

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on October 16, 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 met for a public hearing on October 16, 2024, 7:15 pm, in Township Hall, located at 7229 Ravenna Road. 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 for 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 confirmed with Heather Freeman, Zoning Inspector that proper legal notice of the hearing was made. Mr. Dondorfer asked her to provide an overview of the proposed zoning text amendments. Mrs. Freeman provided information on the proposed text amendments. She stated a concern was brought up about agricultural barns and how these proposed regulations would impact them. Mrs. Freeman stated that buildings that are incidental to an agricultural use, as defined by the Ohio Revised Code and the Zoning Resolution, such as a horse barn, and that are located on lots greater than 5 acres would not be subject to the zoning resolution. However, in areas where Concord does regulate agricultural uses the Zoning regulations would apply.

Audience

Mr. Caimi of 12014 Girdled Road is in agreement there should be stricter restrictions on structures on residential one-two acre lots or in a development, the structure should not be bigger than the dwelling, however he disagrees with the idea of limiting the size of the building to the first-floor square footage of a home with larger lots.

Mr. Meldrum of 11159 Prouty Road is in favor of better restrictions than what we have now permitting a larger garage or building to be built onto an existing smaller dwelling. He showed pictures of a large garage addition onto a home in Chester Township as another example of what this zoning amendment would help prevent happening in Concord.

The Trustees had a brief discussion commenting on what was presented tonight regarding the proposed zoning text amendments. Mr. McIntosh said he sees the need to set a standard in the zoning, but was not sure if what was proposed would strike a good balance. Concord used to be rural – semi-rural with larger lots, but all the new development is on smaller lots ½ acre. Mrs. Lucci thought maybe amendment number three restrictions could be changed a bit. Mr. Dondorfer stated they need to find the right balance. The Trustees will do their due diligence and continue the public hearing until the next meeting. The public hearing concluded at 7:38 pm.

The Concord Township Board of Trustees met for a Regular meeting on October 16, 2024, immediately following the Public Hearing, 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,

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APPROVAL OF MINUTES:

September 30, 2024 Staff Meeting Minutes. Mr. McIntosh moved to approve the September 30, 2024 Staff Meeting Minutes. Mrs. Lucci seconded. Vote 3 ayes.

October 2, 2024 Regular Trustees Meeting Minutes. Mr. McIntosh moved to approve the October 2, 2024 Regular Trustees Meeting minutes. Mrs. Lucci seconded. Vote 3 ayes.

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 of the Township.

AUDIENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. APPROVE A MODIFICATION TO THE IVY RIDGE FINAL DEVELOPMENT PLAN TO ALLOW APPROXIMATELY 0.04 ACRES OF OPEN SPACE TO BE USED FOR EXCLUSIVE USE BY OWNER OF UNIT 75 FOR A DRIVEWAY. Mrs. Lucci moved to approve modification to the Ivy Ridge Final Development Plan to allow approximately 0.04 acres of open space to be used for exclusive use by owner of Unit 75 for a driveway. Mr. McIntosh seconded. Vote 3 ayes.
- B. SEPTEMBER FINANCIAL REPORT. Mrs. Lucci moved to approve the September Financial Report. Mr. McIntosh seconded. Vote 3 ayes.
- C. 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. Tabled until the Public Hearing scheduled on November 6, 2024 at 4:45 pm.
- D. 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. Tabled until the Public Hearing scheduled on November 6, 2024 at 4:45 pm.
- E. 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. Tabled until the Public Hearing scheduled on November 6, 2024 at 4:45 pm.

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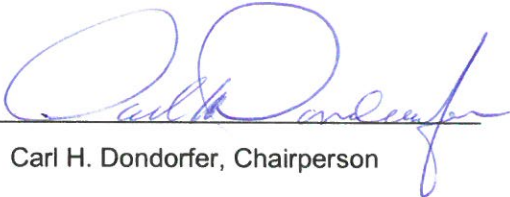
F. FIRE DEPT. APPROVE THE PROMOTION OF PART-TIME FIREFIGHTER/EMT-BASIC JOHN BATEMAN TO THE POSITION OF PART-TIME FIREFIGHTER/PARAMEDIC EFFECTIVE 9/4/24. Mr. McIntosh moved to approve Fire Dept. promotion of Part-time Firefighter/EMT-Basic John Bateman to the position of Part-time Firefighter/Paramedic effective 9/4/2024. Mrs. Lucci seconded. Vote 3 ayes.


G. FUTURE MEETINGS & ANNOUNCEMENTS:

- 10/31 6:00-8:00 PM TRICK-OR-TREAT
- 11/4 3:00 PM STAFF MEETING / Town Hall
- 11/5 ELECTION DAY
- 7:00 PM ZONING COMMISSION / Town Hall
- 11/6 4:00-5:00 PM TRUSTEE OFFICE HOURS / Conference Room
- 5:00 PM TRUSTEE MEETING / Town Hall

Upon proper motion the meeting was adjourned at 8:00 pm.

For financial information go to: checkbook.ohio.gov


Carl H. Dondorfer, Chairperson


John M. Patriarca, Fiscal Officer