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CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
MEETING

November 3, 2009

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
Richard Peterson, Alternate

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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3 CHAIRMAN WENTZ: Good evening. I'll call this
4 meeting of the Concord Township Zoning Commission to order. We
5 have a fairly short agenda tonight. One item that was on the
6 proposed agenda, the zoning amendment application by Ryan
7 Sommers, has been requested to be tabled. So we will start
8 tonight with the site plan review for Application Number 013 by
9 Bernard Ferdinando, owner of EC&M Contractors, for a proposed
10 1,472 square feet warehouse addition at 7525 Ravenna Road
11 (Permanent Parcel Number 8A-4-8). The property is located in
12 the B-2, General Business District.

13 Would you like to start off by discussing your
14 proposal?

15 MR. FERDINANDO: Sure. I am Bernard Ferdinando. My
16 wife and I —

17 CHAIRMAN WENTZ: Come on up to the microphone.

18 MR. FERDINANDO: I am Bernard Ferdinando. My wife
19 and I, Denise, we own the property at 7525 Ravenna Road. We do
20 electrical contracting, residential, commercial. The proposed
21 addition, storage, that is, is for warehouse material. The
22 present building we're in now is — We're fairly limited to
23 what we can put in there, so we're looking for additional
24 storage of material and supplies and future equipment we
25 purchase that we want to keep indoors.

26 MR. LINGENFELTER: Excuse me. Bernard, just for the
27 record, could give us your address, please?

28 MR. FERDINANDO: The address, I live here in Concord
29 Township at 7205 Bridlewood Drive.

30 MR. LINGENFELTER: Thank you.

31 CHAIRMAN WENTZ: I noticed you provided a revised

1 plan following the comments by the staff. Given that revised
2 plan, it would appear, quickly, that you are answering most of
3 the comments except for the issue of the drive being up against
4 the edge of the lot.

5 MR. FERDINANDO: That's correct.

6 CHAIRMAN WENTZ: It would be your intention then of
7 seeking a variance from the Board of Zoning Appeals?

8 MR. FERDINANDO: Yes. The reason being, if that
9 drive is slid over five feet to the south, that would take —
10 the pad in front of the garage is right there. That would
11 shrink that down by five feet because I cannot slide that
12 structure over anymore, and that would make the radius, the
13 turning radius into the garage that's there that much more
14 tight.

15 CHAIRMAN WENTZ: At what point would you be paving
16 that drive?

17 MR. FERDINANDO: Minimum, a year from now. I was
18 told I do have, I think, 18 months it is. I would like to, at
19 least, have that settle through next season since it will be a
20 new drive through this, let the stone settle down.

21 MR. NORMAN: That makes good sense, by the way.

22 MR. FERDINANDO: It is not a large area that's going
23 to be paved over there. I think it's 48 feet in length. Of
24 course, you know, I was — I still am against doing it but I
25 know what the regulations do say in there. I've read through
26 the text. The reason why I state that is because of the fact
27 that the rest of the parking lot and the driveway over there is
28 already established stone and gravel. I mean, I do understand
29 the text, you know, anything that's being done, you know, new
30 in the future has to be paved. That's fine. Eventually, I

1 will pave the balance of the parking lot in time. I'm not sure
2 what the time frame there is.

3 MR. NORMAN: When would you make application for the
4 variance? Because you're going to have to do that, obviously.

5 MR. FERDINANDO: Yes. Tomorrow.

6 MR. SCHINDLER: Has the abutting land owner said
7 anything —

8 MR. FERDINANDO: No.

9 MR. SCHINDLER: — for or against it? Have you
10 approached him or talked to him about —

11 MR. FERDINANDO: No. I mentioned to him one time.
12 This goes back though. This goes back to probably the spring,
13 okay, that I was going to some day do an addition back there.
14 I've been thinking about this now for over a year and, this
15 summer, I finally came to the conclusion that we need to do
16 something for next year.

