

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
MEETING

January 5, 2010

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Larry Wentz, Chairman
Andrew Lingenfelter, Vice Chairman
Frank Schindler
George Norman
Morgan McIntosh

Also Present:

Kathy Mitchell, Zoning Commission Secretary, Zoning
Inspector

King & Melton Court Reporters

11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

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4 CHAIRMAN WENTZ: Good evening. Welcome to the
5 Concord Township Zoning Commission meeting for Tuesday,
6 January 5th. The first item on the agenda, which is a public
7 hearing for the zoning amendment for Ryan Sommers, has been
8 requested to be tabled, so we will move on to the only other
9 work session item, and that is with regard to the Town Hall
10 Corridor zoning options which are now back to us, having the
11 corridor gone through the Zoning Commission and the trustees.

12 And what I'd like to do is take a few moments to
13 review where we stand on that after the trustees. The only
14 business we have with regard to that tonight is to schedule a
15 public hearing.

16 Kathy, could you take this opportunity to give us a
17 quick review and remind us what we said?

18 MS. MITCHELL: Sure. Okay. Taking everybody back
19 about nine months ago, we had a public hearing on the text
20 amendments to create two new districts for the Town Hall
21 Corridor, which we have labeled as the Town Hall Commons and
22 the Town Hall Neighborhood Districts. So we had the public
23 hearings and the Zoning Commission recommended approval of
24 those text changes, as well as making some changes to some of
25 the existing districts which were within the Town Hall
26 Corridor, so you have the Manufacturing District; the B-2
27 District, which is our General Business District; and over
28 here, the S, Special Interchange District.

29 So in addition to creating two new districts in the
30 text, in the actual Zoning Resolution, we also, again, updated
31 those three existing districts to get them in line with the
32 existing business district chapter and be more consistent with

1 the use categories that we had created back when we did the
2 Auburn-Crile amendments and updates.

3 So the first step in the process was to adopt the
4 actual language for the new districts. This, again, is just a
5 recap of the existing zoning that is in place to date.

6 And I don't know. Is it all right? Do you want me
7 to darken the room a little?

8 MR. NORMAN: No. That's fine.

9 MR. LINGENFELTER: This is fine.

10 MR. SCHINDLER: That's fine.

11 MS. MITCHELL: Let me go to the next slide here.

12 These are the two purpose statements that were created and
13 adopted for what we considered to be new districts for the
14 corridor. The Town Hall Commons was to preserve and enhance
15 the historic center of the Township at the Concord-Hambden/
16 Ravenna Road crossroads area through a mixture of community
17 facilities, business, and recreational uses that serves as a
18 gathering place for the community.

19 The second purpose statement that was adopted was the
20 Town Hall Neighborhood District that will complement the
21 historic center of the Township at the Concord-Hambden/Ravenna
22 Road crossroads with selective community-oriented business and
23 residential uses while promoting emerging land use patterns.

24 So this is a first cut of what we had considered back
25 when we had our work sessions as to be the two areas, so that's
26 what we were hoping to agree on again and confirm tonight. The
27 crosshatched area is the Town Hall Neighborhood, or the THN,
28 which is dividing the north and south side of Concord-Hambden;
29 and the proposed Town Hall Commons would be this dark maroon
30 color surrounding the crossroads at Ravenna and Concord-

1 Hambden.

2 And that is the updated list of uses that was
3 ultimately adopted. There had been some tweaking of the list
4 done by the Zoning Commission and also, again, by the
5 trustees.

6 This is just another viewpoint with the aerial view
7 behind it. There is a total of 24 parcels in the two zones
8 that would be affected by the rezoning. And this is even
9 better because it gives, it shows you the underlying piece and
10 what exists. We have some vacant parcels as well as some
11 existing parcels, obviously, some township property that
12 encompasses a good portion of it.

13 So this is just a review of the use list. I think
14 the things that really distinguish the two is the Town Hall
15 Commons being really focused on the community facilities with
16 the allowance of some office uses, restaurant uses, and some
17 personal service, business service and even child or adult day
18 care uses, while the Town Hall Neighborhood had similar uses
19 but restricting, omitting the community facility type uses and
20 then emphasizing the residential care facility option in that
21 particular district.

22 So, again, that was what was adopted and is now in
23 place in Section XXII of the zoning code. This is just a recap
24 which we had discussed in the past but, again, for the viewing
25 audience as well, that, in the Comprehensive Plan, this was the
26 specific recommendation for this corridor to consider modifying
27 the M District, which is our Manufacturing District, to support
28 this Town Center concept. And, again, to avoid confusion with
29 the Auburn-Crile Corridor, we named it Town Hall Commons and
30 Town Hall Neighborhood so there would be no confusion there.

