RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on August 3, 2026

This meeting was held via YouTube Live Streaming. See Public Hearing transcripts for more details.

The Concord Township Board of Trustees met for a Public Hearing on August 3, 2026, 5:45 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the hearing to order. Trustees present were Amy L. Lucci, John M. Wiertel, and Carl H. Dondorfer.

Mr. Dondorfer read the following proposed Zoning Text Amendments to the Concord Township Zoning Resolution, as initiated by the Zoning Commission:

- **AMENDMENT #1:** REVISE SECTION XXX, SIGN REGULATIONS INCLUDING UPDATING PURPOSE STATEMENTS, DEFINITIONS, TEMPORARY AND PERMANENT SIGN ALLOWANCES, PROHIBITED SIGNS, DESIGN AND ILLUMINATION CRITERIA, ADMINISTRATIVE PROCEDURES, ADDING NEW RULES FOR FLAGPOLES, AND A SEVERABILITY AND SUBSTITUTION CLAUSE.
- **AMENDMENT #2:** REVISE SECTION 5.02(A)(76) TO AMEND THE DEFINITION OF FLAG.
- **AMENDMENT #3:** REVISE SECTION 11.01(H) TO ADJUST THE CROSS REFERENCE TO SECTION 30.15 IN REGARDS TO TEMPORARY AND PERMANENT SIGNS.
- **AMENDMENT #4:** REVISE SECTION 15.02 (A) TO ADD FLAGPOLES TO THE LIST OF ACCESSORY USES, AND TO DELETE 15.03(H) FLAGPOLES. RELOCATE GARAGE SALE REGULATIONS TO NEW SECTION 15.03(M).
- **AMENDMENT #5:** REVISE SECTION 22.03 TABLE OF USES TO ADD FLAGPOLES. REVISE SECTION 22.07 TO ADD NEW SECTION E, FLAGPOLES.
- **AMENDMENT #6:** REVISE APPENDIX 1: ZONING FEE SCHEDULE TO ADD FEES FOR SOLAR ENERGY SYSTEMS AND ELECTRIC VEHICLE CHARGING STATIONS, AND REVISE FEES FOR SIGN PERMIT APPLICATIONS.

Mr. Dondorfer opened the public hearing for public comment. Since there were no audience or public comments, Mr. Dondorfer asked Zoning Inspector Heather Freeman to briefly discuss the modifications. Mrs. Freeman stated there have already been a couple of public hearings and there were some concerns by a resident and the Trustees. In order to address those concerns, staff is recommending two modifications to Amendment #1. Mrs. Freeman recommended the following modifications to Amendment #1:

1. Delete proposed new Section 30.10(A) through (F) Flagpoles and flags, and renumber subsequent sections and cross references as necessary throughout Section 30.
2. Add to existing Section 30.10 Signs Exempt from Regulations subsection (F) Political Signs

Additionally. Mrs. Freeman stated that if Amendment #1 were approved with the suggested modifications, then Amendment #4 would need to be modified as follows:

1. Delete flagpoles from Section 15.02(A) list of accessory uses
2. Keep flagpoles in Section 15.03(H), and renumber subsequent uses as necessary

Finally, Mrs. Freeman stated if Amendment #1 and Amendment #4 are approved with the modifications just discussed, it is not necessary to adopt proposed Amendment #3 or Amendment #5.

Mrs. Lucci moved to close the Public Hearing at 5:51 pm for the proposed zoning text amendments to the Concord Township Zoning Resolution as recommend by the Zoning Commission. Mr. Wiertel seconded. Roll Call Vote: Mr. Wiertel – yes; Mrs. Lucci – yes; Mr. Dondorfer – yes.

Carl H. Dondorfer, Chairperson

John M. Patriarca, Fiscal Officer