

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on November 6, 2024

The Public Hearing and Regular Trustees meetings were held via YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees held a Public Hearing on November 6, 2024, at 4:45 pm, in Township Hall, located at 7229 Ravenna Road. The Public Hearing was a continuance from the October 16, 2024 Public Hearing. Chairperson Carl H. Dondorfer called the meeting to order. Trustees present were Morgan R. McIntosh, Amy L. Lucci and Carl H. Dondorfer.

Mr. Dondorfer opened the public hearing and read the following proposed Zoning Text Amendments to the Concord Township Zoning Resolution, as initiated by the Zoning Commission.

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.

Mr. Dondorfer stated again this is a continuation of the Public Hearing held on October 16, 2024 and asked Heather Freeman, Zoning Inspector, to review some suggestions she had for the Trustees to consider addressing the concerns raised at the last public hearing.

Mrs. Freeman, Planning & Zoning Director, stated after hearing the concerns raised at the last public hearing, she wanted to suggest a few modifications to the Trustees. The suggested modifications were specifically to Amendment #3 which would address some of those concerns while still protecting the intent behind the amendment and what the Zoning Commission was recommending.

Mrs. Freeman's suggested modifications are as follows:

Section 15.03 (A) (8) to read in the R-1, R-4, R-6 and R-8 District lots 2 acres and larger are permitted to have two detached accessory buildings each not to exceed 1,532 feet unless otherwise specified. This modification would now permit parcels 2 acres and larger to have two detached accessory buildings each no larger than the 1,532 square feet rather than a maximum combined 1,532 square feet. This would allow the larger lots adequate storage.

The other modification is to section 15.03(A)(10) and would read The total square footage of an attached accessory building on a lot shall not exceed the square footage of the living area of the ground floor level of the principal building, but shall also not exceed the maximums permitted above in section 15.03 (A)(7) or 15.03 (A)(8). Additionally, add a new section 15.03 (A)(11) that reads the square footage of any detached accessory building shall not exceed the square footage of the principal building on the lot, but shall also not exceed the maximums permitted above in section 15.03 (A)(7) or 15.03 (A)(8). These two modifications would remove the proposed restriction limiting detached accessory buildings to be no larger than the ground floor living area of the principal building but rather keep it as currently written in the zoning resolution to not exceed the square footage of the principal building on the lot.

Mr. Dondorfer asked if anyone wanted to speak. Since there was none, Mr. Dondorfer closed the Public Hearing at 4:50 pm.

The Concord Township Board of Trustees met for a Regular meeting on November 6, 2024, at 5:00 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Morgan R. McIntosh and Carl H. Dondorfer,

APPROVAL OF MINUTES:

October 16, 2024 Public Hearing Meeting Minutes. Mrs. Lucci moved to approve the October 16, 2024 Public Hearing Meeting Minutes. Mr. McIntosh seconded. Vote 3 ayes.

October 16, 2024 Regular Trustees Meeting. Mrs. Lucci moved to approve the October 16, 2024 Regular Trustees Meeting minutes. Mr. McIntosh seconded. Vote 3 ayes.

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ELECTED OFFICIALS REPORT:

A. FISCAL OFFICER REPORT – John Patriarca, Fiscal Officer

Mr. Patriarca reviewed the state of Concord Township finances since the last meeting.

B. TRUSTEES

Mrs. Lucci, Mr. McIntosh, and Mr. Dondorfer discussed Concord Township business since the last meeting.

DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Andy Rose, Administrator, covered issues pertaining to the general business as well as, on November 4, 2024, accepted on behalf of the Board of Trustees, the resignation letter, of Part-time Firefighter Chris Cimperman dated October 30, 2024. Chris was a Part-time Firefighter for 39 years.

B. FIRE DEPT. – Chief Sabo

Chief Sabo reviewed the Fire Department's October activity in Concord Township.

C. SERVICE DEPT. – Tim Brown, Service Director

Tim Brown, Service Director, reviewed the Service Department's October activity in Concord Township.

D. ZONING DEPT. – Heather Freeman, Zoning Director

Heather Freeman, Zoning Director, reviewed the Zoning Department's October activity in Concord Township.

E. RECREATION DEPT. – Sean Supler, Recreation Director

Sean Supler, Recreation Director, reviewed the Recreation Department's October/November activities in Concord Township.

F. LAKE COUNTY SHERIFF'S OFFICE REPORT – Captain Paterson

Captain Paterson reported on the Sheriff Department's October activity in Concord Township.

AUDIENCE:

None

OLD BUSINESS:

A. 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. Mrs. Lucci moved to approve 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. Mr. McIntosh seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes, Mr. Dondorfer – yes.

B. 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. Mr. McIntosh moved to approve 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. Mrs. Lucci seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes, Mr. Dondorfer – yes.

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- C. 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. Mr. McIntosh moved to approve Zoning Text Amendment #3 Revise Section 15.03(A) General Requirements for accessory buildings with modifications as follows: Modify section eight (8) to state: In the R-1, R-4, R-6, and R-8 districts lots two (2) acres and larger are permitted to have two (2) detached accessory buildings each not to exceed 1532 square feet, unless otherwise specified. Modify Section 15.03(A)(11) to state: The square footage of any detached accessory building shall not exceed the square footage of the principal building on the lot, but shall also not exceed the maximums permitted above in Section 15.03(A)(7) or 15.03(A)(8). Add provision that accessory buildings shall not exceed the height of the principal building on the lot. Mrs. Lucci seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes, Mr. Dondorfer – yes.

NEW BUSINESS:

- A. 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). Mrs. Lucci moved to approve the Rec. Dept. PO in the \$24,599.00 to Mentor Window for windows at Concord Community Center (NOPEC grant will be used for this project). Mr. McIntosh seconded. Vote 3 ayes.
- B. SERVICE DEPT. APPROVE PO NOT TO EXCEED \$16,000 TO M&J TOOL FOR DIAGNOSTIC TOOLS AND SOFTWARE. Mr. McIntosh moved to approve the Service Dept. PO not to exceed \$16,000 to M&J Tool for diagnostic tools and software. Mrs. Lucci seconded. Vote 3 ayes.
- C. FUTURE MEETINGS & ANNOUNCEMENTS:

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

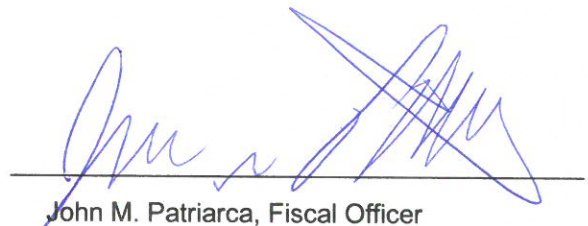
 7:30 PM TRUSTEE MEETING / Town Hall

Upon proper motion the meeting was adjourned at 5:42 pm.

For financial information go to: checkbook.ohio.gov



Carl H. Dondorfer, Chairperson



John M. Patriarca, Fiscal Officer