 And we had a further discussion regarding
14 whether or not we wanted to potentially put some
15 limitations on the size of garages that are
16 attached to dwellings in order to make sure that,
17 you know, the primary use of a residential property
18 that's being used for a single-family dwelling is
19 still going to be that the single-family dwelling
20 portion of the building is primary to the storage
21 area, i.e., an attached garage.
22 So some of the amendments that I have in front
23 of you this evening include changes to a few of the
24 definitions.
25 MR. LINGENFELTER: Uh-huh.

26

1 approved, and you are good to move forward on your
2 project, and good luck. We look forward to seeing
3 the finished product.
4 MR. SERDINAK: Thank you.
5 MS. JACKSON: Thank you.
6 MR. LINGENFELTER: Thanks for coming in. We
7 appreciate the presentation.
8 We'll give you a moment to --
9 MS. JACKSON: Thank you. We appreciate you.
10 MR. REPPERT: Thank you.
11 MR. LINGENFELTER: Unless you want to hang out
12 and watch the rest of the meeting.
13 MS. JACKSON: You know, it's good stuff.
14 MR. LINGENFELTER: It's going to get real
15 interesting here. You might be disappointed you
16 missed out on it.
17 MS. JACKSON: Well, we're excited to show as
18 we move through the process. So thank you very
19 much.
20 MR. LINGENFELTER: Thank you.
21 MS. JACKSON: We appreciate you. Have a good
22 evening.
23 MR. SCHINDLER: You, too.
24 MR. LINGENFELTER: You, too.
25 Okay, Item Number 2 under the New Business

28

1 MS. FREEMAN: And then also some of the actual
2 regulations in Section XV.
3 So if you look at the definitions, basically
4 we are proposing a new definition for accessory
5 building or use, and eliminating the existing
6 definitions, which basically refer to the accessory
7 building as strictly detached from the principal
8 building. But the way this is written now, the
9 accessory building could technically be attached or
10 detached, and the same for the use.
11 And then, also, for the definition of
12 garage -- or private garage, if you look at -- it's
13 Number 85.
14 MR. IAFELICE: 85.
15 MS. FREEMAN: Sorry, I'm flipping through,
16 trying to find it.
17 The new Number 85, potentially, would be to
18 amend that definition, because right now it
19 strictly is referring to a detached accessory
20 building or portion of the principal. But we were
21 proposing for it to just say, an accessory building
22 designed to store, and then continuing on there.
23 So there's a couple of minor changes there.
24 And then in Section XV, this is kind of more
25 the meat of like what people would be looking at if

29

1 they were trying to figure out, okay, what size
 2 garage am I allowed to have. A lot of people don't
 3 look at the definitions. The definitions are
 4 really important.
 5 MR. LINGENFELTER: Right.
 6 MS. FREEMAN: But typical residents,
 7 contractors, they just go straight to the
 8 standards --
 9 MR. LINGENFELTER: Right.
 10 MS. FREEMAN: -- so this is a little bit
 11 more -- it's easier for you to understand.
 12 But Amendment Number 2 was actually Section
 13 15.03, and this also had some -- or 15.02, rather.
 14 Under the 15.02 Use Regulations, just
 15 clarifying that these permitted uses and
 16 conditional uses in that table of uses are actually
 17 the principal permitted use and principal
 18 conditional uses, just to make sure that these
 19 coincide with the definitions. And then, also, in
 20 the table itself, updating those headings there.
 21 But then specifically in 15.03, potentially
 22 changing this to include the term, accessory use,
 23 specific standards. And then under here you'll see
 24 kind of the meat of what I was proposing.
 25 So the new Number 6 would potentially be that,

31

1 So that's kind of what Number 7 is, just
 2 restating that in the R-1, R-4, R-6, and -8, that
 3 those lots that are two acres in area are permitted
 4 to have no more than one detached accessory
 5 building not to exceed a total of 1,024 square
 6 feet, which is exactly the same way we regulate it
 7 now.
 8 Number 8 would be in the R-1, -4, -6, and -8
 9 districts. Lots two acres and larger in area are
 10 permitted to have detached accessory buildings not
 11 to exceed a total of 1,532 square feet.
 12 MR. REPERT: How did we come up with 1,532
 13 square feet?
 14 MS. FREEMAN: I'm not sure where that figure
 15 came from. That was probably written, I think in
 16 like -- at least -- it was before I was here. I'd
 17 say at least 2011, if not before that. So I can't
 18 answer that. I'm not sure where that came from,
 19 where the 1,532 came from.
 20 MR. REPERT: Do you know how big 1,532 is?
 21 Pick a width. Thirty feet? Thirty by fifty.
 22 That's 1,500 square feet. That's huge.
 23 MS. FREEMAN: Yeah.
 24 MR. REPERT: Thirty-five by forty-four.
 25 1,532 square feet is a big building.

30

1 no accessory building shall be erected to a height
 2 in excess of that of the principal building in
 3 which it is incident.
 4 So therefore, if the accessory building was
 5 attached to the dwelling, it could be no taller
 6 than the roof portion of the dwelling. It could be
 7 the same, just not taller. Or if it is a detached
 8 accessory building, scale-wise we want to make sure
 9 that that accessory building does not exceed the
 10 height of the main building on the lot, the
 11 single-family dwelling.
 12 That would likely be -- like in a two-story
 13 house, that probably really wouldn't be an issue.
 14 But in a one-story house, you could potentially
 15 have an accessory building that exceeds the height
 16 of the single story.
 17 MR. PETERSON: Yeah. If you had like a garage
 18 for a recreational vehicle or something like
 19 that --
 20 MS. FREEMAN: Yes.
 21 MR. PETERSON: -- those can get pretty tall.
 22 MS. FREEMAN: Yeah.
 23 The other changes that I was proposing is to
 24 maybe eliminate this table that we have in here,
 25 and just putting it into words.

32

1 MR. IAFELICE: Uh-huh.
 2 MR. REPERT: And we're here saying it can't
 3 be bigger than the first floor footprint. I think
 4 there's a conflict here, okay?
 5 MS. FREEMAN: Yes.
 6 MR. REPERT: We say here, R-1, -4, -6, and
 7 -8, two acres and larger, detached accessory
 8 building not to exceed 1,532.
 9 And down here, the square footage of any
 10 accessory building attached to or detached from the
 11 principal building on the lot shall not exceed the
 12 square footage of the living area on the ground
 13 level of the principal building.
 14 Which one is it? 1,532, or is it the area of
 15 the first floor?
 16 MS. FREEMAN: Well, the way I read it, and I
 17 don't know if Bridey wants to chime in, is that you
 18 have to comply with both. Like you can't exceed
 19 the 1,532.
 20 MR. IAFELICE: Right.
 21 MS. FREEMAN: However, if you live in an 800
 22 square foot house on the first floor --
 23 MR. IAFELICE: You can't exceed that.
 24 MS. FREEMAN: -- you can't exceed the 800
 25 square feet.

33

1 MS. MATHENEY: I agree.

2 MR. PETERSON: That makes sense.

3 MS. FREEMAN: But just -- like, Hiram, our

4 minimum living area for a ranch, for new homes,

5 obviously --

6 MR. REPPERT: Yeah.

7 MS. FREEMAN: If there's existing homes out

8 there, we'd have to look at that, at that time.

9 But if someone is going to build a new ranch today

10 in Concord, it has to be at least 1,200 square feet

11 of living area.

12 And so, I guess technically, if they wanted

13 and they were on a two-acre lot, you know, they

14 could have 1,200 square foot detached garage, as

15 well.

16 In doing these updates, I really didn't

17 scrutinize the sizes of the buildings that we were

18 already allowing. We could do that. I was just

19 trying to put the framework in on getting a handle

20 on relating it to the living area. But we could

21 continue the work session to talk about where do

22 these numbers come from, too, if you guys want to

23 dive into that.

24 The 1,024, a lot of contractors ask me where

25 we got that number, because it doesn't work with

35

1 living area of a dwelling, I think we would

2 probably address the issues you have, and we still

3 wouldn't put in the restriction on the builder of

4 the unit, that you're running into right now --

5 MS. FREEMAN: I'm sorry.

6 MR. SCHINDLER: -- correct?

7 MS. FREEMAN: Can you say that again?

8 MR. IAFELICE: I didn't hear you, either.

9 MR. SCHINDLER: I'm sorry.

10 MS. FREEMAN: I just want to make sure I

11 understand you.

12 MR. SCHINDLER: I'm just saying, if we stick

13 to the size of the unit, to stay within the living

14 area of a dwelling, the building, that would be --

15 the number would always be consistent with the

16 living area. When they exceed it to a point where

17 it's so large, where the builders themselves say,

18 you're putting an additional, like you said, four

19 feet or something onto it, if I understand you

20 correctly, and they don't want to go that way.

21 So if we stick to the living area all the

22 time, there wouldn't be a conflict, correct?

23 MR. REPPERT: I think we ought to have one

24 restriction. And I think -- I think it should be

25 the square footage of the living area at ground

34

1 the way that materials or trusses are built now.

2 Like it's putting them over four square feet or

3 something. I can't remember what the figures are.

4 But we could start looking at the sizes, too,

5 that we're permitting, and further refine those, if

6 that's something that the Board wanted to do.

7 MR. SCHINDLER: Well, if we always stuck to

8 the living area, no matter what, we wouldn't have

9 to worry about exceeding things that would be too

10 much in excess, right? If we stick everything just

11 to the living area, then we don't have to worry

12 about playing with numbers, like we're playing with

13 numbers now.

14 MS. FREEMAN: Right.

15 MR. SCHINDLER: You'll always be in

16 conjunction with the living area of the dwelling on

17 the first floor.

18 MS. FREEMAN: But could go up to these

19 maximums, as well.

20 MR. SCHINDLER: True. But I think, if I

21 understand you correctly, that would really be

22 exceeding -- quite a large area in relation to the

23 living area, correct?

24 MR. REPPERT: Correct.

25 MR. SCHINDLER: So if we stayed within the

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1 level. I think that's a good thing to have, even

2 though I don't agree with it. But if we're going

3 to have anything, I think it should be the square

4 footage of the living area on the first floor.

5 MS. FREEMAN: For the attached --

6 MR. IAFELICE: For the attached?

7 MS. FREEMAN: -- garage? Or what about if

8 it's a freestanding?

9 MR. REPPERT: Attached or detached. Because I

10 think we have two numbers now, 1,532 and the square

11 footage of the area, the living area. We've got

12 two things.

13 MS. FREEMAN: Oh, based on -- you mean,

14 because of the lot size difference?

15 MR. REPPERT: No, no.

16 MS. FREEMAN: Because the reason why we have

17 the two figures now is, we're saying that if you

18 have one acre, you can only have 1,024 square feet.

