

## CONCORD TOWNSHIP BOARD OF TRUSTEES

MAY 16, 2018

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The Concord Township Board of Trustees met in special session on May 16, 2018 at 6:30P.M. at the Concord Township Administrative Building. Chairman Johnson called the meeting to order, and in attendance were Trustees Bart Johnson and Jason Haney. An attendance list was provided for meeting attendees.

The purpose of the meeting was to consider the recommendation of conditional approval made February 22, 2018 by the Delaware County Regional Planning Commission, and made April 17, 2018 by the Concord Township Zoning Commission for:

1) application #ZC022018, filed by CV Real Properties of 110 Polaris Parkway, Suite 301, Westerville, OH 43085, for the rezoning and a preliminary development plan referred to as Home Road North, now named Scioto Meadows North, for a Planned Residential District on 8 +/- acres on Home Road, Powell, OH 43065, parcel #319-230-01-015-000, owned by Clarence L. Dulin, recommended for approval with the following conditions: a) provide current boundary survey and legal description, b) remove section 11.04-conditional uses as part of the application, c) provide an agreement between Scioto Reserve and Scioto Meadows North which includes the agreement for access to the property, agreement for maintenance of the property, the proposed landscape for the Scioto Reserve portion of the property, and that the terms do not violate the Scioto Reserve Development Plan, d) criteria met for section 11.07-intensity of use being only a.1) property adjacent/accessible to major thoroughfares and a.4) multi-use trail provided as part of the development design, and e) nothing shall encroach the ten foot area between units;

2) application #ZC032018, filed by CV Real Properties of 110 Polaris Parkway, Suite 301, Westerville, OH 43085, for the rezoning and a preliminary development plan referred to as Home Road South, now named Scioto Meadows South, for a Planned Residential District on 10.157 +/- acres on Home Road, Powell, OH 43065, parcel #319-230-02-008-000, owned by Clarence L. Dulin, recommended for approval with the following conditions: a) provide current boundary survey and legal description, b) remove section 11.04-conditional uses as part of the application, c) criteria met for section 11.07-intensity of use being only a.1) property adjacent/accessible to major thoroughfares, a.4) multi-use trail provided as part of the development design, and a.5) retention and protection of natural or historic areas, and d) nothing shall encroach the ten foot area between units.

The Trustees will hear testimony to approve, deny, or approve with modification, the applications presented.

The court reporter performed the swearing in of meeting attendees.

### Testimony for ZC022018

Todd Faris, of Faris Planning and Design, 243 N 5th St #401, Columbus, OH 43215, shared background information for Scioto Meadows North. The proposed development is on 8+/- acres, with 20 dwelling units, for a density of 2.5 units per acre. Open space is provided along Home Road and the developer has pulled back the homes farther from the road. There is buffered space from the existing homeowner to the west. Maintenance and drainage issues were addressed with the homeowner to the east.

In addition, an updated Executive Summary for Scioto Meadows North, dated May 16, 2018, was distributed. Highlights include:

- 1- new, updated legal description, with slight acreage change to 8.13 acres.
- 2- updated boundary survey
- 3- updated condominium documents
- 4- updated agreement between Scioto Reserve master association and the buffer into Scioto Reserve easement area to address maintenance.
- 5- section 11.04 conditional use items were removed from the development text.
- 6- revision to development text to reflect no encroachments may occur in the ten foot separation between buildings

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7- text revised to include section 11.07 bonuses to achieve density.

Mr. Faris noted he also spoke with Chief Cooper on approval of dual accesses, and paved roads prior to construction. An open area was included for a cluster box mail unit and parking. Developer Chris Vince clarified the homes will have all natural exterior, and be similar units as The Meadows at Home Road. A multi-use path will also extend along the front of the development.

### **Comments for ZC022018**

Mr. Johnson, Mr. Haney, and Mr. Vince discussed a path for the existing Meadows project, and how to ultimately provide full connection along Home Road.

Mr. Vince confirmed path connection, buffering for neighbors and Scioto Reserve, and to amend the development plan to update acreages on all documents.

