

# RECORD OF PROCEEDINGS

## CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

April 19, 2017

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### Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, April 19, 2017 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 6:30 p.m. In attendance were Trustees Bart Johnson, Joe Garrett, and Jason Haney.

A guest attendance sheet was provided for meeting attendees.

The swearing in of meeting attendees was performed by the court reporter.

The purpose of the meeting was for the Board of Trustees to hear rezoning applications #ZC012017 and #ZC022017, both from FR1 to PRD, and as recommended and approved by the Concord Township Zoning Commission and Delaware County Regional Planning Commission, for parcel #50034001008000 located on Dublin Road, and parcel #60022001016000 located on Concord Road. The requesting entity is Metro Development for both parcels, of 470 Olde Worthington Road, Westerville, OH 43082. Along with the rezoning applications, preliminary development plans are also being presented.

The Dublin Road property consists of 63.72 acres of which the applicant is requesting 126 dwelling units. The Concord Road property consists of 50 acres of which the applicant is requesting 98 dwelling units.

### Developer Testimony - Part 1

Joe Thomas of Metro Development introduced Todd Faris, of Faris Planning & Design, to present the development plans.

### *Riverside Highlands - development highlights*

- mixed lot sizes with 60' or 75' frontage.
- gross density of 2 units/acre, for 126 lots on 63 acres
- consistent with township comprehensive plan and zoning code
- entrance off of State Route 745 (Dublin Road)
- water retention areas near SR745/river side of property
- picture of front entrance was provided
- includes multi-use path across front of property
- interior streets all public and to county standards with curb and gutter
- streets tree-lined and connecting trails included within development
- three open space areas are 2.5 acres, 3.5 acres, and 2.5 acres with "tot lot", all owned and maintained by a homeowner's association
- mounding, topped with tress, along adjacent property owner lines to minimize visual impact, and pulled lots off those property lines
- received full approval from Delaware County Regional Planning Commission
- changed interior roadway along west side of property to align with Delaware County Engineer's proposed future roadway vision (picture presented)
- stub roads also had to be added to the south as required by County Engineer, and secondary access for fire requirements
- architectural details were strengthened to increase quality of homes, including natural exterior materials (vinyl limited to <200ft., i.e. trim)
- home square footages as follows: 60' lot - 1600 sq.ft. minimum living space  
75' lot - 1800 sq.ft. minimum living space  
2 story - 2000 sq.ft minimum living space
- divergence requested from the zoning code: for home driveways to be within 100 feet from an interior road intersection.

### Comments

Steve & Susan Stewart, 6730 Duffy Road, asked for an explanation of the proposed county roadways, one of which runs behind their property.

Tom Hindes, 5807 Buechel Drive, asked more details about the proposed roadways. The developer stated they are required to install a section on their property of the new development if the Trustees approve, so the proposed roadways have a start. The county then pieces together the roadways as development progresses. Mr. Hindes is concerned

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## CONCORD TOWNSHIP BOARD OF TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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about the traffic on Dublin Road, and Dublin Road at Home Road. He inquired about traffic studies, which are posted on the township website: [www.concordtwp.org](http://www.concordtwp.org).

Susan Stewart asked how much impact the residents have on the Trustees' decision. Trustee Garrett explained development is permitted in the township's comprehensive plan and zoning code, which were both created by township residents, and the County built a sewer plant here for development. The County is also putting plans together for Dublin Road at Home Road round-a-bout improvements. If residents would like to get more involved and receive communications, they should sign up for the email system through the township website. Discussion was also held on taxes, revenue, and cost of township services provided.

Mrs. Stewart expressed concerns of lot size, traffic, aesthetics and taxes. Mr. Garrett felt the lot size does not really affect the quality of house, since many people don't want yards to mow. Smaller homes reduce the tax base. He also feels the additional homes will help prevent taxes from increasing for future services.

Debbie Elder, 7004 Duffy Road, asked if taxes have gone down. Mr. Garrett said the township is very fiscally conservative and development reduces the debt load on existing residents.

Len Zuga, 5979 Dublin Road, requested a clear link on the township website to the comprehensive plan and zoning code.

John Szanati, 8857 Duffy Road, asked about the price point of the homes. Mr. Thomas said the home price range will be \$350,000-\$500,000, with an average of \$420,000-\$425,000, with all natural materials. Developments on the east side of the river average \$500,000.

#### Developer Testimony - Part 2

Mr. Faris presented the second development plan.