19 MR. REPPERT: Okay.

20 MS. FREEMAN: Or less than -- I'm sorry.

21 If you have less than two acres, you're

22 allowed to have the 1,024 square feet. But if

23 you're over two acres, you can have the 1,532.

24 MR. REPPERT: So why do we have square footage

25 of the living area? Where does that one come in?

37

1 MS. FREEMAN: The point of -- what we were
2 trying to do is to try to make sure that any
3 attached or detached garage didn't exceed the
4 size of the main floor of the living area.
5 MR. PETERSON: It wouldn't be bigger than the
6 house.
7 MR. REPPERT: So why do we have the 1,532
8 there?
9 MR. PETERSON: That's a maximum, no matter how
10 big the house is. In other words, if you had 3,000
11 square feet, you don't want to have a 3,000 square
12 foot addition, right?
13 MR. REPPERT: 3,000 square foot ranch.
14 MR. PETERSON: Right. That would be big. But
15 you wouldn't want a 3,000 square foot attachment to
16 that as a garage or accessory building, correct?
17 Why not limit that to 3,000 square foot house
18 with fifteen hundred -- whatever -- thirty-two
19 square feet maximum, that could be added to that.
20 MR. REPPERT: I guess I still have the
21 question, where 1,532 came from. Because that's --
22 MR. PETERSON: Well, pick a number. Whatever
23 it should be. But somewhere around there. I don't
24 know where that came from.
25 MR. SCHINDLER: I don't, either.

39

1 And it is a big building. I get it. But if
2 it's maintained at a height level that is
3 consistent with the main building, and it's
4 detached, you know, in order to achieve that, and
5 they're on two plus acres, I don't see that as
6 being -- see, my concern is what we're dealing
7 with, what has brought this whole thing to the
8 forefront, you know. And that is, somebody that
9 took advantage of the regulations the way they were
10 written, and did something that, in my opinion, is
11 a little unsightly, and a little bit intrusive on
12 the neighboring properties.
13 Now, if you've got two acres and they want to
14 do that, then it might be -- I don't think it would
15 be as intrusive on the neighbors as this scenario,
16 where this guy has got this gigantic building, you
17 know, built on a much smaller lot, but because it's
18 attached, he was able to do what he did. So we're
19 trying to prevent that from happening again, which
20 I think makes perfectly good sense.
21 So kind of, you know, fool me once, shame on
22 you. Fool me twice, shame on me. So we're going
23 to make sure we don't get fooled twice. So I think
24 that's a good thing. I think addressing this is
25 the right thing to do.

38

1 MR. PETERSON: The 1,024 has been there -- I
2 built an accessory building in '99 and 1,024 was
3 the max --
4 MS. FREEMAN: Oh, was it?
5 MR. PETERSON: -- back then.
6 MR. REPPERT: 1,532 is big.
7 MR. LINGENFELTER: Yeah, but it's also two
8 acres.
9 MR. REPPERT: Yeah.
10 MR. SCHINDLER: It's all relative.
11 MR. LINGENFELTER: I think when you look at
12 the fact -- I mean, if you were doing it on a
13 smaller lot, then I understand the concern. But
14 they've got to have at least two acres, and it's
15 limited to 1,500 square feet. Which I --
16 personally, it's a big building. But some people
17 have a lot of stuff.
18 MR. PETERSON: Yeah.
19 MR. LINGENFELTER: And you've got a lot of
20 things you want to store.
21 MR. PETERSON: Or collect things.
22 MR. LINGENFELTER: Yeah.
23 MR. PETERSON: Boats, cars.
24 MR. LINGENFELTER: That allows them the option
25 to go to that level.

40

1 I don't have a problem with the sizes, based
2 on the lot size, you know, and the square footage
3 of the home as being a guideline. I think that
4 helps put some numbers on it, instead of just
5 having some arbitrary number just thrown out there.
6 Like you were saying, like 1,532, okay, great,
7 whatever. But I think it allows us -- it allows
8 the property owner to have a little bit of wiggle
9 room to build something a little larger if they
10 wanted, without being too restrictive, and also
11 allows the residents surrounding the area to have
12 some assurance that somebody is not going to come
13 in and build an airport hangar on their property,
14 and you have to look at that all the time.
15 So, you know, I think it's a fair balance. I
16 think it's a good idea. So that's kind of my
17 thought on the process.
18 MR. IAFELICE: Mr. Chairman.
19 MR. LINGENFELTER: Yes.
20 MR. IAFELICE: A couple of comments.
21 Thank you, Heather, for this. There was also
22 a definition of breezeway --
23 MS. FREEMAN: Oh, yes. I'm sorry.
24 MR. IAFELICE: -- that was added.
25 MS. FREEMAN: Yes. I forgot to mention that.

41

1 MR. IAFELICE: I appreciate that, as well.

2 Getting back to this, in most residential

3 districts, Concord, are half acre lots. A half

4 acre lot, at over 1,000 square foot, is almost

5 20 percent of the lot. Notwithstanding where the

6 1,024 came from, in my, just, mathematics, it's

7 large, even for a half acre lot, 1,000 square feet,

8 just doing the math --

9 MR. PETERSON: A question.

10 MR. IAFELICE: -- on a half acre lot. Let me

11 finish.

12 MR. MELDRUM: An acre is 4,200 square feet.

13 MR. IAFELICE: An acre is --

14 MR. LINGENFELTER: 44,000.

15 MR. IAFELICE: -- 43,560, to be exact.

16 MR. MELDRUM: A half acre is 21,000 square

17 feet.

18 MR. IAFELICE: Correct. So 1,000 is --

19 MR. PETERSON: Five percent.

20 MR. IAFELICE: -- five percent. What did I

21 say?

22 MR. PETERSON: Twenty.

23 MR. IAFELICE: I meant -- sorry. Five

24 percent.

25 Oh, 22,000 is the half acre.

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1 apply. However, there's a different standard --

2 MR. IAFELICE: A different standard, okay.

3 MS. FREEMAN: -- on the maximum size for the

4 outbuilding in another section.

5 MR. IAFELICE: Okay, thank you. All right.

6 And then lastly, when I read Number 8 to have

7 detached accessory buildings, 1,532, I agree with

8 Hiram, that is very large. But it also seems to be

9 an unlimited number of detached, the way I read it.

10 I mean, so on over two acres, you could have

11 multiple buildings, two, three, four?

12 MS. FREEMAN: Yes.

13 MR. IAFELICE: Okay. So I would limit -- I

14 suggest we limit the number. I also question the

15 1,532. A two acre lot, 1,532, it's a -- and like

16 Heather said, I don't know where it derives from.

17 Perhaps some construction standard might help us to

18 get this to some standard. But it seems like it's

19 multiple that could be there on over a two acre

20 lot.

21 MR. LINGENFELTER: I don't have a problem

22 limiting the buildings.

23 MR. IAFELICE: I'm sorry?

24 MR. LINGENFELTER: I don't have a problem

25 limiting the buildings, the number of buildings.

42

1 MS. FREEMAN: Half acre, 22,000.

2 MR. IAFELICE: My bad. I meant 1,000 of the

3 22,000 is --

4 MR. PETERSON: It's really not that big,

5 though, 1,000 square feet. That's a three-car

6 garage. A little over a three-car garage.

7 MR. IAFELICE: Oh, it is?

8 MR. PETERSON: Yeah. What I built in 1999 was

9 900-some square feet. It was a three-car garage

10 with a man door.

11 MR. IAFELICE: Okay. Well, that makes sense,

12 then.

13 MR. PETERSON: Yeah.

14 MR. IAFELICE: Okay. So does this apply to

15 conservation district, where we have a quarter acre

16 lot?

17 MR. PETERSON: No. We're limited to 200.

18 MR. IAFELICE: 200?

19 MR. PETERSON: 200 square feet.

20 MR. IAFELICE: Oh, the next -- I'm sorry.

21 MS. FREEMAN: So the conservation district and

22 the PUD, those are in a different section. Those

23 are under Section 16.

24 MR. IAFELICE: Yes.

25 MS. FREEMAN: I believe the definitions would

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1 MR. IAFELICE: The number.

2 MR. LINGENFELTER: Right. I don't have a

3 problem putting a limit on it.

4 MR. PETERSON: Do we say that the number of

5 the buildings can't add up to more than 1,532?

6 MS. MATHENEY: I think that's what --

7 MR. IAFELICE: That's what it says.

8 MS. MATHENEY: -- it's supposed to mean. I

9 think that's the intent --

10 MR. PETERSON: That's what I thought.

11 MS. MATHENEY: -- of what it's supposed --

12 maybe it's not artfully stated. But in other

13 words, you can't have multiple accessory buildings

14 each at 1,532.

15 MR. IAFELICE: Oh, no. I'm just saying,

16 multiple of 300 square foot sheds --

17 MS. MATHENEY: Right.

18 MR. LINGENFELTER: Right.

19 MR. IAFELICE: -- and you could have five of

20 them. That doesn't make sense to me, on a two acre

21 lot. We should limit the number.

22 MR. PETERSON: Well, a five acre or ten acre

23 lot, I mean, then it might not be a big deal --

24 MR. IAFELICE: I don't know.

25 MR. PETERSON: -- if it were a farm.

45

1 MR. IAFELICE: If you have a farm.

2 MR. LINGENFELTER: Yeah, but do we have any

3 farms in Concord?

4 MR. PETERSON: I think so.

5 MS. FREEMAN: Yeah, there are some farms in

6 Concord. If you remember, if that farm is over

7 five acres, they don't have to comply with any

8 zoning.

9 MR. LINGENFELTER: Right.

10 MS. FREEMAN: We would still request that they

11 let us know what they're doing so we can review it

12 and make sure that we agree that it's exempt

13 agricultural use.

14 I mean, there's some older existing farms,

15 like the Cornpopper Farm, I know they're going

16 to reuse those barns, but those are already

17 there, and they're over the five acres. Again,

18 we can only regulate ag in certain areas and

19 subdivisions where you're going to have those half

20 acre lots, maybe acre lots if they're an older

21 subdivision, or in areas where there's been more

22 than 15 lot splits on properties adjacent to one

23 another.

24 MR. LINGENFELTER: And I think Rich brings up

25 a good idea. Because, you know, sometimes the

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1 MR. LINGENFELTER: Right.

2 MS. FREEMAN: Yeah.

3 MR. PETERSON: A variance is always the

4 option.

5 MS. FREEMAN: Yeah, there's been many

6 variances on some properties that have maybe --

7 that only have a detached garage, older properties

8 where they used to build -- the garages were

9 detached from the homes. Those kind of older

10 properties are flipping, and younger people are

11 buying them, and now they want a shed. But they're

12 only allowed to have the one outbuilding, and it's

13 their garage.

