

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on November 20, 2024

The Concord Township Board of Trustees met for a Regular meeting on November 20, 2024, 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:

November 4, 2024 Staff Meeting Minutes. Mrs. Lucci moved to approve the November 4, 2024 Staff Meeting Minutes. Mr. McIntosh seconded. Vote 3 ayes.

November 6, 2024 Public Hearing and Regular Meeting Minutes. Mrs. Lucci moved to approve the November 6, 2024 Public Hearing and Regular Meeting Minutes. Mr. McIntosh seconded. Vote 3 ayes.

November 13, 2024 Special Meeting Minutes. Mrs. Lucci moved to approve the November 13, 2024 Special Meeting Minutes. Mr. McIntosh 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. OCTOBER FINANCIAL REPORT. Mr. McIntosh moved to approve the October Financial Report. Mrs. Lucci seconded. Vote 3 ayes.

B. RES. 2024-28 APPROVING THE LAKE COUNTY SOLID WASTE MANAGEMENT DISTRICT AMENDED PLAN 5-YEAR UPDATE JULY 2024. Mrs. Lucci moved to adopt the following resolution:

RESOLUTION NO. 2024-28

A RESOLUTION BY THE CONCORD TOWNSHIP BOARD OF TRUSTEES APPROVING THE LAKE COUNTY SOLID WASTE MANAGEMENT DISTRICT AMENDED PLAN 5-YEAR UPDATE JULY 2024.

WHEREAS, the Board of County Commissioners of Lake County established the Lake County solid Waste Management District (the "District"), and established and convened a "Solid Waste Management Policy Committee" (the "Policy Committee") in accordance with R.C. 3734.54, and prepared a "Solid Waste Management Plan" for the District (the "Plan") as required by R.C. 3734.54; and

WHEREAS, the Concord Township Board of Trustees approved the final draft of the Plan of the District and, on September 1, 1992, the Plan was subsequently approved by the Ohio Environmental Protection Agency (the "EPA"); and

WHEREAS, The Solid Waste Management District Policy Committee pursuant to law has reviewed the original Plan and it has issued a Plan Update for the original Plan, and has adopted the aforesaid five (5) year Solid Waste Plan Update as of September 17, 2024; and



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**WHEREAS**, upon receiving or determining approval of the five (5) year Update Plan by (1) the Board of Lake County Commissioners, (2) the legislative authorities of the municipal corporation having the largest population within the boundaries of the County of the District, and (3) at least sixty percent (60%) of the population of the combined municipal corporations and townships within the District, the District Policy Committee must ratify the update Solid Waste Management Plan prior to submitting it to Ohio EPA for approval;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees, Concord Township, Lake County, State of Ohio as follows:

**Section 1.** That the Lake County Solid Waste Management District Amended Plan 5-Year Update July 2024 is hereby approved; such Plan presently on file with the Township's Fiscal Officer.

**Section 2.** That the Township's Fiscal Officer is hereby instructed to forward a certified copy of this Resolution to the Lake County Solid Waste Management District Coordinator, 105 Main Street, Painesville, Ohio 44077.

**Section 3.** All formal actions of this Board of Trustees concerning the passage of this Resolution were adopted in an open meeting, and that all deliberations of this Board of Trustees or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**NOW, THEREFORE**, this Resolution shall be in full force and effect upon its passage and approval by the Board of Trustees and as further provided under Ohio law.

Mr. McIntosh seconded. Vote 3 ayes.

- C. REPEAL THE VOTE ON THE MOTION REGARDING ZONING TEXT AMENDMENT #3 AS THE MOTION WAS INCONSISTENTLY WORDED WITH THE INTENDED MOTION TO APPROVE THE MODIFICATIONS AS DISCUSSED AT THE NOVEMBER 6, 2024 PUBLIC HEARING AND MEETING. Mr. McIntosh moved to repeal the vote on the motion regarding Zoning Text Amendment #3 as the motion was inconsistently worded with the intended motion to approve the modifications as discussed at the November 6, 2024 Public Hearing and Meeting. Mrs. Lucci seconded. Vote 3 ayes.
- D. APPROVE ZONING TEXT AMENDMENT #3 REVISE SECTION 15.03(A) GENERAL REQUIREMENTS FOR ACCESSORY BUILDINGS AS RECOMMENDED BY THE ZONING COMMISSION WITH THE FOLLOWING MODIFICATIONS: FOR SUBSECTION (8) ADD THE WORD "EACH" BETWEEN "BUILDINGS" AND "NOT" AND DELETE THE WORDS "A COMBINED TOTAL OF". FOR SUBSECTION 10, ADD THE WORD "TOTAL" BETWEEN THE FIRST WORD "THE" AND "SQUARE". DELETE THE WORDS "DETACHED OR" AND ADD "(S)" TO THE WORD "BUILDING". INSERT NEW SUBSECTION 11 STATING "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)." Mr. McIntosh moved to approve Zoning Text Amendment #3 Revise Section 15.03(A) general requirements for accessory buildings as recommended by the Zoning Commission with the following modifications: for subsection (8) add the word "each" between "buildings" and "not" and delete the words "a combined total of". For subsection 10, add the word "total" between the first word "the" and "square". Delete the words "detached or" and add "(s)" to the word "building". Insert new subsection 11 stating "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)." Mrs. Lucci seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer – yes.

E. FUTURE MEETINGS & ANNOUNCEMENTS:

11/28 & 11/29	CLOSED	IN OBSERVANCE OF THANKSGIVING
12/2	3:00 PM	STAFF MEETING / Town Hall
12/3	7:00 PM	ZONING COMMISSION / Town Hall
12/4	5:00 PM	TRUSTEE OFFICE HOURS / Conference Room
	6:00 PM	TRUSTEE MEETING / Town Hall

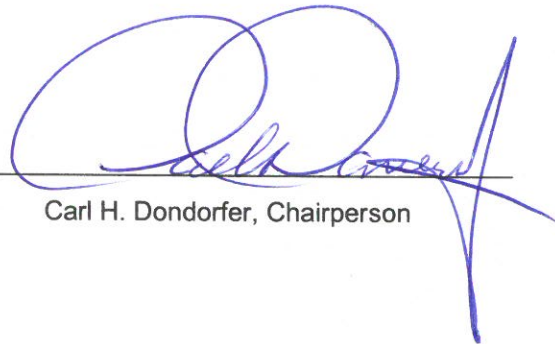
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- F. EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION PURSUANT TO OHIO REVISED CODE 121.22 (G) (3) AND TO DISCUSS EMPLOYEE COLLECTIVE BARGAINING AND EMPLOYEE COMPENSATION PURSUANT TO OHIO REVISED CODE 121.22 (G) (1) AND (4) AND TO HAVE MS. MATHENEY, MR. PATRIARCA, AND MR. ROSE JOIN THE EXECUTIVE SESSION. At 7:46 pm, Mrs. Lucci moved to enter into Executive Session to discuss pending litigation pursuant to Ohio Revised Code 121.22 (G) (3) and to discuss employee collective bargaining and employee compensation pursuant to Ohio Revised Code 121.22 (G) (1) and (4) and to have Ms. Matheney, Mr. Patriarca, and Mr. Rose join the executive session. Mr. McIntosh seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer – yes.

At 8:45 pm, Mrs. Lucci moved to exit out of Executive Session. Mr. McIntosh seconded. Vote 3 ayes.

Upon proper motion the meeting was adjourned at 8:45 pm.

For financial information go to: [checkbook.ohio.gov](https://checkbook.ohio.gov)



Carl H. Dondorfer, Chairperson



John M. Patriarca, Fiscal Officer