#### **Concord Highlands - development highlights**

- southern property, north of Duffy Road, off Concord Road with large swale at front
- swale carries a lot of water
- changes from original layout include working with the county proposed roadway network, pull lots off property lines, and create secondary fire access point
- front of property left natural, added mounding, entry feature, and pathway system
- shifted the south interior road to align with county's east/west proposed line
- pulled development far off roadway
- includes interior open space of 2.5 acres with "tot lot"
- includes tree lined streets, trails, faux bridge feature with lanterns on columns
- county requested tree row boundary around back edges of property
- committed to similar home specs as previously described for Riverside Highlands
- input from adjacent residents was addressed and changes made
- divergence requests from zoning code are (a)distance of driveways from intersection less than 100 feet, and (b) upward landscaping light toward the sign on stone column

#### Comments

Trustee Garrett is not in favor of 2 homes per acre on this (west) side of the (Scioto) river, but is comfortable with 1.5 (homes per acre density). He feels this side of the river has different "feel" and there is nothing like this in the area, and does not want to see it; he would like the development to have a completely enclosed view.

Trustee Johnson and Trustee Haney agreed with similar comments. Mr. Johnson sees a more private concept for this side of the river. A density of over 2 homes per acre will be too much traffic for the area over time.

Mr. Haney added he liked the far setback of the Concord Highlands plan, and hoped they keep the existing tree line. He felt traffic will not be alleviated until the interior roadways are completely built out.

Mr. Thomas shared the lower density will drive up development cost, and they are already spending \$750,000-\$1,000,000 just for roadway improvements at this development -

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a required turn land on Concord Road and (county) Roadway A. They have committed to larger paths, open space, and natural exteriors to increase home quality. The development plan is still within the township's zoning code and comprehensive plan guidelines at 2 homes per acre. The developer also has the cost to build the sewer connection, although Mr. Johnson argued the homeowners would be paying for that for thirty years through the Concord-Scioto Community Authority's infrastructure agreement.

Mr. Johnson said the zoning code allows 1.5 units per acre density, but can allow higher. The previously approved developments on the east side of the river (at 2 units per acre) also had annexation threat. This (west) side of the river was called the "farmlands" section in the previous comprehensive plan, so 'how do we make 1.5 units per acre work?' He does not believe in shutting the door to development, then taxes would eventually increase, but 'what is the balance?' Traffic was his main concern; with about 1900 developable acres left on this side of the river, at 2 units per acre density, that is nearly 4,000 homes looking 15-30 years down the road.

Mr. Garrett also does not agree with 2 units per acre long term, and asked how the developer makes 1.5 units per net acre work in Liberty township. He verified with the county that the sewer plant was built with proposed density of 1.5 units per acre. Mr. Thomas stated there are different costs in Liberty Township, and that the sewer plant was expandable. Mr. Haney added changes at the county sewer department have made it easier for developers. The sewer plant warranty also expires this year, so the county wants it running as soon as possible.

The Trustees shared Metro Development (Don Kenny's company) has been very responsive and has always made changes in the past to work with the Board, and has also been accommodating as a developer to adjacent homeowners.

Andrea Yagoda, 7598 Concord Road, asked about the 3 homes per acre development proposed for Manley Road. She also shared the previous conservation subdivision that was proposed years ago by Don Kenny to go on the west side of the river included a large golf community with fifty percent green space. Mr. Johnson said the development did not come to zoning, but the county still wanted to proceed with the sewer plant. Mr. Garrett added since Marysville sewer came into the Jerome Village area, the county probably felt pressured to build the Moore Road sewer plant.

Ms. Yagoda mentioned she has worked on referendums in other townships, and if approved by the Board, this development could be put up for referendum by the residents, so the developer has to sit down with residents to plan and address issues. She also asked how far back the development was from Concord Road, which is 500-600 feet.

Jerry Stone, 5688 Elmgee Drive, supported the idea of lower density and more treed landscapes. He also inquired about the traffic study for Dublin Road, which will require a turn lane.

Greta Markowicz, 5114 Butts Road, appreciated the concerns of the residents near the development, but encouraged them to trust their Trustees. She is happy with the development decisions that have occurred next to her and how they worked with her.

Mr. Hinds predicted the sewer plant will have problems since sitting idle for so long. He also asked for an explanation on a referendum per section 11.02 of the zoning code.

Ron Kret, 6161 Moore Road, likes the density at 3/4 acre lots, and also has traffic concerns. It was noted traffic will increase with Jerome Village also.

Molly Yankus, 6895 Duffy Road, asked what size trees would be used around the development. Mr. Faris responded 5-7' evergreens and 2.5" caliper (12-18' tall) trees, on mounds.

Kim Guzzo, 6250 Dublin Road, asked about the setback on the Riverside Highlands development, which is about 300 feet.

Kathy Terry, 6011 Dublin Road, shared concerns with traffic wait times and the speed limit on Dublin Road with increased traffic. Traffic studies were discussed.