14 So that's definitely something that comes up

15 quite frequently from the BZA.

16 MR. LINGENFELTER: I'd be careful on the --

17 I'm okay with the limit. But I'd be careful on

18 what that number --

19 MS. FREEMAN: Right.

20 MR. LINGENFELTER: What do you envision that

21 number being?

22 MS. FREEMAN: Well, I don't know. Maybe it's

23 a total -- like if you were to --

24 MR. LINGENFELTER: Or do you limit it to

25 square foot -- no, because if you limit it to

46

1 intended consequences don't always pan out. The

2 next thing you know, you've got a guy, somebody

3 building five 300 square foot -- or 30 square foot

4 buildings, you know. It's like, do you want that,

5 too? Do you really want to go down that path?

6 MS. FREEMAN: Or multiple 1,500 square foot

7 buildings.

8 MR. LINGENFELTER: Right.

9 You know what? I get it. You look at

10 different things and you -- if you put a hard

11 limit, and you say, just one, okay. But then

12 you've got something that could come up and there's

13 potential for somebody, maybe they -- just for

14 conversation sake, not that it would apply to me --

15 but maybe they wanted to put a smokehouse, which is

16 a tiny, small footprint, but it's another building.

17 So do you want to say you can only have one,

18 and then you want to put a smokehouse in. And

19 they're like, I've got the room, I've got the

20 ability, but I'm limited to one building, and the

21 one building is the big building, and now I want to

22 put a small building.

23 MR. PETERSON: Right. But they could go for a

24 variance.

25 MR. IAFELICE: That's what the BZA is for.

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1 square footage, then that leaves a window open for

2 a lot of little buildings.

3 So do we want to say -- put a limit on the

4 number of buildings? What's the legal

5 ramifications of something like that?

6 MS. MATHENEY: I mean, it would only be

7 prospectively, you know, carried out. So whoever

8 has these in existence right now, as long as

9 they're compliant, they're not going to be

10 affected.

11 Now, if they want another building, that will

12 be an issue. They'll probably have to comply, and

13 they'll be already at the limit probably.

14 MR. LINGENFELTER: Right.

15 MS. MATHENEY: Yeah, that's really the legal

16 issues.

17 MR. LINGENFELTER: What about temporary? Did

18 we cover that?

19 MS. FREEMAN: No. Our resolution does not

20 make a distinction between a temporary building and

21 a --

22 MR. LINGENFELTER: I'm just thinking of like

23 those carports, you know, those canvas -- not

24 canvas. They're plastic, you know, carports.

25 MS. FREEMAN: The canvas-sided carports?

49

1 MR. LINGENFELTER: Yeah.

2 MS. FREEMAN: Those meet our definition of a

3 building, generally, because they have walls and a

4 roof, and require --

5 MR. LINGENFELTER: That's what I'm saying. Do

6 we have provisions for that?

7 MS. FREEMAN: We don't treat them any

8 different than we would a more permanent in nature

9 type of construction, yeah.

10 MR. IAFELICE: Yeah.

11 MS. MATHENEY: Right. They're considered an

12 accessory. So they'd have to comply.

13 MS. FREEMAN: Yeah.

14 MR. LINGENFELTER: Okay.

15 MS. MATHENEY: In our definition, a carport is

16 any parking space or spaces having a roof but not

17 enclosed by walls and accessory to a dwelling unit

18 or units.

19 MR. LINGENFELTER: Right. Okay. I just

20 thought, it was kind of like, what if they want to

21 start erecting temporary.

22 MS. FREEMAN: We have that covered, yeah.

23 I've had some people put up like the soft-side kind

24 of carports.

25 MR. LINGENFELTER: Right.

51

1 again? Should there be maybe a third category of

2 lot size? I mean -- I don't know.

3 Say you're on a half acre lot, and you have a

4 three-car attached garage. Do you need a four-car

5 garage in the backyard? Or a three-car?

6 MR. PETERSON: Sure.

7 MS. FREEMAN: Yeah? Okay. I mean, it's not

8 about, do you need it. You know, you've got your

9 stuff. But it kind of goes to that lot coverage,

10 and you want to have open spaces, and make sure

11 that people have yards, and landscaping, and

12 there's distance between structures, and you've got

13 that open space. So health/safety kind of things,

14 those are the things that we're trying to remember

15 and focus on when we're writing up these

16 regulations. We don't want someone to --

17 MR. IAFELICE: What she said.

18 MS. FREEMAN: -- to completely pave the entire

19 backyard and put up ten gazebos.

20 MR. IAFELICE: Heather, you said it better

21 than I -- that's what I was trying to say. 1,000

22 is too -- is very large on a half acre lot, in

23 addition to another three-car garage. It takes

24 up --

25 MR. REPPERT: If you look at where the house

50

1 MS. FREEMAN: They put the sides down, they

2 use them as outbuildings. And I've definitely

3 enforced that as a building, you know.

4 MR. PETERSON: Little plastic buildings.

5 MR. LINGENFELTER: Yeah. There's a lot of --

6 MS. FREEMAN: They've gotten the proper

7 permits for those or had to take them down,

8 depending on, you know, what was going on.

9 MR. LINGENFELTER: Okay.

10 Any other comments from the board?

11 Hiram, any comments? Is your 1,532 still a

12 burning question?

13 MR. REPPERT: No.

14 MR. LINGENFELTER: No? Okay.

15 MS. FREEMAN: So the other suggestion that I

16 had a couple of months ago was, you know, kind of

17 related to these accessory buildings, and if we had

18 lots, two acres and greater, where they're allowed

19 to have the multiple, we could require maybe some

20 distance between those buildings, if you guys

21 wanted to look at that standard. Maybe not.

22 But I do like what Mr. Iafelice was saying

23 regarding, you know, a lot of these subdivisions

24 are half acre lots, and is 1,000 square feet too

25 big? I mean, do we want to look at these sizes

52

1 is, and we said an attached three-car garage, it's

2 already there, and then they look at the side

3 space --

4 MR. IAFELICE: Side yard, yeah.

5 MR. REPPERT: -- side yard, 15 feet, rear

6 yard, maybe 50 feet or something like that. This

7 thing is going to be sitting in the middle of your

8 backyard --

9 MR. IAFELICE: Uh-huh.

10 MR. REPPERT: -- basically.

11 MR. IAFELICE: Yes, if there's a lot, there's

12 a 50 foot setback. It's going in the backyard.

13 MR. REPPERT: And there's a three-car garage.

14 MR. IAFELICE: Come on.

15 MR. REPPERT: You're not going to be doing

16 much else.

17 MR. IAFELICE: Yeah.

18 MR. LINGENFELTER: So what?

19 MR. REPPERT: I don't care.

20 MR. LINGENFELTER: Right. So what? That's

21 your choice. Yeah, it's kind of the reason why we

22 buy property, right, to do what we want to do?

23 MR. PETERSON: My lot was 100 feet wide, and

24 that building only was 35 feet, I think, wide. It

25 just took the back corner, that's all it was. It

53

1 was a three-car garage back there.

2 MR. REPERT: You already had a three-car?

3 MR. PETERSON: I had a two up front, and three

4 in the back. I have five cars.

5 MR. LINGENFELTER: And he was looking to put a

6 carwash in.

7 MR. PETERSON: But I'd like to have a six.

8 Now I just have a three.

9 MR. REPERT: Just ask Rich to write this.

10 You might as well. You know what you wanted -- or

11 what you had.

12 MR. PETERSON: Yeah.

13 MR. LINGENFELTER: You know, we have the

14 gentleman here in attendance this evening that

15 brought this to our attention. And -- I'm sorry, I

16 forget your name.

17 MR. MELDRUM: Chris Meldrum.

18 MR. LINGENFELTER: Chris.

19 Chris, if you'd like to step up to the podium

20 and give your input. You've listened to some of

21 the comments that have been made this evening. I

22 mean, I thought you had some very interesting input

23 the last meeting, and if you want, if there's

24 something you'd like to say, or if you have some

25 additional ideas or thoughts, we are always open to

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1 large collection of equipment. That's maybe their

2 nature. Not necessarily their business. But they

3 like the idea of owning a bulldozer, and two pickup

4 trucks, and three trailers. And I wouldn't want to

5 limit them. But I don't want it to look like a --

6 you know, what it often looks like.

7 MR. LINGENFELTER: Right.

8 MR. MELDRUM: I'll let you gentlemen proceed

9 with that.

10 MR. LINGENFELTER: Super. We appreciate your

11 time. You know, you're here, you take the time out

12 of your schedule to be here with us, and we

13 appreciate that. And that's why, if you had some

14 thoughts, or you wanted to share with us, I

15 certainly wanted to give you an opportunity to

16 voice yourself.

17 MR. MELDRUM: You don't have to ask me.

18 MR. REPERT: My neighbor has got what his

19 wife calls a barnominium. It's a huge two-story

20 barn. It's a barn. And it's aesthetically nice,

21 no doubt about it.

22 But he's got a lot of toys, and his kids have

23 a lot of toys. For his side business, he does lawn

24 mowing and stuff like that on the side. So he's

25 got, you know, the big stand-behind -- not even

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1 entertaining some ideas. So, I mean, what do you

2 think?

3 MR. MELDRUM: Well, one thing, I want to thank

4 you gentlemen for giving this some good thought.

5 Thank you, Heather, too. I know you spent a

6 lot -- I'm sure you spent a lot of time on this.

7 So that is the main thing I want to talk

8 about. And the other thing is, I definitely want

9 to see this go to completion.

10 MR. LINGENFELTER: Sure.

11 MR. MELDRUM: So that's it.

12 MR. LINGENFELTER: But I mean, as far as like

13 the conversations on the number of buildings, the

14 square footage, the footprint, the lots, the

15 acreage, I mean, I know it's a little heady. But

16 if you've got some thoughts, I'd be interested to

17 hear what you think, that's all.

18 MR. MELDRUM: Oh, okay.

19 MR. LINGENFELTER: I don't mean to put you on

20 the spot.

21 MR. MELDRUM: Yeah.

22 MR. LINGENFELTER: I am sort of doing that.

23 MS. FREEMAN: Yeah.

24 MR. MELDRUM: I know that as I drive around

25 town, I do see some folks that have, you know, a

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1 walk, but ride-behind triple blade, four, six,

2 eight blade, whatever it is. But it's

3 aesthetically nice. And it's no taller than the

4 house. It's a two-story.

5 MR. IAFELICE: Is there a but coming?

6 MR. REPERT: No. I'm just saying, one of

7 these relates to him.