1 And, also, the other recommendation was to modify the
2 B-2 District to limit retail and to support, again, this Town
3 Hall concept.

4 This is just the historical map that we had
5 presented, again, over a year ago. It kind of gives you a
6 recap of what the zoning looked like in this corridor back in
7 1964. And as we discussed, obviously, the manufacturing was
8 significantly sectioned off and eliminated with the inclusion
9 of the Quail Hollow B and B, and the only thing remaining is
10 what's now the north and south, the immediate north and south
11 sides of Concord-Hambden.

12 Let me go back to that slide. So as you can see from
13 what was originally in the 1964, this is the only remaining
14 manufacturing. This is manufacturing, too, but it's already
15 built out, so we decided not to do anything with that. The
16 other thing is that the existing manufacturing, the Hannon
17 Electric and Grime Seed, is going to remain manufacturing.

18 And that's it.

19 MR. SCHINDLER: I have a question. I know basically
20 what the Board worked on and what we agreed upon. You made
21 comments about the trustees and their input. Could you briefly
22 kind of let us know, did they change anything that we had done
23 or added, or can you tell me?

24 MS. MITCHELL: The biggest change, the most
25 significant change was with the use list. If you recall, one
26 of the uses that we had proposed and the Zoning Commission had
27 recommended was the inclusion of a cluster development concept,
28 and that was ultimately decided to be removed from the proposal
29 by the trustees and they voted on that unanimously. So that's
30 really the most significant change.

1 They agreed with the addition — I think there were
2 three or four uses. There was the bed and breakfast, the
3 business services, and the child and adult day care. Those
4 were added uses that we didn't have originally on the proposal,
5 that you guys recommended to the trustees and they agreed with
6 that.

7 So there was some concern from a couple of the
8 existing property owners that there wasn't enough opportunity
9 for other business uses and there was too much community
10 facility type uses and that was going to hurt them in the long
11 run if they were going to maybe develop their property in a
12 different way down the road, so that opportunity, that attempt
13 to, again, expand the uses somewhat to be more of a mix is what
14 was recommended.

15 MR. NORMAN: Would you go back for me? I am
16 particularly interested in Item 17 and 18, hospice care or
17 residential care. That's under THN.

18 MS. MITCHELL: Just the THN, which is the
19 crosshatched area here.

20 MR. NORMAN: Right. Okay.

21 MS. MITCHELL: And it's not allowed here.

22 MR. NORMAN: Yeah, okay.

23 MS. MITCHELL: And those particular uses have been
24 discussed at length or openly by the trustees, in that, they
25 had decided not to include that in the Auburn-Crile Corridor
26 with understanding that, number one, those uses are allowed
27 elsewhere in the township under the R-1 and R-4 zones but that
28 this was going to be another opportunity for it and still
29 within close proximity of the hospital because that has been
30 one of the comments that has come up, is that, you know, those

1 uses are commonly requested for more information as to where
2 they can locate in the township and they all want to be in
3 close proximity to the hospital. So this is within a two-mile
4 radius of the hospital. The thought was that this was still
5 very close and provides an opportunity for existing vacant
6 parcels to develop.

7 CHAIRMAN WENTZ: Any other questions? All right. We
8 should proceed to public hearing. The next available date is
9 the 2nd of February.

10 MR. NORMAN: I think, Mr. Chairman, I'd like to make
11 a statement to clarify, primarily, for the people watching and
12 we do have a resident in attendance. One, the language in the
13 zoning text has been changed and approved by the trustees, so
14 that's there. The issue we're going to have a public hearing
15 on is the rezoning of the 24 parcels —

16 CHAIRMAN WENTZ: Right.

17 MR. NORMAN: — that Kathy mentioned during her
18 presentation. That's the next step in the process. So that I
19 wanted everyone watching to understand when we got to public
20 hearing, it's not the language. That's a done situation. It
21 is instead for the rezone of all the 24 parcels that are in the
22 affected areas. And I really, I know I am looking at you
23 because you're here. I'm not picking on you, please.

24 MS. DeFRATIS: No. I appreciate you clarifying
25 what's going on.

26 MR. NORMAN: Yeah. Well, it's important that
27 everyone understand that because they need to understand it has
28 been a two-step process, a very time-consuming one, and now
29 we're going to the final stages of that process.

30 And with that, thank you.

1 CHAIRMAN WENTZ: Thank you. Any other comments? All
2 right. So February 2nd, the next available meeting.

3 MR. NORMAN: May I make a motion?

4 CHAIRMAN WENTZ: Please do.

5 MR. NORMAN: I make a motion that we, in fact,
6 schedule the public hearing for the zoning changes on the 24
7 parcels affected by this text change for the 2nd of February of
8 2010.

