

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION MEETING

TUESDAY, July 6, 2010; 7:00 PM

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

1. 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.
2. Continuation of 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. Add language requiring information on the appeals process be provided in the notification letters, as recommended by the Lake County Planning Commission.
 - b. Add section titles and expand chapter heading.
 - **Amendment #2 - Section XI Zoning Permit:**
 - a. Expand and clarify zoning permit requirements (when required) in Sect. 11.01. Make grammatical changes as recommended by the Lake County Planning Commission.
 - 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. Delete the procedure for proposed zoning amendments in Sect. 11.14, which does not relate to this chapter on zoning permits.
3. Correspondence Report by Zoning Commission members.
4. Approval of minutes of the June 1, 2010 meeting.