8 MR. IAFELICE: Yeah.

9 MR. REPERT: And the other one relates to

10 Rich.

11 MR. LINGENFELTER: I think, in the grand

12 scheme of things, with regards to a lot of people

13 running businesses out of their homes and things

14 like that, would you rather have them parking the

15 stuff in their driveway, or out in the open, or

16 would you rather allow them the opportunity to

17 build a nice -- a reasonably aesthetic-looking

18 building, to put it inside?

19 I'd err, let's let them build the building to

20 put it away versus leaving it out in the yard,

21 sitting out in the open. I think there's a certain

22 element of, you know, aesthetics that go along with

23 that. I would much rather let them build a

24 building and put it in there, than to have them

25 just scattered on the lot, out in the open, you

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1 know.

2 And a lot of that stuff, tractors, and

3 bulldozers, and backhoes, and front-end loaders,

4 and things like that, certainly can sit out in the

5 weather. That doesn't really affect them too much.

6 So, you know, I'd rather have them all concentrated

7 in a building, and out of sight, out of mind type

8 of thing.

9 So I think we're on the right track here. I

10 think we're in the right -- we're heading in the

11 right direction with this. I think we're okay

12 with, you know, the verbiage that Heather has

13 proposed for this in the memo, and in these

14 changes.

15 Is there anything more we need to do? Do we

16 want to have another work section on this, or do

17 you want to make a proposal that we put this on the

18 agenda and schedule a public hearing for this, or

19 how do you want to handle -- what do you think?

20 MR. IAFELICE: Well, for me, I object to

21 Number 8 still, the way it's written.

22 MS. FREEMAN: I think we might need to clarify

23 Number 8.

24 MR. LINGENFELTER: Uh-huh.

25 MR. PETERSON: Because of the --

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1 1,532? Or combined they can only be 1,532? That's

2 what I want to clarify, because --

3 MR. REPPERT: Well, you could say, not to

4 exceed a total of 1,532 square feet.

5 MR. PETERSON: And how many buildings?

6 MR. REPPERT: It doesn't matter.

7 MR. IAFELICE: That's what I --

8 MR. PETERSON: That's what Rich has a problem

9 with.

10 MR. LINGENFELTER: That's the hard part that

11 Rich has.

12 MR. PETERSON: It could be five 300 square

13 foot buildings.

14 MR. REPPERT: Yes, it could.

15 MR. IAFELICE: Yeah, it's --

16 MR. SCHINDLER: That's where you've got to put

17 a number on it.

18 MR. LINGENFELTER: So do you want to say two,

19 three? Where does that leave -- Bridey, does that

20 expose us unnecessarily from a legal standpoint, if

21 we put a hard number on it like that?

22 MS. MATHENEY: No, not at all.

23 MR. PETERSON: If we did, Andy, somebody could

24 go for a variance if they had a need.

25 MS. FREEMAN: Yeah.

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1 MR. IAFELICE: First, as Heather acknowledged,

2 where the 1,532 came from --

3 MR. PETERSON: Oh, okay.

4 MR. IAFELICE: -- and the number of buildings.

5 MR. PETERSON: Okay.

6 MR. REPPERT: Well, could we do this?

7 MR. IAFELICE: It's open-ended.

8 MR. REPPERT: Could we say, have detached

9 accessory building(s), saying it could be a 1,532

10 one building, but you could have more than one

11 building, all of which do not exceed 1,532?

12 MR. IAFELICE: That's the way it reads.

13 MR. PETERSON: That's the way it is now.

14 MR. IAFELICE: That's the way it reads now.

15 MR. REPPERT: Well, it says, buildings, right

16 now.

17 MR. PETERSON: Oh. Building or buildings?

18 MR. LINGENFELTER: No, it says, buildings.

19 MR. REPPERT: It says, buildings.

20 MR. LINGENFELTER: Not to exceed a total of

21 1,500 square feet.

22 MR. REPPERT: So if you put the S in

23 parentheses, you take it, it could be one building,

24 or it could be more than one.

25 MS. FREEMAN: And then is it, each can be

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1 MR. PETERSON: So we're not restricting them

2 totally.

3 MS. MATHENEY: Yeah.

4 MR. LINGENFELTER: So Rich, I think you

5 brought up a valid point. So what do you think?

6 Do you want to say one? Or do you want to say two,

7 or three?

8 MR. IAFELICE: If we're not distinguishing two

9 acres to 20, which is more than two, seven and

10 eight, to me, are the same. We're going to

11 limit -- it's limited to a building, and this is

12 the square footage, 1,024, whatever it is.

13 MR. LINGENFELTER: So you just want to allow

14 them to have one building?

15 MR. IAFELICE: Yes.

16 MR. LINGENFELTER: And if they want to

17 construct a second building, they can take it to

18 the BZA?

19 MR. IAFELICE: Regardless of the size of the

20 lot.

21 MR. LINGENFELTER: So that would go to the

22 BZA, then --

23 MR. IAFELICE: Yeah.

24 MR. LINGENFELTER: -- if they want to build a

25 second building?

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1 MR. IAFELICE: Yeah. That second building, as
2 Heather pointed out, depending upon the site, the
3 distance, spacing, you know, there's a lot of
4 issues that the BZA could better discern whether
5 that second building suits the property.
6 MR. REPPERT: But you still limit it to 1,532?
7 MR. IAFELICE: No, I'm suggesting the 1,024,
8 if that is --
9 MR. REPPERT: On a two acre?
10 MR. PETERSON: For 40,000 square -- or 80,000
11 square feet?
12 MR. IAFELICE: Yes.
13 MR. PETERSON: Yeah, 80,000 square feet.
14 MR. IAFELICE: Yes.
15 MR. PETERSON: Why? 1,000 square feet out of
16 80,000?
17 MR. IAFELICE: 1,000 out of a half acre lot.
18 MR. PETERSON: That's different.
19 MR. IAFELICE: Okay.
20 MR. PETERSON: But the two acre lot. You've
21 got 80,000 square feet, correct?
22 MR. IAFELICE: Yes.
23 MR. PETERSON: So that's four times as much
24 space. And if you're in the same building.
25 MR. IAFELICE: Yes. I guess I don't

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1 MR. IAFELICE: To the back.
2 MR. SCHINDLER: -- to the back. All the back
3 is all woods.
4 MR. IAFELICE: Uh-huh.
5 MR. SCHINDLER: Neighbors on both sides see
6 all trees. Nobody objected to it.
7 MR. IAFELICE: And so that's the perfect
8 situation for the BZA to approve.
9 MR. SCHINDLER: That's correct. And that's
10 what I'm saying. We can put the square footage on
11 now, or add a number if you want. The other ones
12 will be addressed by the BZA.
13 MR. PETERSON: I would think, at least two,
14 though. I think two is not unreasonable.
15 MR. SCHINDLER: Fine.
16 MR. IAFELICE: If it's over two acres?
17 MR. LINGENFELTER: Yeah.
18 MR. PETERSON: On over two acres.
19 MR. SCHINDLER: Fine.
20 MR. PETERSON: And not over -- you know, and
21 1,500 square feet, total.
22 MR. SCHINDLER: Yeah. And I'm for that.
23 MR. PETERSON: And then after that, you go to
24 the BZA.
25 MR. SCHINDLER: Exactly.

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1 distinguish size, because of not knowing the
2 configuration, the plantings, the forestry on the
3 lot. Basically, the situation is, the conditions
4 that the BZA would be looking at for additional
5 buildings and additional size.
6 But I do understand -- I can appreciate if we
7 elected to give it larger for two. Just the size
8 of the lot, it's more like, what is the lot, and
9 where is it, and how is it situated, and is it on a
10 hill, is it on a --
11 MR. PETERSON: They're all different.
12 MR. IAFELICE: They're all different. They're
13 all different.
14 MR. SCHINDLER: Well, we can still select a
15 number for the square footage. And we can still
16 select whether it's one building or two. It's
17 going to always boil down to, if a neighbor wants
18 to do something that exceeds, he goes to the Zoning
19 Board of Appeals.
20 I have a neighbor in my development. He has
21 antique cars. A couple of years ago, he built a
22 two-story building in the back of his house, half
23 acre lot. From the street, you can't see it. To
24 get to it, this two-car garage, one of them goes
25 all the way through --

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1 MR. LINGENFELTER: I'm good with two
2 buildings.
3 MR. PETERSON: That gives us a little
4 flexibility.
5 MR. SCHINDLER: Yes, yes.
6 MR. LINGENFELTER: Two buildings, 1,532 cap.
7 MR. PETERSON: Yeah.
8 MR. IAFELICE: You just want your smokehouse.
9 MR. PETERSON: He's a half acre.
10 MS. FREEMAN: He's in the PUD. So he's not
11 even in this district.
12 MR. LINGENFELTER: I'm just talking about --
13 I'm just spitballing things here, guys.
14 MR. IAFELICE: That's good.
15 MR. LINGENFELTER: I've got no agenda.
16 MR. IAFELICE: That's good.
17 MS. FREEMAN: And just to clarify, potentially
18 two buildings combined, not to exceed the 1,500.
19 MR. LINGENFELTER: Yeah, you can have up to
20 two buildings, not to exceed 1,532 square feet.
21 MS. MATHENEY: So would it read, in the R-1,
22 R-4, R-6, and R-8 districts, district lots, two
23 acres and larger in area are permitted to have two
24 detached accessory buildings not to exceed a
25 combined total --

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1 MR. LINGENFELTER: Yeah. There you go.

2 MS. MATHENEY: -- of 1,532 square feet unless

3 otherwise --

4 MR. LINGENFELTER: Bingo. Right on the money.

5 You must be an attorney or something.

6 MS. MATHENEY: I just play one on TV.

7 MR. LINGENFELTER: You have that verbiage.

8 Okay. All right. Any other sore points that

9 we want to address?

10 MR. REPPERT: Okay.

11 MR. LINGENFELTER: Oh, boy. Here we go. I

12 shouldn't have asked.

13 Go ahead, Hiram.

14 MR. REPPERT: We have one less than two acres,

15 1,024. And that number has been around for --

16 MR. PETERSON: Ever.

17 MR. REPPERT: -- decades, okay. Now, we have

18 something greater than two acres. Why not 2,048?

19 MR. PETERSON: Yeah, because it's four times

20 the size of a half acre lot, right?

21 MR. REPPERT: Okay. But we're saying, greater

22 than two acres, so you've got 84,000, or 88,000 --

23 MR. LINGENFELTER: 88,000, right.

24 MR. REPPERT: -- square feet. 88,000 square

25 feet, and you're saying --

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1 permitted to have no more than one detached at

2 1,024. Less than two.

3 MR. PETERSON: But a half acre can have 1,024.

4 MR. IAFELICE: Which most lots are a half

5 acre. That's my point.

6 MR. PETERSON: That's our most common lot.

7 MR. REPPERT: So is that R-1, -4, -6, and -8?

8 What are those sizes, minimum? Half acre?

9 MS. FREEMAN: Yeah, the R-1 is the 22,000

10 square feet, which is .505 acres.

