

**CONCORD TOWNSHIP ZONING COMMISSION
MEETING MINUTES
March 4, 2025**

Call to Order

- The Concord Township Zoning Commission met on Tuesday, March 4, 2025 at Concord Township Hall located at 7229 Ravenna Road, Concord Township, Ohio. Mr. Hiram Reppert called the meeting to order at 7:07 pm.
- Roll Call: Mr. Wiertel – here, Mr. Peterson – here Mr. Iafelice – here, Mr. Reppert – here
- Others in Attendance: Township Legal Counsel, Bridey Matheney; Zoning Inspector, Heather Freeman

Approval of Minutes

- There were no minutes to be approved.

Correspondence

- **Mr. Wiertel** stated he had none.
- **Mr. Peterson** stated he had none.
- **Mr. Iafelice** stated he had none.
- **Mr. Reppert** stated he had none.

Zoning Inspector Report

- **Ms. Freeman** provided an update regarding zoning permit activity for the month of February. New businesses approved include MailPlus will be at Gristmill Plaza. New dental office at the Drug Mart plaza. Cle Carpet LLC will be located on Auburn Road. Crossroad Health’s new building is currently under construction on Auburn Road across from Redhawk.

Public Participation

- There was no audience participation.

New Business

- **Mr. Reppert** stated he would like to add the Pledge of Allegiance to the agenda. He indicated that the Lake County Planning Commission includes this as part of their meeting, as do the Township Trustees.
- **Mr. Wiertel** stated he was also going to suggest this be added to their meeting agenda.
- **Ms. Freeman** indicated that it will be added for future meetings.
- **Mr. Reppert** asked if any other board members had new business. Without any new business, they moved on to old business.

Old Business

- **Mr. Iafelice** made a motion to remove from the table the work session to review proposed zoning text amendments. Mr. Peterson seconded the motion. Roll call Vote: Mr. Wiertel – yes. Mr. Peterson – yes, Mr. Iafelice – yes; and Mr. Reppert – yes.

- **Ms. Freeman** provided a summary of proposed housekeeping text amendments. Amendment #1 is to update Section 6, General Requirements. Revise 6.01(B)(2)(a) to eliminate the text “and within a platted subdivision”. This will clarify that the Township will regulate agriculture if within a platted subdivision or if within an area consisting of 15 or more lots approved under Section 711.131 of the Ohio Revised Code.
- **Ms. Freeman** added that Section 6.01(B)(2)(d) should be revised to allow one additional building incidental to an agricultural use for lots greater than 2 acres. This would allow property owners to then have a maximum of 3 buildings.
- Additionally, Section 6.02 Prohibited Use should be revised to include a new section K with a reference to the Trustee Limited Home Rule Resolution 2024-03 regarding adult use cannabis operators.
- New Section 6.06 Electric Vehicle Charging Stations should be added to reference Trustee Resolution 2023-20 which includes requirements and regulations for EV charging stations.
- **Mr. Iafelice** asked about Section 22, Vape/e-cigarette stores. It’s listed in the table, but there’s no permitted use.
- **Ms. Freeman** indicated she was looking for direction from the board as to whether they wanted to regulate these any differently than retail.
- **Mr. Iafelice** asked if we should list vape/e-cigarette under prohibited uses for residential district.
- **Ms. Freeman** indicated that the residential district doesn’t permit retail. Several other local communities have recently been updating their regulations regarding these types of stores. Many have cited concerns regarding public health, safety and general welfare.
- **Mr. Iafelice** asked if enforcing Section 6.02(I) is difficult.
- **Ms. Freeman** stated it can be difficult to enforce, specifically being able to determine if a vehicle meets the definition of junk motor vehicle. Junk motor vehicle has to be 3 model years and older, apparently inoperable, and extensively damaged.
- **Mr. Peterson** asked if it doesn’t have current tags does it have to be in the garage.
- **Ms. Freeman** stated no. Some cities have regulations such as that, but the Township does not have that authority. She also indicated they have had success working with property owners to get rid of junk motor vehicles, but it does take cooperation from the landowner.
- **Ms. Freeman** reviewed amendment #2 which includes updates to the table of uses Table 15.02-1. Staff is suggesting deleting the following conditional uses that are not typical of other community’s residential districts: arboretum, camp, and community park/playground, home for the aging, hospice care facility, library, museum, Neighborhood Park, nursing home, and residential care facility.
- **Mr. Wiertel** asked if a developer wanted to put a park or a playground in a community they were building.
- **Mr. Peterson** referenced the park on Coleridge Road.
- **Ms. Freeman** agreed that that community park/playground should be left in as a use, however the standards should be looked at under the specific conditions. She also stated this will not impact the Lake County Metroparks and anything they are providing, as they do not need to comply with zoning. Additionally, the R-2 districts may desire to add these uses.
- **Mr. Iafelice** asked what a Type “B” Family Day Care Home is.
- **Mr. Wiertel** asked if it is a business.