9 CHAIRMAN WENTZ: Thank you. Is there a second?

10 MR. McINTOSH: Second.

11 CHAIRMAN WENTZ: Thank you. All in favor, say "aye."

12 (Five aye votes.)

13 CHAIRMAN WENTZ: Opposed?

14 (No nay votes.)

15 CHAIRMAN WENTZ: February 2nd it is. Correspondence
16 report.

17 MR. NORMAN: One more item of business, yes. Kathy
18 has, delightedly, has presented us with a copy of what you
19 propose to send out to the residents.

20 MS. MITCHELL: That's just a draft. And, I guess,
21 for the benefit of the audience just so you understand, Ohio
22 Revised Code only requires us to make legal notice on a
23 rezoning when there are 10 or fewer parcels, so this is 24
24 parcels.

25 MR. NORMAN: Right.

26 MS. MITCHELL: So we are treating this similar to the
27 way we did the Auburn-Crile Corridor. We were going to make
28 notice with a letter such as this to the affected property
29 owners but we will not be notifying everybody surrounding
30 because we are not required to do so. We will certainly make

1 notice in the paper. We will make notice of the agenda on the
2 website, as well as on our cable channel. Anybody can call.
3 But I don't want people to be upset if they don't get a
4 letter. The only people that are going to get a letter are
5 those that are possibly being affected by the change.

6 MR. NORMAN: Well, I understood that and I appreciate
7 that clarification because I think people may want to see a
8 copy of this other than just those residents that will get a
9 copy.

10 MS. MITCHELL: Right. So this was just to give you
11 guys an idea what I thought would be appropriate to send out.
12 So, again, this has gone over such a long time frame, I feel
13 the need to just kind of recap to the folks, you know, how we
14 got there.

15 MR. NORMAN: I think it's a nice letter.

16 CHAIRMAN WENTZ: Yeah, I think it's a good letter and
17 accomplishes that.

18 Anything else?

19 MR. NORMAN: No. Thank you.

20 CHAIRMAN WENTZ: We will go on to correspondence.
21 Frank?

22 MR. SCHINDLER: None, Mr. Chairman.

23 MR. NORMAN: No, Mr. Chairman.

24 MR. LINGENFELTER: Nothing at all from my end.

25 MR. McINTOSH: Nothing either.

26 CHAIRMAN WENTZ: Very quiet, huh?

27 MR. NORMAN: I loved Andy's communication.

28 CHAIRMAN WENTZ: Ah, yes.

29 MR. NORMAN: Yes.

30 CHAIRMAN WENTZ: I think we should just leave it at.

1 MR. NORMAN: I was going to say, leave it alone. My
2 wife was laughing herself sick.

3 CHAIRMAN WENTZ: Approval of the minutes. I realize
4 this probably taxed all of our reading skills.

5 MR. LINGENFELTER: It was pretty breezy.

6 CHAIRMAN WENTZ: Do I have a motion for approval of
7 the minutes?

8 MR. SCHINDLER: Mr. Chairman, I so move we accept the
9 minutes as presented.

10 MR. NORMAN: I'll second, Mr. Chairman.

11 CHAIRMAN WENTZ: Motion made and seconded. All in
12 favor, say "aye."

13 (Five aye votes.)

14 CHAIRMAN WENTZ: Opposed?

15 (No nay votes.)

16 CHAIRMAN WENTZ: The minutes are approved.

17 The next meeting is February 2nd. Is there any other
18 business?

19 MR. NORMAN: No.

20 CHAIRMAN WENTZ: This meeting stands adjourned.

21 (The meeting was adjourned.)

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1 STATE OF OHIO)
2) CERTIFICATE
3 COUNTY OF LAKE)
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5 I, Melinda A. Melton, Registered Professional
6 Reporter, a notary public within and for the State of Ohio,
7 duly commissioned and qualified, do hereby certify that, to
8 the best of my ability, the foregoing proceeding was reduced
9 by me to stenotype shorthand, subsequently transcribed into
10 typewritten manuscript; and that the foregoing is a true and
11 accurate transcript of said proceedings so taken as
12 aforesaid.
13

14 I do further certify that this proceeding took
15 place at the time and place as specified in the foregoing
16 caption and was completed without adjournment.
17

18 I do further certify that I am not a friend,
19 relative, or counsel for any party or otherwise interested
20 in the outcome of these proceedings.
21

22 IN WITNESS WHEREOF, I have hereunto set my hand and
23 affixed my seal of office this 20th day of January 2010.
24
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26
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28 _____
29 Melinda A. Melton
30 Registered Professional Reporter

31 Notary Public within and for the
32 State of Ohio

33 My Commission Expires:
34 February 4, 2013
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