11 MR. REPPERT: It's a half acre.

12 MR. PETERSON: That's our most common lot in

13 Concord.

14 MR. IAFELICE: Yeah.

15 MR. REPPERT: So you're saying, for that

16 22,000, we're giving them 1,000.

17 MR. IAFELICE: That's where I did that math.

18 MR. REPPERT: Yeah. And now --

19 MR. PETERSON: Twenty percent.

20 MR. IAFELICE: Mister engineer.

21 MR. REPPERT: And now we're going to go two

22 acres or greater, which is --

23 MR. PETERSON: Four times larger. You only

24 want to give them double.

25 MR. REPPERT: Okay. I'm good. No. I'm good

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1 MR. PETERSON: So make it bigger than 1,500?

2 MR. REPPERT: I'm trying to correlate --

3 MR. LINGENFELTER: Yeah.

4 MR. REPPERT: -- how we got the 1,532. Nobody

5 knows.

6 MR. PETERSON: Yeah.

7 MR. REPPERT: But the 1,048 has been there

8 forever.

9 MR. LINGENFELTER: 1,024.

10 MR. SCHINDLER: 1,024.

11 MR. REPPERT: 1,024, whatever, yeah. 1,024

12 has been there. And now we're talking acre lots,

13 1,024. Two acres and greater, why not make it

14 2,096, or -98, or whatever?

15 MR. PETERSON: 2,048.

16 MR. SCHINDLER: -48, yeah.

17 MR. PETERSON: You're saying, twice as large.

18 MR. REPPERT: Double the size.

19 MR. PETERSON: Why not four times as large? I

20 mean, by your logic, a two acre lot is four times

21 the size of a half acre.

22 MR. REPPERT: Yeah. We're at the half acre.

23 MR. IAFELICE: R-1.

24 MR. PETERSON: Half acre is 1,024.

25 MR. REPPERT: Less than two acres are

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1 with that.

2 MR. PETERSON: I'm just trying to think some

3 logic. What number do we pick, and why would it be

4 logical, if you could do this with a half acre?

5 MR. SCHINDLER: You have to remember, too --

6 MR. REPPERT: On four, we could go to --

7 MR. SCHINDLER: But two acres itself --

8 MR. REPPERT: -- 4,000 square feet.

9 MR. SCHINDLER: Two acres itself is not

10 relative, because when you start --

11 MR. IAFELICE: I guess, Hiram, I don't view

12 buildings as proportional to the land. I value the

13 land. I always value the land, green space, more

14 than that. And for us to alter a number that's

15 precedent -- again, we don't know the derivation of

16 the 1,532. But to arbitrarily just throw it out, I

17 just --

18 MR. REPPERT: I'm trying to put some logic --

19 MR. IAFELICE: No, I understand. I'm trying

20 to say, that logic proportionality is not -- it

21 doesn't equate, in my mind, to what we're trying to

22 do.

23 MR. REPPERT: Okay.

24 MR. SCHINDLER: Exactly. Because now you're

25 going to have a building the size of a huge

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1 warehouse. Irregardless if it's on two acres, it's
 2 a monstrous looking thing. It's going to look like
 3 an industrial parkway. And that's what you want to
 4 stay away from.
 5 MR. PETERSON: So how big should it be?
 6 That's the question.
 7 MR. SCHINDLER: Leave it like it is right now.
 8 Keep the sizes relative to the land.
 9 MR. PETERSON: But it's illogical, to do that.
 10 MR. SCHINDLER: Yeah, but you can't --
 11 MR. LINGENFELTER: Here's some food for
 12 thought. You know, I sit on the Board of Revisions
 13 for Lake County, and I deal with valuations and
 14 things like that. Improvements on the lot, that's
 15 tax base, okay? So if you allow -- the
 16 outbuildings, they are assessed. But they're
 17 assessed at a different rate than a house would be.
 18 MR. IAFELICE: Yeah.
 19 MR. LINGENFELTER: So if you've got an
 20 outbuilding, there's tax revenues getting
 21 generated --
 22 MR. PETERSON: There is.
 23 MR. LINGENFELTER: -- for the township with an
 24 outbuilding versus maintaining green space, of just
 25 nothing but woods, that's not generating any

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1 concern. A 4,000 square foot building is large.
 2 MR. SCHINDLER: Huge.
 3 MR. PETERSON: It could be two buildings,
 4 possibly.
 5 MR. SCHINDLER: Yeah, right.
 6 MR. PETERSON: But then again, if you have
 7 five acres, or whatever.
 8 MR. SCHINDLER: But then we're getting back
 9 to --
 10 MR. LINGENFELTER: I like -- although I get
 11 Hiram's -- I understand Hiram's point. You've got
 12 the 1,024, okay? And if you go to 2,048, that's
 13 not -- 2,048 is not a huge addition to the 1,532.
 14 MR. PETERSON: That's true.
 15 MR. LINGENFELTER: I mean, that's not -- and
 16 then it's linear. So you've got this at 1,024, and
 17 then we've got this at 2,048. Those two numbers,
 18 you could say, oh, I see what they did, two acres
 19 or more, they doubled the size.
 20 MR. PETERSON: I think double is fine.
 21 MR. LINGENFELTER: But like you, you come up
 22 with 1,532, you're like, where the hell did that
 23 come from? That's a goofy number.
 24 MR. PETERSON: Yeah.
 25 MR. LINGENFELTER: The 2,048 is at least

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1 revenue for the township.
 2 If we let them put an accessory building on
 3 there, that building gets assessed, okay, and that
 4 is added to the value. It's not the home site, but
 5 it's an additional piece of development on the
 6 property that will add to their tax bill, which
 7 then adds to the coffers of the township.
 8 So, you know, there's some causal relationship
 9 there between allowing them to build the extra
 10 buildings and the tax revenue that will be
 11 generated by the township. So we also have to
 12 think of that, too. We don't want to cut ourselves
 13 off, you know, in that regard.
 14 Not that I'm a big tax guy, and in favor of
 15 all those types of things. However, that said, I
 16 mean, if you allow them to do some improvements to
 17 the property outside of the main home site, it does
 18 become a tax revenue source for the township.
 19 So I think allowing those extra buildings
 20 doesn't hurt, you know. And again, I think what
 21 we're trying to do is get a balance of what makes
 22 sense and what works versus just, we don't want the
 23 wild, wild west, because we know what happens if we
 24 allow that. We've got perfect examples.
 25 MR. PETERSON: And I understand Frank's

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1 linear with the 1,024. It makes sense on the lot
 2 size, and gives -- and they have the option for
 3 multiple buildings. So they can build a building,
 4 and then build an additional smaller building, and
 5 still be within that 2,048. Is that reasonable?
 6 MR. REPERT: But which one would take
 7 precedence? The 2,048, or the 1,532, or the square
 8 footage of the first floor? Can I build a 4,000
 9 square foot garage with a 1,500 square foot home?
 10 MR. PETERSON: No, you can't. That's what
 11 we're trying to eliminate --
 12 MR. LINGENFELTER: Right.
 13 MR. PETERSON: -- is a garage bigger than the
 14 house. Which is what we have on Prouty Road.
 15 So if you make it an 800 square foot house, or
 16 a 1,200 square foot house, they can't go bigger
 17 than that, until they reach --
 18 MR. REPERT: So why do we have the 1,532?
 19 MR. PETERSON: We don't know.
 20 MR. IAFELICE: We don't know.
 21 MR. PETERSON: But a good size ranch is a
 22 couple thousand square feet, right? So if you went
 23 with 2,048, or whatever number, that seems logical.
 24 MR. LINGENFELTER: I would say even on -- a
 25 smallish size ranch is probably 2,000 to 2,200

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1 square feet, it would be considered small.

2 MR. PETERSON: Right.

3 MR. LINGENFELTER: And a reasonably sized

4 ranch would be probably in the 2,400 to 2,600

5 square foot size. That's a pretty big ranch, you

6 know. Then you've got your -- you've got the

7 ability to match that footprint.

8 MR. PETERSON: Right.

9 So it's proportional, then, Hiram. It's

10 proportional to the size of the house. But it's

11 also limited.

12 MR. REPPERT: It's limited to the square

13 footage of the first floor.

14 MR. PETERSON: Or the lot size. You can't go

15 more than 1,024 on a half acre.

16 MR. LINGENFELTER: He's noodling.

17 MR. REPPERT: Okay. Okay.

18 MR. PETERSON: Is that logical?

19 MR. REPPERT: Yeah.

20 Now, half acre, one acre, what do I get?

21 MR. IAFELICE: 1,024.

22 MR. PETERSON: 1,024. Acre and a half --

23 MR. REPPERT: Two acres.

24 MR. IAFELICE: Less than.

25 MR. REPPERT: What do I get?

75

1 proposed in front of you this evening, the attached

2 could be 2,000 then.

3 MR. REPPERT: No, attached or detached is the

4 square footage of the first floor. Attached or

5 detached.

6 MS. FREEMAN: Right. So an attached garage

7 is also restricted in size as it relates to the

8 dwelling -- the dwelling, first floor living area.

9 So you have, what did you say, a 2,400 square

10 foot ranch? You have a 2,400 square foot ranch,

11 the attached garage. The attached garage could be

12 2,000 square feet.

13 MR. IAFELICE: That's crazy.

14 MR. REPPERT: It could be a 2,400 square foot

15 garage.

16 MS. FREEMAN: Yeah, yeah.

17 MR. REPPERT: Yes.

18 MS. FREEMAN: Yeah. Plus, then, you could

19 still have the detached.

20 MR. REPPERT: Yeah.

21 MS. FREEMAN: Right?

22 So there's plenty of allowances for people to

23 park their cars.

24 MR. REPPERT: Why can't we go, first floor

25 square footage for attached and detached?

74

1 MR. PETERSON: You get the larger number. Two

2 thousand.

3 MR. LINGENFELTER: 1,532, or 2,040.

4 MR. PETERSON: Whatever number we come up

5 with.

6 MR. LINGENFELTER: Right.

7 MR. REPPERT: Why can't I go to the first

8 floor?

9 MR. LINGENFELTER: Because you've got more

10 property. It's not going to be -- you know, you're

11 dealing with a much greater land mass to put that

12 building on.

13 MR. REPPERT: Okay, I have a two acre lot with

14 a 2,400 square foot ranch. What do I get?

15 MR. PETERSON: 2,000.

16 MR. LINGENFELTER: 1,532 right now. As it

17 sits right now, 1,532.

18 MR. PETERSON: Yeah, 1,532, as it stands right

19 now.

20 MR. REPPERT: Why can't I go to the first

21 floor?

