

CONCORD TOWNSHIP BOARD OF TRUSTEES
MEETING AGENDA
DATE: November 6, 2024

PUBLIC HEARING-4:45 PM

PUBLIC HEARING CONTINUED FROM OCTOBER 16, 2024 FOR THE PROPOSED AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION TEXT, AS RECOMMENDED BY THE ZONING COMMISSION ARE AS FOLLOWS:

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

REGULAR MEETING-5:00 PM OR IMMEDIATELY FOLLOWING THE PUBLIC HEARING

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES:

October 16, 2024 Public Hearing

October 16, 2024 Regular Trustees Meeting

V. ELECTED OFFICIAL'S REPORTS:

A. FISCAL OFFICER – John Patriarca

B. TRUSTEES

Mrs. Lucci –

Mr. McIntosh –

Mr. Dondorfer –

VI. DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

B. FIRE DEPT. – Chief Sabo

C. SERVICE DEPT. – Tim Brown, Service Director

D. ZONING DEPT. – Heather Freeman, Zoning Director

E. REC. DEPT. – Sean Supler, Recreation Director

F. LAKE COUNTY SHERIFF'S OFFICE –

VII. AUDIENCE:

VIII. OLD BUSINESS:

A. VOTE – ZONING TEXT AMENDMENT #1: REVISE SECTION 5.02(A) DEFINITIONS AS FOLLOWS: UPDATE THE EXISTING DEFINITION FOR ACCESSORY BUILDING OR USE, DETACHED BUILDING, PRIVATE GARAGE, AND USE. DEFINE NEW TERMS FOR BREEZEWAY AND ATTACHED BUILDING.

B. VOTE – ZONING TEXT AMENDMENT #2: REVISE SECTION 15.02 USE REGULATIONS, TO CLARIFY THAT THE PERMITTED AND CONDITIONAL USES ARE PRINCIPAL USES IN BOTH THE TEXT AND TABLE 15.02- 1.

C. VOTE – ZONING TEXT AMENDMENT #3: REVISE SECTION 15.03(A) GENERAL REQUIREMENTS FOR ACCESSORY BUILDINGS AS FOLLOWS: ADD PROVISION THAT ACCESSORY BUILDINGS SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING ON THE LOT. ADD PROVISION LIMITING LOTS GREATER THAN TWO (2) ACRES TO HAVE NO MORE THAN TWO (2) DETACHED ACCESSORY BUILDINGS WITH A MAXIMUM COMBINED GROSS FLOOR AREA OF 1,532 SQUARE FEET. ADD PROVISION THAT ANY ATTACHED OR DETACHED ACCESSORY BUILDING SHALL NOT EXCEED THE SQUARE FOOTAGE OF THE LIVING AREA ON THE GROUND LEVEL OF THE PRINCIPAL BUILDING ON THE LOT, BUT ALSO TO NOT EXCEED THE MAXIMUM SQUARE FOOTAGES PERMITTED FOR DETACHED ACCESSORY BUILDINGS.

IX. NEW BUSINESS:

A. VOTE – REC. DEPT. APPROVE PO IN THE AMOUNT OF \$24,599.00 TO MENTOR WINDOW FOR WINDOWS AT CONCORD COMMUNITY CENTER. NOPEC GRANT WILL BE USED FOR THIS PROJECT

B. VOTE – SERVICE DEPT. APPROVE PO NOT TO EXCEED \$16,000 TO M&J TOOL FOR DIAGNOSTIC TOOLS AND SOFTWARE

C. FUTURE MEETINGS & ANNOUNCEMENTS:

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| 11/11 | CLOSED | IN OBSERVANCE OF VETERANS DAY |
| 11/13 | CANCELED | BZA / Town Hall |
| 11/20 | 6:30-7:30 PM | TRUSTEE OFFICE HOURS /Conference Room |
| | 7:30 PM | TRUSTEE MEETING / Town Hall |