

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION MEETING

TUESDAY, June 1, 2010; 7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

1. Public Hearing for the following proposed text amendments to the Concord Township Zoning Resolution, as recommended by the Zoning Commission:
 - **Amendment #1 – Section III Enforcement:**
 - a. Eliminate existing text created in 1955 pertaining to enforcement action, and expand on enforcement procedures. The current process is not spelled out in the text, including written notification of violations and establishing time period for corrective action.
 - b. Add section titles and expand chapter heading.
 - **Amendment #2 - Section IV Penalty:** Update the fine for violations, as specified in the Ohio Revised Code §519.99.
 - **Amendment #3 - Section X Zoning Inspector:**
 - a. Expand and clarify the responsibilities of the Zoning Inspector.
 - b. Clarify when the Zoning Inspector is authorized to make inspections on properties for the purpose of enforcing the Zoning Resolution.
 - **Amendment #4 - Section XI Zoning Permit:**
 - a. Expand and clarify zoning permit requirements (when required) in Sect. 11.01.
 - b. Clarify zoning permit application requirements in 11.04 by adding reference to site plan review.
 - c. Eliminate Section 11.05, which is a duplication of Sect. 11.04.
 - d. Eliminate Sect. 11.09, which is not the correct procedure for reducing lot size due to access to public sewer and water. Conditional Use permit is not required, as referenced in this section.
 - e. Eliminate Sect. 11.13 that requires a deposit at the time of application for zoning permit (established under Resolution 84-6). The resolution for this deposit was voted to be eliminated on June 21, 1990 by the Trustees at a regular meeting.
 - f. Clarify the procedure for proposed zoning amendments in Sect. 11.14.
 - **Amendment #5 – Section XII Occupancy Permit:**
 - a. Eliminate the use of the term “occupancy permit”. Originally created in 1979 as a “use certificate” to verify that any proposed use or structure, upon inspection, conformed to the approved plan upon which a zoning permit was issued. Resolution 79-3 initiated by the Trustees in 1979 instructed the Zoning Commission to create such “use certificates”. The name was changed to “occupancy permit” in 1982.
 - b. Current practice of the zoning office is to inspect all proposed uses/structures to verify conformance with the approved plans and zoning permit. If in conformance, a “Certificate of Zoning Compliance” is issued (certificate approved by the Trustees in Feb. 2004). Eliminate the use of the term “occupancy permit” in the text, as it creates confusion with the occupancy permit issued by the Lake

County Building Department. Recommend changing it in the text to “Certificate of Zoning Compliance”.

- **Amendment #6 – Section XIV Use Districts:**

- a. Add Town Hall Commons (THC) and Town Hall Neighborhood (THN) Districts to the list of Use Districts, which were added to the text on June 19, 2009.
- b. Eliminate the “Research and Comprehensive Office (RD-1) District” from the list, which was repealed on June 19, 2009.

- **Amendment #7 – Section XXXVI Site Plan Review:**

- a. Revise Section 36.06 E, Zoning Commission Action, to clarify the expiration of plan approval. No expiration period is currently in place from the time a plan is “conditionally approved” by the commission or board, to the time a final plan is submitted for a Zoning Permit.
- b. Add the term “final” site plan in this section, where noted, to eliminate confusion in the approval process.
- c. Update flow chart with correct board reference (BZA not Zoning Commission).

2. Continuation of Public Hearing for Zoning Amendment Application #0909-132 by Ryan Sommers, Gray Fox Capital, Ltd., for Permanent Parcel Numbers 08A-31C-1 and 10A-31C-8, located at the corner of Prouty Rd. and St. Rt. 84, proposed to be rezoned from the R-1 Residential District to the R-3 Multi-Family District for a single detached cluster dwelling project.
3. Correspondence Report by Zoning Commission members.
4. Approval of minutes of the May 4, 2010 meeting.