22 MR. IAFELICE: It says. It says.

23 MR. REPPERT: Well, give me the logic.

24 MS. FREEMAN: So the detached could be no

25 bigger than the 1,532. But the way it's written --

76

1 MR. PETERSON: Because you don't want a garage

2 bigger than the house.

3 MR. REPPERT: Why not?

4 MR. PETERSON: You could, if you had an 800

5 square foot house, right?

6 MR. REPPERT: I have a 2,400 square foot

7 garage -- I mean, ranch.

8 MR. PETERSON: All right, let's go smaller.

9 1,600.

10 MR. REPPERT: Okay.

11 MR. PETERSON: You can't go bigger than that.

12 MR. REPPERT: 1,600.

13 MR. PETERSON: (Nodding.)

14 MR. REPPERT: Okay. Garage and detached. One

15 attached, and one detached.

16 MR. PETERSON: Lot size, a half acre or two

17 acre?

18 MR. REPPERT: Okay, two acres.

19 MR. PETERSON: Well, then you've got whatever

20 number we come up with here.

21 MR. REPPERT: Well, why can't we go with the

22 living area of the first floor, attached and/or

23 detached?

24 MS. FREEMAN: Oh, and just not pick a number.

25 I see.

77

1 MR. IAFELICE: And not pick a number.

2 MS. FREEMAN: And not pick a number. It's all

3 relative --

4 MR. REPPERT: Don't pick a number.

5 MS. FREEMAN: -- to the home on the lot, is

6 what you're saying.

7 MR. REPPERT: The square footage of any

8 accessory building attached to or detached from a

9 principal building on a lot shall not exceed the

10 square footage of the living area on a ground level

11 of the principal building on the lot, period, thank

12 you very much.

13 MR. IAFELICE: It's very large for a half acre

14 lot. We have large homes on half acre lots, very

15 large footprint. Very large.

16 MR. REPPERT: Okay, how large? 3,200 square

17 feet?

18 MR. IAFELICE: My house -- yeah.

19 MR. REPPERT: Two stories. Two stories.

20 MR. PETERSON: First floor.

21 MR. IAFELICE: First floor footprint.

22 MR. REPPERT: 3,200 square foot?

23 MR. IAFELICE: I don't know.

24 MR. PETERSON: That would be sixty --

25 MR. IAFELICE: Seventy by forty foot deep.

79

1 MR. IAFELICE: Yes.

2 MR. REPPERT: 22,000 square foot, and you've

3 got a 2,800 --

4 MR. IAFELICE: 3,000 square foot footprint.

5 MR. REPPERT: Jeez.

6 MR. PETERSON: With the garage, though.

7 MR. IAFELICE: Yes.

8 MR. PETERSON: Take the garage out of it.

9 MR. IAFELICE: Oh, take the garage out. Okay.

10 MR. PETERSON: Yeah.

11 MR. IAFELICE: So it's more like 2,000.

12 MR. PETERSON: Fifteen by forty.

13 MR. LINGENFELTER: What did you say a standard

14 three-car garage is, Rich?

15 MR. IAFELICE: 1,000, did you say?

16 MR. PETERSON: Well, it's about 900 square

17 feet, yeah, roughly.

18 MR. LINGENFELTER: For a three-car garage.

19 MR. PETERSON: Yeah.

20 MR. LINGENFELTER: So yeah, if you've got

21 3,000, you have 2,100 square foot of house and 900

22 square feet of garage.

23 MR. IAFELICE: Good point, Rich.

24 MR. PETERSON: The same situation.

25 MR. REPPERT: And then you're not getting

78

1 It's near 3,000 square foot footprint.

2 MR. REPPERT: On one floor?

3 MR. IAFELICE: Yes.

4 Most homes that have 150 foot -- you know, 15,

5 20 foot side yard, are 70 foot wide. Most homes

6 are 70 foot wide, 40 foot, 50 foot deep. Large

7 homes, in our neighborhoods.

8 MS. FREEMAN: Yeah. Like the homes being

9 built over on Judges Court, those are half acre

10 lots. And there's 70 percent lot coverage by the

11 time you get the house and the driveway on there.

12 That does not include any kind of patio,

13 outbuildings, nothing.

14 MR. IAFELICE: That's what I'm saying. We're

15 losing green space by pushing more square footage.

16 There's more value, to me, in that than, with all

17 due respect, income taxes.

18 MR. PETERSON: Less tax.

19 MR. REPPERT: So that's on a half acre lot,

20 22,000 square feet, right?

21 MR. PETERSON: Yep.

22 MR. IAFELICE: Yes.

23 MS. FREEMAN: It's just over a half acre.

24 It's .05 acres.

25 MR. REPPERT: Okay.

80

1 close to your side --

2 MR. IAFELICE: I am. Right up against it.

3 I'm on my side yard, 15 feet.

4 MR. REPPERT: How about your back yard?

5 MR. IAFELICE: Plenty. But we have a

6 conservation easement. There's no back yard.

7 MR. PETERSON: Mine is deeper than it is wide,

8 but it's similar.

9 MR. IAFELICE: Deeper than wide, yeah. Half

10 acre lots typically are 100 wide by 220 deep.

11 MR. REPPERT: Yeah, okay. So you can't go on

12 the side at all.

13 MR. IAFELICE: No. That's my point about it.

14 MR. REPPERT: You go behind.

15 MR. IAFELICE: Yes, yes.

16 MR. REPPERT: So you've got to knock out the

17 garage.

18 MR. IAFELICE: To the earlier point, about

19 pushing the addition on the back of the garage and

20 you drive through to the back, and you attach it to

21 the back, my father-in-law has that on his road.

22 MR. SCHINDLER: Yeah, I've seen it.

23 MR. REPPERT: They're kind of neat. But

24 that's beside the point.

25 MR. PETERSON: Yeah, actually, a three-car can

81

1 go 700 to 900, depending on the size.

2 MR. LINGENFELTER: All right. Well, what are

3 our thoughts on the 1,532? Do we want to consider,

4 you know, making a change to that, to the 2,048?

5 Or do you want to leave it at the 1,532?

6 MR. PETERSON: I like Hiram's original idea of

7 doubling it. I mean, doubling the 1,024, make it

8 2,048. That gives them a little more leeway.

9 MR. LINGENFELTER: And limit it to two

10 buildings.

11 MR. PETERSON: Not to exceed -- yeah, two

12 buildings not to exceed 2,048.

13 MR. REPERT: Total?

14 MR. PETERSON: Yeah, total.

15 MR. LINGENFELTER: Right, total.

16 MR. PETERSON: Yeah.

17 MR. LINGENFELTER: They can have two

18 buildings, but they're limited to 2,048 square

19 feet.

20 MS. FREEMAN: But then they also would be

21 further restricted, because the combined square

22 footage of those could not exceed the main living

23 floor area of the dwelling.

24 MR. LINGENFELTER: Right.

25 MS. FREEMAN: Is that how you understand it?

83

1 MR. MELDRUM: Pardon?

2 MR. IAFELICE: Living area.

3 MR. MELDRUM: The living area.

4 Some of those homes don't have hardly any

5 living area on the ground floor, it's all garage.

6 MR. IAFELICE: Oh, living area on the ground

7 floor.

8 MR. MELDRUM: And then maybe it's a totally

9 different part, not residential.

10 MR. PETERSON: Those are usually smaller lots,

11 though, than a half acre.

12 MR. MELDRUM: Yes, yes.

13 MR. PETERSON: Like a PUD.

14 MR. MELDRUM: I know there's a fairly new

15 house down in Mentor, because I used to live there.

16 I think they built about a three-car garage on the

17 first floor. It was a small lot, and they had to

18 build up.

19 MR. PETERSON: Uh-huh.

20 MR. MELDRUM: And there's not even enough

21 living area in the first -- there's a little, maybe

22 a game room on the first floor.

23 MR. PETERSON: Right.

24 MR. MELDRUM: But the kitchen and living area

25 and bedrooms are all upstairs.

82

1 MR. LINGENFELTER: (Nodding.)

2 MS. MATHENEY: Each building, right? So let's

3 say they have two detached, right, accessories?

4 Each of those buildings cannot -- the square

5 footage of each of those buildings cannot exceed

6 the square footage of the living area on the ground

7 floor.

8 MR. IAFELICE: Oh, you mean, total.

9 MS. FREEMAN: Hash that out.

10 MS. MATHENEY: In other words, not combined.

11 MS. FREEMAN: Yeah.

12 MS. MATHENEY: I think, each of the buildings.

13 That's how it's written, each accessory.

14 MR. LINGENFELTER: Go ahead.

15 MR. MELDRUM: Yeah.

16 MS. MATHENEY: Oh, I'm sorry.

17 MR. MELDRUM: I've got a question here. I

18 guess I don't understand. Excuse me for

19 interrupting.

20 Where you have, like, patio homes or condos,

21 I've seen them where they're like two or three

22 stories tall, and the garage is essentially all of

23 the first floor. Is the principal -- you talk

24 about the principal floor being the ground floor.

25 MR. IAFELICE: Living.

84

1 MR. REPERT: Well, that just means they

2 couldn't have a big garage.

3 MR. PETERSON: They wouldn't have a place to

4 put it. If you look at Canterbury, look at those

5 lots, those houses are packed in there.

6 MR. REPERT: Okay, I'm good with 2,048 and

7 two.

8 MR. PETERSON: As long as -- the only logic

9 is, it's twice the number that we inherited, right?

10 The number that we don't know where it came from,

11 but it's been here forever.

12 MR. IAFELICE: The reason I continue to object

13 to that size, I just described my home footprint,

14 2,000 square feet. That's another home on a two

15 acre lot, the 2,040. I just can't --

16 MR. PETERSON: Then you've got over 80,000

17 square feet.

18 MR. IAFELICE: Again, it's not relative to

19 size of the lots.

20 MR. REPERT: So you still want 1,024?

21 MS. FREEMAN: 1,532.

22 MR. IAFELICE: No, this is the fifteen.

23 I don't have any reason to object to the

24 square feet, because that's what we've had. Mine

25 was the number of buildings, the number. Andy had

85

1 suggested two. Two up to a total of 1,532. That's
 2 kind of like, okay.
 3 MR. PETERSON: That will probably happen two
 4 or three times in the whole township, probably, you
 5 know, as we go forward.
 6 MR. LINGENFELTER: Frank, any comments?
 7 MR. SCHINDLER: Just like I said, I think
 8 first put a limitation on the buildings being two,
 9 and then the square footage is what we indicated
 10 here.
 11 MR. LINGENFELTER: So you want to leave it the
 12 1,532?
 13 MR. SCHINDLER: Yeah.
 14 MR. LINGENFELTER: Don't bounce to 2,048?
 15 MR. SCHINDLER: No, no.
 16 MR. LINGENFELTER: Hiram, how do you feel?
 17 MR. REPPERT: Well, I like to plant trees. I
 18 like the environment. I get Rich's point a lot.
 19 That's starting to work on me a little bit.
 20 So the less -- the less we have on an acre or
 21 half acre, whatever it may be, the better.
 22 MR. LINGENFELTER: So you want to leave it at
 23 the 1,532?
 24 MR. REPPERT: Are you okay going down to
 25 1,048?