Resident Andrea Yagoda, 7598 Concord Road, commented this development would be another 55 and older retirement community, does not think there is enough green space provided, and the development does not coincide with the township comprehensive plan.

### **Action for ZC022018**

***Mr. Haney moved to approve rezoning application #ZC022018, with the condition to correct acreages to the development plan. Mr. Johnson seconded this motion. Upon roll call vote: Haney-yes, Johnson-yes.***

### **Testimony for ZC032018**

Mr. Faris presented background information for Scioto Meadows South. The developer will extend the path from west to east. The proposed development is on 10 +/- acres, with 25 dwelling units, for a density just shy of 2.5 units per acre. The land is not a farm field, but has character and a pond, which would be retained. Drainage and large existing trees were also addressed. Connection to the adjacent Homestead subdivision was recommended by the fire chief for emergency fire access, as well as by regional planning for path extension. The applicant and the Homestead association will work together for easement language, to be determined. A secondary emergency access will be off Home Road.

In addition, an updated Executive Summary for Scioto Meadows South, dated May 16, 2018, was distributed. Highlights include:

- 1- updated legal description to 10.095 acres.
- 2- updated boundary survey
- 3- updated condominium documents
- 4- section 11.04 conditional use items were removed from the development text.
- 5- revision to development text to reflect no encroachments may occur in the ten foot separation between buildings.
- 6- text revised to include section 11.07 bonuses to achieve density.

Mr. Faris added the entrance to the subdivision will consist of a multi-use path, stone columns, and look like Scioto Reserve. Possible future extension of the internal development road was included, as well as a cluster box mail unit with parking. Existing buffering and natural buffers were retained. Mr. John Wicks, civil engineer, was in attendance to address any pond and detention questions.

Mr. Vince noted the grounds would all be owned by the association, so residents can fish.

### **Comments for ZC022018**

Mr. Haney noted for the high density, he wants the multi-use paths installed to connect along Home Road.

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Township legal counsel, Mr. Chris Rinehart, mentioned the bonus areas for density should not include section 11.07(a.3) "provide useable open space", which should be removed from the development text.

Ms. Yagoda commented this development was no different than the previous one - a retirement community, with density too high, and no green space. She said people want congregation areas, paths, and benches. Mr. Johnson agreed, but noted the development fits a need for certain people.

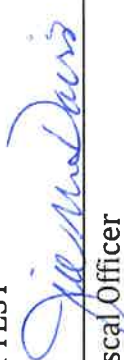
**Action for ZC022018**

***Mr. Haney moved to approve rezoning application #ZC032018, Scioto Meadows South, with the condition to correct acreages in the development plan, and remove section 11.07 (a.3 open space) from the development text as a density bonus. Mr. Johnson seconded this motion. Upon roll call vote: Haney-yes, Johnson-yes.***

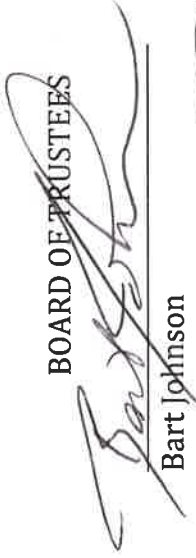
***With the developer's consent, Mr. Johnson moved to also remove section 11.07 (a.3 open space) from the Scioto Meadows North development text as a density bonus. Mr. Haney seconded this motion. Upon roll call vote: Haney-yes, Johnson-yes.***

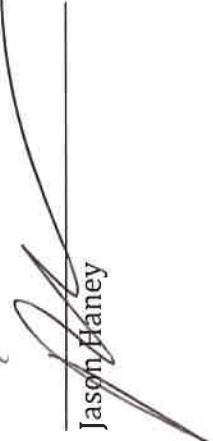
***As there was no further business, Mr. Johnson moved and Mr. Haney seconded to adjourn the meeting. Vote: Haney-yes, Johnson-yes.***

ATTEST

  
Fiscal Officer

BOARD OF TRUSTEES

  
Bart Johnson

  
Jason Haney