Jerry Monahan, 5291 Dublin Road, asked (a) if Don Kenny currently owned both parcels - yes, (b) what the price of lots would be - depends on density, but at 2 homes per acre would be \$75,000-\$85,000 for lots, (c) what the status of old Clatworthy property was - owned by an investor in California and no upcoming developments at this time, and (d) if the

# RECORD OF PROCEEDINGS

Minutes of

Meeting

## CONCORD TOWNSHIP BOARD OF TRUSTEES

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property at corner of Dublin and Moore Roads was commercial, and feels would be a detriment to the area if something commercial went there.

Jackie Gahm, 6256 Duffy Road, was concerned with the proposed county roadway and how the road path will be determined.

Linda Isseel, 6605 Duffy Road, liked the lower density proposed by the Trustees, would rather see a bigger development picture instead of smaller piece meal projects, and wanted more detail on the community authority agreement and sewer plant. She also asked if the proposed green space within the development would always be green space and undevelopable, which was confirmed.

Diane Lipp, 6231 Dublin Road, asked where the turn lane on Dublin Road would come from, which will be existing road right-of-way.

Julie Riley, 5399 US 42 south, felt lot size would matter and would still lead to more people. She would like to see more space.

John Moore, 6115 Dublin Road, asked if the zoning did not go through, what is the farm land worth? Trustee Johnson said pure farm land would be about \$5500 per acre, but not here anymore, since in this area the land has a 'possible development land' factor.

### Action

Mr. Thomas requested a 30-day continuance to work on density issues presented by the Board of Trustees. Therefore, Mr. Garrett moved and Mr. Haney seconded to continue to hearing until Wednesday, May 17, 2017 at 6:30 pm, at the Township Hall, 6385 Home Road, Delaware, OH 43015. Vote: Haney-yes, Garrett-yes, Johnson-yes.

Trustee Johnson reminded residents the community building is available to them free for use, 110 people maximum for events, no alcohol. Event times must be scheduled since they fill up quickly.

Mrs. Terry requested the signage for meetings be easier to see, like a large banner. The dates will also be on the township website.

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

ATTEST

  
Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

  
Joe Garrett

  
Bart Johnson

  
Jason Haney

Concord Township Board of Trustees

April 19<sup>th</sup>, 2017

Administrative

Call to Order

Roll Call

Swearing in by Court Reporter

Purpose of Meeting- Rezoning application from FR1 to PRD for parcels 50034001008000 located on Dublin Rd, and parcel 60022001016000 located on Concord Rd. The requesting entity is Metro Developments for both parcels. Along with the rezoning applications preliminary development plans are also being presented.

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We will hear testimony from the developer

Trustee Comments

Public input

The trustees will vote to either approve, deny, or approve with changes.

Adjourn

CONCORD TOWNSHIP  
TRUSTEE MEETING  
ATTENDANCE LIST

MEETING AGENDA: Riverside & Concord Highlands DATE: 4/19/17

NAME (please print)	ADDRESS (please print)	TOWNSHIP
Jerry T. Monahan	5291 Dublin Rd	Concord
Roger Sears	5241 Dublin Rd	Concord
ZOM HINDS	5807 Beecher Dr	Concord
STEVE & SUSAN STEWART	6730 Doffy Rd	Concord
Len Zuga	5979 Dublin Rd	<del>Concord</del>
Erin Thompson	5969 Dublin Rd	Concord
John M Guzzo	5260 Dublin Road	Concord
Kim Guzzo	5260 Dublin Rd	Concord
ANNE SPILLMAN	7887 CONCORD RT	Concord
Roy Spillman	7887 Concord Rd	Concord
JOE MORRIS	8281 Dublin Rd	Concord
Erin & John Moore	6115 Dublin Rd	Concord
KATHLEEN & JEFFREY TERRY	6011 Dublin Rd.	Concord.
Rena & Cindy Kuhn	8080 Concord Rd	Concord
Josh Kuhn	161 Persimmon C	Delaware
Ken Crockett	5750 Emgee Dr	Concord
Bill Cochran	6363 Dublin Rd.	Concord
Iodd Cooper	Concord Twp	Concord
David Sidenstricker	7540 Home Rd	Concord
Athens Sidenstricker	" "	" "
PAT PIERANTANO	6721 QUESS RD	Concord
Julie C. Bennett-Riley	5399 US 42 S.	Concord
Michael Riley	" "	Concord
VEERY & KRISTI SPANJE	5688 EMAGEE DR.	Concord
Debbie & Michael Geder	7004 Ruffly Road	Concord.
Joyt Daneshgah	6029 Moore Rd	Concord
Fredrick & Dine Lipp	6231 745	Concord
JACKIE GAHM	6256 Duffy Rd.	Concord