87

1 compromise.
 2 MR. REPPERT: One and a half, right?
 3 I'm fine with two at 1,532. I am.
 4 MR. LINGENFELTER: Rich?
 5 MR. PETERSON: Well, I look at it and say,
 6 1,000 square feet on a half acre, as Rich pointed
 7 out, it's five percent of the lot, right? So if we
 8 have a two acre lot, we go five percent of that,
 9 that would be 4,000 square feet. The same
 10 proportion, okay?
 11 I don't want to go 4,000. But I think it
 12 would be logical to go 2,048, just by the logic of
 13 that much more land and a little larger building.
 14 Four times as much land, two times as much
 15 building. That's how I look at it.
 16 MR. LINGENFELTER: Rich --
 17 MR. IAFELICE: Yeah.
 18 MR. LINGENFELTER: -- Iafelice?
 19 MR. IAFELICE: Yeah. I'm okay with Number 7
 20 the way it's written. Number 8, limiting it to two
 21 buildings at the 1,532. Again, going any -- even
 22 at 1,532, it seems to be very large, not relative
 23 to the size of the lot. It's just a large space.
 24 MR. SCHINDLER: Right.
 25 MR. IAFELICE: It's a very large space. It's

86

1 MR. IAFELICE: See that?
 2 MR. REPPERT: I'm sorry. I'm sorry.
 3 MR. LINGENFELTER: That's okay.
 4 MR. REPPERT: How big is 1,048?
 5 MR. IAFELICE: It's 20 by 50, 30 by 35.
 6 MR. REPPERT: On a half acre lot.
 7 MR. IAFELICE: Yes. Twenty by forty.
 8 MR. REPPERT: And even on a two acre lot.
 9 MR. IAFELICE: That's 800.
 10 MR. REPPERT: And even a two acre lot.
 11 MR. IAFELICE: Now we're talking 30 by 50.
 12 MR. PETERSON: Well, that would be 1,500.
 13 MR. IAFELICE: 1,500, on a two acre, 30 by 50.
 14 MR. REPPERT: Where did you get that?
 15 MR. IAFELICE: 1,532.
 16 MR. PETERSON: Thirty times fifty, yeah.
 17 MR. REPPERT: Oh, 1,532.
 18 And you want to stay with the 1,532?
 19 MR. IAFELICE: Only because it's preceded us.
 20 I don't know that I would have any reasonable
 21 anguish -- angst on that. It's just the number of
 22 them.
 23 MR. REPPERT: And you're okay with two? No?
 24 MR. IAFELICE: I was okay with one. Andy
 25 suggested it. You know, it's a world of

88

1 30 by 50.
 2 MR. LINGENFELTER: But not everybody builds to
 3 that size.
 4 MR. REPPERT: Right.
 5 MR. IAFELICE: Correct.
 6 MR. LINGENFELTER: Not everybody.
 7 MR. IAFELICE: But it's close to the footprint
 8 of a home.
 9 MR. REPPERT: Sure.
 10 MR. IAFELICE: It's a home. It's like a
 11 second home.
 12 MR. LINGENFELTER: But it's also two acres of
 13 property.
 14 MR. IAFELICE: Again --
 15 MR. LINGENFELTER: A lot of extra space.
 16 MR. PETERSON: Or more.
 17 MR. LINGENFELTER: Or more.
 18 MR. PETERSON: It could be five acres.
 19 MR. IAFELICE: I'm not -- I'm discounting the
 20 size of the lot. I just look at the --
 21 MR. SCHINDLER: Size of the building.
 22 MR. IAFELICE: It's another building. Another
 23 building the size of the house, on the lot.
 24 MR. SCHINDLER: It's the aesthetics.
 25 MR. REPPERT: You might as well make it a

89

1 duplex, a two-family.

2 MR. SCHINDLER: Yeah, it's the aesthetics you

3 get to.

4 MR. IAFELICE: Yes, it's the aesthetics. It's

5 the neighborhood, it's the feel.

6 MR. SCHINDLER: Correct.

7 MR. IAFELICE: You wouldn't want --

8 MR. SCHINDLER: That's what I'm saying. It's

9 the aesthetics, the neighborhood. That's the

10 thing.

11 MR. IAFELICE: We're not Mentor. We're not

12 going to build all of these things next to each

13 other.

14 MR. LINGENFELTER: We're not?

15 MR. IAFELICE: Not.

16 MR. PETERSON: But the neighborhoods that have

17 two plus acres are rare, and it wouldn't be that

18 noticeable.

19 MR. IAFELICE: Right. I get it. I understand

20 what you're saying, Rich. I just don't --

21 MR. LINGENFELTER: Yeah, that's my -- my

22 thought process is the impact on --

23 MR. IAFELICE: Neighbors.

24 MR. LINGENFELTER: -- adjoining properties.

25 That, to me, is important in this process.

91

1 and the size of the -- the two acres, and the

2 percentages, and everything. I follow Rich's

3 thought process on -- Rich Peterson's thought

4 process on that, you know.

5 So I would be good with the 2,048. But it

6 seems to me that the board is -- the majority is

7 more in line with the 1,532. And I'm okay with

8 that. I think that's still a substantial building.

9 And if you allow two buildings that are going

10 to hit that number, that bogey of 1,532, then

11 that's okay, because that gives the person a little

12 bit of flexibility. If they build one building,

13 they have an option to build a second building. If

14 they decide they want a second one, they've got a

15 little bit of wiggle room to do that. And again,

16 they could always take it to the BZA. If there's a

17 hardship or something, and they really feel

18 compelled that they've got to have it, they can

19 always go to BZA for approval.

20 MR. SCHINDLER: Right.

21 MR. LINGENFELTER: We're not completely

22 hamstringing them to be able to do something

23 additional. So I'm good with that.

24 MR. SCHINDLER: I look at this as a guide.

25 The owner has opportunities to take it to the

90

1 MR. SCHINDLER: Yes.

2 MR. LINGENFELTER: I think we've got to keep

3 that focus --

4 MR. SCHINDLER: Big time.

5 MR. LINGENFELTER: -- how that impacts

6 neighboring properties behind and on each side.

7 MR. SCHINDLER: Yes.

8 MR. LINGENFELTER: Because more than likely,

9 like you were saying, Frank, you're not going to

10 see it from the street.

11 MR. SCHINDLER: Right.

12 MR. LINGENFELTER: But the neighbors that live

13 next door or on either side will more than likely

14 see it.

15 MR. SCHINDLER: Yes.

16 MR. LINGENFELTER: And the people living

17 behind are more than likely going to see it.

18 MR. SCHINDLER: Yes.

19 MR. LINGENFELTER: I'm good with the 1,532,

20 two buildings. I'm good with that.

21 I like -- quite frankly, I'm not -- I wouldn't

22 be opposed if the board's, you know, inclination

23 was to go with the 2,048, either. I mean, I think

24 that makes sense. To me, that's logical. That

25 makes logical sense, based on the size of the lot,

92

1 Zoning Board of Appeals.

2 MR. LINGENFELTER: Right.

3 And I think, again, refocus on the intent,

4 okay, what we're trying to accomplish. Because

5 what we had was a building that somebody attached

6 to an existing structure and went hog wild, okay?

7 MR. SCHINDLER: Yeah.

8 MR. LINGENFELTER: And that -- we want to

9 prevent that from happening. So that's the intent

10 of this whole conversation, is to prevent something

11 that already happened from happening again.

12 MR. SCHINDLER: Right. Correct.

13 MR. LINGENFELTER: So I think we've

14 accomplished -- I think we're accomplishing that,

15 and we're still allowing for some flexibility,

16 which is good.

17 MR. PETERSON: For the owner.

18 MR. LINGENFELTER: For the owner. And still

19 maintaining that they can't, you know, use some

20 squirrely, you know, loophole in the text or the

21 Resolution to be able to get away with something

22 that's egregious. I think at the end, the

23 intention of what we're trying to accomplish here

24 is being met, which is a good thing.

25 MR. SCHINDLER: Yeah.

93

1 MR. IAFELICE: So Mr. Chairman, speaking of
2 squirrelly --
3 MR. LINGENFELTER: Yes.
4 MR. IAFELICE: -- back to Hiram's point, in
5 Number 10 --
6 MR. REPPERT: Squirrelly.
7 MR. IAFELICE: -- if --
8 MR. REPPERT: Squirrelly.
9 MR. IAFELICE: -- re-reading what --
10 squirrelly.
11 MR. REPPERT: I'll shut up.
12 MR. IAFELICE: If it's attached or detached,
13 shall not exceed. So if my home -- the 2,000
14 square foot living area, right, Heather?
15 MS. FREEMAN: Okay.
16 MR. IAFELICE: 2,000 square foot. My attached
17 garage is 900 square feet.
18 MR. PETERSON: Something like that.
19 MR. IAFELICE: Something like that.
20 MS. FREEMAN: And you're on a -- oh, go ahead.
21 Sorry.
22 MR. IAFELICE: And I'm on a --
23 MR. PETERSON: Two acre lot.
24 MR. IAFELICE: -- two acre lot -- thank you --
25 am I permitted to build up to 1,532, or do I have

95

1 MS. MATHENEY: You're right.
2 MR. PETERSON: So you can add 1,500 more, if
3 you had two acres.
4 MR. IAFELICE: That was my squirrelly
5 question, in case there was some squirrel looking
6 at that and trying to --
7 MS. FREEMAN: That's good, that you asked
8 that.
9 MS. MATHENEY: That's a great example.
10 MR. PETERSON: Right.
11 MR. LINGENFELTER: Okay.
12 MR. IAFELICE: Okay. Sorry.
13 MR. PETERSON: Are you good with that?
14 MR. LINGENFELTER: You know what? I think
15 this has been very productive. I think we've
16 accomplished a lot, I really do. I think we've
17 come up with -- I think it's been a good
18 conversation. There's been some very reasoned
19 positions on the way that this comes together.
20 So I'm very happy with where we're at in
21 this conversation. I think that we worked well
22 together, putting this kind of stuff together.
23 MR. IAFELICE: Yeah.
24 MR. LINGENFELTER: We had good opposing
25 viewpoints, and good conversation, good minds.