- **Ms. Freeman** clarified it is a business. They get a license from the State and they watch between 1-6 children. It is an accessory use to the primary use of the dwelling.
- **Mr. Reppert** asked why we have to allow surface extraction of sand, gravel and other earth materials.
- **Ms. Matheny** clarified that Townships have to allow it per the Ohio Revised Code.
- **Mr. Wiertel** mentioned that data centers are going to be an expanding use that the Township will need to consider down the road for the commercial/industrial districts. The main concern for these facilities is the power demand.
- **Ms. Freeman** reviewed proposed amendment #3 to revise Section 22.03 Table of Uses for Commercial and Industrial districts. Does the board wish to regulate vape/e-cigarette stores any differently than retail? Painesville Township recently passed a moratorium to prevent any more until they can update their regulations. Painesville City was looking at restricting to certain districts and the distance between them. There are two stores located at Concord Plaza.
- **Mr. Iafelice** stated he was curious what districts we would want them to be located.
- **Mr. Reppert** asked if we would prohibit a certain distance from schools.
- **Ms. Freeman** indicated yes that could be done. St. Gabe's is located near commercial areas.
- The board had some discussion regarding the age to purchase cigarettes and vapes.
- **Ms. Freeman** continued to discuss updates to the table of uses to changes automotive services to a conditional use in the BX district and eliminate from the GB district.
- **Ms. Freeman** reviewed amendment #4 which is to delete Section 32, Gas and Oil Regulations. Township's do not have the authority to regulate their location.
- **Ms. Freeman** reviewed amendment #5 which is to delete Section 33, Satellite Receiving antennas – dish type. This is outdated technology, as people have moved to streaming.
- **Mr. Reppert** asked about the smaller less than 1 meter dishes.
- **Ms. Freeman** indicated they do not regulate those.
- **Mr. Wiertel** stated that Starlink has a dish that we will likely see more of in the future. They are small and flat and can be mounted almost anywhere.
- **Ms. Freeman** stated she was looking for direction from the board to establish regulations for small solar. House Bill 501 became effective April 2023 and gives townships the authority to regulate small solar. Small solar is defined as a facility with a single interconnection to the grid and a capacity of less than 50 MW. Counties have the authority to regulate locations of small solar 50 MW and larger. The Ohio Public Siting Board reviews all projects over 50 MW.
- **Ms. Freeman** stated she recently attended Ohio Township Association winter conference and attended a session regarding this topic.
- **Ms. Freeman** stated that small solar can be large and take up large tracts of land. She discussed solar being the primary use of the land versus an accessory use. Regulations to consider include for accessory uses to a residence, for ground based solar consider setbacks and height restrictions. Other considerations include buffering and landscaping. Should they be a permitted use or a conditional use?
- **Mr. Reppert** would like to find out how much land area would a 50 MW project encompass. He does not think it would be appropriate to have a 50MW project anywhere in Concord Township.

- **Mr. Wiertel** asked if we were going to regulate roof top solar. He stated that structural engineers have to review the roof to determine if okay to install as part of their process. He thought it would be difficult for the Township to also regulate roof top solar.
- **Ms. Freeman** stated she is looking for direction from the board regarding that. The Township's Comprehensive Plan does not address alternative energy and solar, so it does not give the board guidance on this topic.
- **Ms. Freeman** stated she reviewed other Lake County Township regulations. Perry Township has very simple regulations for them. Allow ground mounted solar as an accessory use in their residential districts in compliance with the established setbacks. Other community's regulations can get more detailed.
- **Mr. Peterson** asked if the business community would want to have solar we would want to cover that as well.
- **Mr. Iafelice** asked if we would need regulations for both commercial and residential purposes. Regulations for someone who wants to install it for profit business purposes only – the primary use of the land.
- **Mr. Peterson** stated we also do not regulate windmills.
- **Mr. Wiertel** asked if Heather would find the text to recommend to the board for their review.
- **Ms. Freeman** stated yes and that she would come back to the board with information regarding the size and scale of small projects.
- **Ms. Freeman** discussed creating a new section in the resolution to consolidate temporary uses. There are regulations for temporary uses such as storage pods, farm market stands, construction trailers, temporary signs and garage sales. New regulations for special events such as church festivals should be considered. The regulations would determine if temporary events would be permitted and if so set up an application process for review. Awareness is key for police and fire.
- **Mr. Wiertel** asked if someone was having a graduation party at their house would they need a permit.
- **Ms. Freeman** stated no. Some township's regulations except out those type of residential events.
- **Mr. Reppert** asked if the Township would have to submit an application for a special event.
- **Ms. Freeman** stated yes. Generally the Township follows the Zoning Resolution, however, we are not going to charge a fee.
- The board had a brief discussion about moving forward with the proposed amendments. They need to determine regulations, if any, for the vape stores.
- **Mr. Reppert** asked if we clean up the amendments for next meeting.
- **Ms. Freeman** said they can discuss the vape stores and small solar further at the next meeting. She will also bring some research regarding small solar. Temporary uses will be brought to the board at a later time.
- **Mr. Reppert** asked if we would have a public hearing in May.
- **Ms. Freeman** said she thought they would need a few meetings to be ready with the amendments.
- **Mr. Wiertel** stated he needed some time to review the amendments as well.
- **Mr. Reppert** indicated the work session will continue next month.
- **Mr. Reppert** indicated that the following agenda item has been tabled until July 2026. Establish a designated final date for completion of the sidewalk in accordance with the

agreement between Concord Township Zoning Commission and IN9 Group, LLC for the property located at Old Crile and Crile Road, being parcel number 08-A-020-0-00-048-0.

Next Meeting

- **Mr. Reppert** stated that the next meeting of the Zoning Commission will be April 1, 2025.

Adjournment

- **Mr. Reppert** adjourned the meeting at 9:05 pm.


Hiram Reppert, Chair


Heather Freeman, Secretary