17 MR. SCHINDLER: When you brought that up in your
18 conversation with him, did he say anything?

19 MR. FERDINANDO: No, no, he never said anything. I
20 really, I personally don't see an impact on him whatsoever on
21 this because of the location of the addition as opposed to
22 where his building is located over there, the setback, that is.

23 MR. SCHINDLER: One thing I would like to do is
24 commend you on what you've done to the existing building.

25 CHAIRMAN WENTZ: Yeah.

26 MR. NORMAN: Absolutely.

27 MR. SCHINDLER: I mean, this is fantastic. I wish
28 that more developers would take this approach when they come in
29 and look at land, that if there is potential for, like,
30 existing structures. To take time and do something like this,

1 I think, is great, rather than coming in sometimes and
2 requesting the Board — at least me, personally — they will
3 come in and want us to rezone land just to come in, virgin
4 land, and go in there and take everything down and build a
5 structure when there is stuff like this in the community that
6 they could consider. And what you have done here, I like this
7 approach.

8 MR. FERDINANDO: Thank you.

9 MR. SCHINDLER: If more and more people would do
10 this, they would be looked upon more favorably. You did a nice
11 job.

12 MR. FERDINANDO: When we were looking at the
13 property, the structure dates back to '42.

14 MR. SCHINDLER: Yeah.

15 MR. FERDINANDO: And that's when 44, Ravenna Road was
16 the main thorough way between here and Chardon. And that
17 structure still is pretty, very sound still, so it just needed
18 some cosmetic work.

19 MR. SCHINDLER: Sure. That's what I mean.
20 Structures that were built many years ago still have
21 character — this, of course, is different — but have so much
22 character and they were built much better than, I think, a lot
23 of structures are built today. And to take that and do the
24 enhancements that you did, I mean, it's very nice. I commend
25 you on that.

26 MR. FERDINANDO: Thank you.

27 MR. PETERSON: Including the landscaping, it really
28 looks nice.

29 MR. SCHINDLER: Right.

30 MR. PETERSON: Looks very nice.

1 MR. SCHINDLER: The landscaping, the signage and
2 everything, it just seems to fit in, especially when we talk
3 about the Western theme, like, in the township. And the brick
4 work that you did is nice, so I commend you on that.

5 MR. FERDINANDO: Thank you.

6 MR. LINGENFELTER: Is there anything that you have
7 issue with on the 12 staff recommendations at the end of the
8 report that you feel are going to be a problem to take care
9 of?

10 MR. FERDINANDO: No, no, there is no issues there.
11 As for, we were on the topic about landscaping. It was
12 mentioned about putting a buffer between I and the property
13 next door. If it will be done, I haven't decided exactly what
14 type of material will be used there but it will be something
15 that I think should suit everyone's needs.

16 MR. SCHINDLER: I have seen what you've done
17 already. I don't have any qualms about you not coming up with
18 something that would be —

19 MR. FERDINANDO: Right.

20 MR. LINGENFELTER: Good stuff.

21 CHAIRMAN WENTZ: Gentlemen, I believe what we would
22 be asked then would be to grant the conditional approval
23 contingent upon the variance.

24 MR. LINGENFELTER: So we're going to need to get a
25 BZA variance on the driveway issue?

26 CHAIRMAN WENTZ: Yeah.

27 MR. NORMAN: Yes. And we could issue the
28 conditional.

29 MR. LINGENFELTER: Right.

30 MR. NORMAN: But the zoning department, Kathy,

1 couldn't issue the building permits until that variance is
2 approved.