94

1 to negate the 900? Or does it negate the 900, and
2 I only have 632 left?
3 MR. REPPERT: What?
4 MR. PETERSON: You have to take the garage
5 out. He's taking the attached garage out.
6 MR. IAFELICE: The attached -- it's attached
7 to. It says, the square footage attached to or
8 detached shall not exceed the square footage of the
9 living area.
10 MR. REPPERT: Right.
11 MR. IAFELICE: So if the living area is 2,000,
12 and a typical three-car garage is, say, 900 square
13 feet, and it's attached, okay? Now, so that
14 attached does not exceed the square footage, right,
15 of the living area? It doesn't matter. But I can
16 still do a detached building that doesn't exceed
17 the square footage of the living area, as well.
18 MR. PETERSON: Your detached building can
19 be --
20 MR. IAFELICE: Can be up to 1,532 on a two
21 acre lot, right? That's how I read it. I just
22 want to make sure it's not some squirrelly --
23 MS. FREEMAN: Yeah, I don't think we were
24 combining the attached with the detached.
25 MR. PETERSON: Right.

96

1 I think we've accomplished what we set out for.
2 MR. REPPERT: Where do we limit attached
3 garages in here?
4 MS. FREEMAN: There's no number, like you
5 were -- there's no max number. It's all just
6 relative to the first floor of the home, the
7 living area on the first floor of the home.
8 MR. REPPERT: Is that Number 10?
9 MS. FREEMAN: Basically, yes.
10 Maybe we need to separate 10 into two
11 different -- I was going to say, maybe we need to
12 work on this a little bit, to make it more clear,
13 bring it back based on what we talked about
14 tonight.
15 MR. LINGENFELTER: Right.
16 MS. FREEMAN: I'd like to talk to Bridey about
17 that. Because I know, if we're having questions
18 here, if you guys are --
19 MR. LINGENFELTER: Yeah.
20 MS. FREEMAN: -- then anyone else looking at
21 this, too.
22 MR. LINGENFELTER: We need to tighten that up.
23 And I think if we can do that, and have that ready
24 for the next meeting.
25 MR. IAFELICE: Yeah.

97

1 MS. FREEMAN: So if we need to be more clear,
 2 like, okay, the attached garage cannot exceed the
 3 ground floor --
 4 MR. LINGENFELTER: Right.
 5 MS. FREEMAN: -- and then as a separate item,
 6 then also a detached, you know, if we need to
 7 separate that out to make it more clear.
 8 MR. LINGENFELTER: Right.
 9 MR. REPPERT: Because 10 is -- Number 10 is
 10 accessory building. And an attached garage is not
 11 an accessory building.
 12 MR. PETERSON: Right.
 13 MR. REPPERT: Okay. So we have to clear that
 14 one up. We have to identify the restrictions on an
 15 attached garage.
 16 MR. LINGENFELTER: Right.
 17 MR. IAFELICE: Right.
 18 MR. REPPERT: Separate, done, that's it.
 19 MR. PETERSON: But to answer his question,
 20 when he got to his particular house, he's got X
 21 amount of square feet total. Part of that is a
 22 three-car garage.
 23 MR. REPPERT: Yeah. Right.
 24 MR. PETERSON: So his accessory building or
 25 any addition would be based on the rest of the

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1 principal building or use is situated and which is
 2 customarily incidental to the conduct of the
 3 principal building or use.
 4 MR. IAFELICE: Yes.
 5 MS. FREEMAN: So on an R-1 lot, what is the
 6 principal building or use? It's a single-family
 7 dwelling.
 8 MR. IAFELICE: Yes.
 9 MR. PETERSON: Right.
 10 MS. MATHENEY: And then we also changed
 11 garage.
 12 MS. FREEMAN: Right. And then we changed the
 13 definition of a garage, just as --
 14 MS. MATHENEY: Just an accessory building,
 15 right, designed to store motor vehicles.
 16 MR. IAFELICE: So, Mr. Chairman, I'll go back
 17 to the squirrel question.
 18 MR. LINGENFELTER: Yes.
 19 MR. IAFELICE: So on the two acre lot, and the
 20 2,000 square foot living area, I could have a
 21 1,532 foot attached garage.
 22 MR. PETERSON: Correct.
 23 MR. LINGENFELTER: Yes.
 24 MR. IAFELICE: Wow.
 25 Right?

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1 house, not the garage part of it. The living
 2 space.
 3 MR. REPPERT: Right.
 4 MR. PETERSON: Okay.
 5 MR. IAFELICE: Yeah.
 6 MR. PETERSON: So he'd be limited to
 7 fifteen -- whatever our number is, 1,532 --
 8 MR. IAFELICE: Yeah.
 9 MR. PETERSON: -- if he had two acres.
 10 MR. IAFELICE: Yeah.
 11 MR. PETERSON: As it is, he'd be limited to
 12 1,024, because he's got a half an acre --
 13 MR. IAFELICE: Right.
 14 MR. PETERSON: -- if you could squeeze that
 15 in. I think you could.
 16 MR. IAFELICE: Yeah, probably.
 17 MS. FREEMAN: But Hiram, the intent of
 18 changing some of the definitions was to make sure
 19 that we could enforce an attached garage as an
 20 accessory building.
 21 MS. MATHENEY: Correct.
 22 MS. FREEMAN: So that's why these definitions
 23 are proposed to be modified. So an accessory
 24 building is a use that is -- a subordinate building
 25 or use located on the same lot in which the

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1 MS. FREEMAN: Yes.
 2 MR. PETERSON: But you've got a two acre lot.
 3 MR. REPPERT: And a 1,532 square foot detached
 4 garage.
 5 MS. FREEMAN: Correct.
 6 MR. PETERSON: Or both.
 7 MR. LINGENFELTER: Right.
 8 MS. MATHENEY: But that's how it is right now.
 9 MS. FREEMAN: Yes. Yeah, yeah.
 10 MS. MATHENEY: That's not a change.
 11 MR. PETERSON: Yeah, that's what it is now.
 12 MS. MATHENEY: That's current.
 13 MS. FREEMAN: Yeah.
 14 MR. IAFELICE: Aren't we trying to --
 15 MS. MATHENEY: And we're trying to change it,
 16 yes.
 17 MR. REPPERT: I'm confused.
 18 MR. IAFELICE: Hiram, are you confused?
 19 MR. LINGENFELTER: No. We're getting into a
 20 cyclical --
 21 MR. IAFELICE: 1,532 square foot garage on a
 22 two acre lot, and then another 1,532 building,
 23 accessory building.
 24 MR. LINGENFELTER: Correct. Because it's not
 25 exceeding the square footage on the first floor

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1 living space, with the attached garage.

2 MR. PETERSON: Well, we're trying to get away

3 from -- it would not be bigger than -- your garage

4 would not be bigger than your house.

5 MR. IAFELICE: I get that. Yeah.

6 MR. LINGENFELTER: You could build -- really,

7 if a three-car garage is 900 -- approximately 900

8 square feet, okay, so like --

9 MR. IAFELICE: Rich's five cars in the 1,500.

10 MR. LINGENFELTER: If you wanted to do a

11 four-car garage, for instance, you're probably

12 right up against that 1,500 square foot.

13 MR. PETERSON: That would get you five cars.

14 MR. LINGENFELTER: And I don't think a

15 four-car garage is anything extraordinary on a

16 3,000 square foot house. I don't think a four-car

17 garage is out of the question. I don't think it's

18 aesthetically odd or weird.

19 MR. IAFELICE: I agree.

20 MR. LINGENFELTER: Yeah. So I think, you

21 know, that fits.

22 MR. IAFELICE: Okay.

23 MR. LINGENFELTER: I think that fits.

24 I don't see that many people building -- when

25 they build a new house, they're not building a

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1 public hearing.

2 MS. FREEMAN: Maybe at the July meeting, for

3 August.

4 MR. LINGENFELTER: Right, for August. I think

5 we get the July hearing, and then schedule that for

6 August. I think that would put us in a good

7 position to get this put to bed.

8 And then as far as the rest of the evening

9 goes, the Old Business and everything else, we

10 spent an inordinate amount of time -- good time --

11 but we spent an inordinate amount of time. I

12 don't, quite frankly, have the appetite to get into

13 the Old Business right now, so I'd like to kind of

14 table that until the next meeting. We'll keep that

15 on the agenda, Heather, the Old Business.

16 MS. FREEMAN: Sure. Yeah.

17 MR. LINGENFELTER: Let's keep that there.

18 But now that we've done the yeoman's work on

19 this accessory building and square footage thing,

20 the next meeting, we can hammer that out, get that

21 on the agenda for a public hearing, and then

22 hopefully we can make some good headway on the uses

23 for the districts that we had done the last time,

24 because we made some pretty good headway there.

25 Do we have any other New Business we'd like to

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1 1,500 square foot garage on that. It's usually a

2 three-car garage. Typically two-car, three-car,

3 and maybe somebody, you know, a four-car.

4 MR. REPPERT: I'd love a four-car garage. I'd

5 love it.

6 MR. LINGENFELTER: Yeah. If I build another

7 house, I'd probably build a four-car garage,

8 instead of a three.

9 MR. PETERSON: Right.

10 MR. LINGENFELTER: Because I don't get three

11 cars in my garage.

12 MR. PETERSON: You could smoke in that fourth

13 garage.

14 MR. LINGENFELTER: Put a little smoker in

15 there, I'd be all set. I wouldn't have to come to

16 Heather and grovel for some extra space.

17 All right. Heather, you understand?

18 I think, right now, we're in a position to

19 where if we can tweak this with Bridey, and get

20 things down to -- tighten the language down and get

21 going, we'll have that. I think we could have that

22 work session next.

23 MS. FREEMAN: Yeah.

24 MR. LINGENFELTER: I think then, at that

25 point, we could be in a position to schedule a

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1 discuss, or anything else we'd like to see on the

2 agenda at this point for the next meeting?

3 MR. REPPERT: No, but I'd like to thank

4 Heather for her diligent work.

5 MR. LINGENFELTER: Yes, absolutely.

6 MR. SCHINDLER: Big time. Yes.

7 MR. LINGENFELTER: Right. I think, yeah,

8 we're making some -- we made some very good

9 progress, and I think we've got some really good

10 common ground on this stuff here.

11 MR. REPPERT: We made progress two or three

12 times.

13 MR. LINGENFELTER: Right.

14 Okay, if there's nothing else to be discussed,

15 no other items anybody would like to see on the

16 agenda, we will consider this hearing adjourned.

17 Thank you.

18 (Whereupon, the meeting was adjourned at

19 8:41 p.m.)

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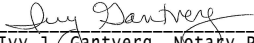
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CERTIFICATE

State of Ohio, }
County of Cuyahoga. } ss:

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

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


Ivy J. Gantverg, Notary Public
in and for the State of Ohio,
Registered Professional Reporter.
My Commission Expires November 5, 2028.



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