3 MR. LINGENFELTER: Right.

4 MR. NORMAN: I hate to slow you down that way but
5 that's the way it's got to work, unfortunately.

6 MR. FERDINANDO: I was hoping to start this month.

7 MR. NORMAN: Well, I understand that and I appreciate
8 that. When could he get on the BZA?

9 MS. MITCHELL: The second Wednesday of December.

10 MR. NORMAN: The second Wednesday of December, oh,
11 dear. No way around it that I can see because we can't issue a
12 full —

13 MR. LINGENFELTER: The wheels of bureaucracy turn
14 slowly.

15 MR. NORMAN: The wheels of bureaucracy.

16 CHAIRMAN WENTZ: It is just not in our power to —

17 MR. NORMAN: No, no. We can't override our own
18 rules.

19 CHAIRMAN WENTZ: Only Washington.

20 MR. NORMAN: Yeah, only in Washington or Columbus.

21 MR. LINGENFELTER: Do you have any other issues or
22 points you would like to make us aware of?

23 MR. FERDINANDO: No, not at this time.

24 CHAIRMAN WENTZ: Okay.

25 MR. LINGENFELTER: Mr. Chairman, I'd like to make a
26 motion then. I'd like to move that we accept the site plan
27 review for Application 013 by Bernard Ferdinando, owner of EC&M
28 Contractors, Inc., for a propose 1,472 square foot warehouse
29 addition at 7525 Ravenna Road (Permanent Parcel Number 8A-4-8).
30 The property is located in the B-2, General Business District,

1 with a stipulation that the application be granted the variance
2 from the BZA regarding the driveway and that the 12
3 recommendations by the staff on the application form are
4 adhered to.

5 CHAIRMAN WENTZ: Is there a second?

6 MR. NORMAN: I'll second.

7 CHAIRMAN WENTZ: Motion is made and seconded. Kathy,
8 would you call the roll?

9 MS. MITCHELL: Mr. Schindler?

10 MR. SCHINDLER: Yes.

11 MS. MITCHELL: Mr. Lingenfelter?

12 MR. LINGENFELTER: Yes.

13 MS. MITCHELL: Mr. Norman?

14 MR. NORMAN: Yes.

15 MS. MITCHELL: Mr. Peterson?

16 MR. PETERSON: Yes.

17 MS. MITCHELL: Mr. Wentz?

18 CHAIRMAN WENTZ: Yes. And that passes. We thank you
19 very much. You've got a good plan.

20 Correspondence report by Zoning Commission members.

21 Frank?

22 MR. SCHINDLER: None, Mr. Chairman.

23 MR. NORMAN: None, Mr. Chairman.

24 MR. PETERSON: None.

25 MR. LINGENFELTER: Nothing.

26 CHAIRMAN WENTZ: One final piece of business, the
27 approval of the minutes for October 6th.

28 MR. LINGENFELTER: Yeah, those were pretty — it was
29 pretty tough reading, pretty thorough.

30 MR. SCHINDLER: Nice job.

1 MR. LINGENFELTER: A page and a half. I think the
2 glossary was longer than the minutes.

3 CHAIRMAN WENTZ: You're taking longer to describe it.

4 MR. LINGENFELTER: I make a motion we accept the
5 minutes as presented.

6 MR. NORMAN: I'll second.

7 CHAIRMAN WENTZ: Motion made and seconded. All in
8 favor?

9 (Five aye votes.)

10 CHAIRMAN WENTZ: Opposed?

11 (No nay votes.)

12 CHAIRMAN WENTZ: Thank you. That passes. The next
13 meeting is —

14 MR. LINGENFELTER: My goodness, December 1st.

15 MR. NORMAN: Oh, my word.

16 MR. LINGENFELTER: December.

17 MR. NORMAN: December already. How time flies when
18 you're having fun.

19 MR. LINGENFELTER: Yes, it does.

20 CHAIRMAN WENTZ: Thank you. Any other business,
21 gentlemen?

22 MR. NORMAN: None.

23 MR. LINGENFELTER: None.

24 CHAIRMAN WENTZ: This meeting is adjourned.

25 (The meeting was adjourned at 7:14 p.m.)
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1 STATE OF OHIO)
2)
3 COUNTY OF CUYAHOGA)
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CERTIFICATE

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 16th day of November 2009.
24
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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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