

**RECORD OF PROCEEDINGS
CONCORD TOWNSHIP BOARD OF TRUSTEES**

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10748

Held

January 14, 2013

20 Page 1 of 2

The Concord Township Board of Trustees met in regular session on Monday, January 14, 2013 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 7:00 p.m. The roll was called; in attendance were Trustees Karen Koch, Joe Garrett and Bart Johnson.

Minutes from the previous meeting were presented. Trustee Garrett moved and Trustee Johnson seconded to approve the minutes. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Public Input - None.

Old Business

Scott Sanders of Delaware County Regional Planning Commission (DCRPC) was introduced to discuss updating the township Comprehensive Plan. Mr. Sanders was present for the 2001 meeting for the current Comprehensive Plan. He noted much has changed since then, and things are starting to turn around. His office has been updating Comprehensive Plans at other townships and villages, most recently for Shawnee Hills. The process used to take twelve months, but is shorter now. Entities usually have a combination of Zoning Commission, Board of Zoning Appeals, or other committee group members provide input for the Plan. Ms. Koch asked about the recommended number of people for a committee, and Mr. Sanders suggested a mix of people that want to be there, and some assigned, usually a maximum of 8-9 people. Mr. Johnson asked about a time frame for completion, and stated he would like to see more input from citizens than the last plan. Mr. Sanders said to assume a one-year time frame, but would probably be less. Mr. Garrett inquired about cost for the plan services, and Mr. Sanders said 24 hours are included in the township's annual fee to DCRPC, so "ballpark" cost of \$3,000. The process would include a Resolution from Board of Trustees, contract being drawn up by Prosecuting Attorney (PA) to begin late spring/early summer, and a survey of vision statement.

Fred Winther, Zoning Commission Chairman, commented on the proposed Zoning Code and Resolution from the December 27, 2012 meeting. The county's response to the proposed Code was 5+ pages from Mr. Sanders at DCRPC, and numerous corrections from the new person at the PA's office. Mr. Winther understood their role was only to review the legal aspect of the Code. He has now received the Trustees Resolution, so all is on hold. Mr. Winther noted the Commission is close to being done and only meets for four hours per month. He asked Mr. Sanders opinion if the Zoning Commission should finish up what they have first (on the Code), before starting the Comprehensive Plan. Mr. Sanders did not have an opinion, but felt the code should have less ties to specific areas. Mr. Winther said since more changes are to be done, his concern is not to stop in the middle, but finish the Code first.

Mr. Winther summarized the Zoning Commission decided to utilize previous codes to make new, and reduce the "legal-ese" to make it easier to understand. He has written contracts for over forty years and has found the legal-ese is not necessary. He does not want the PA's office changing the intent of the Zoning Commission, and thinks the Code should be read by anyone without the legal-ese. Mr. Johnson mentioned the Prosecuting Attorney is the township's attorney, and the Board supports their changes. They had two attorneys review the proposed code. In addition, Mr. Johnson noted the Trustees were told the Code would be done 2.5 years ago, have been told by three other Zoning Commission members the proposed code is too restrictive, and the township has wasted about \$15,000 on the code process, starting back in 2006, and it is still not complete. Mr. Johnson supports the Comprehensive Plan being re-done first, and hiring the DCRPC to do so.

Resident Jason Haney asked if the whole code was re-written, does it go to the voters? Mr. Johnson said, per the PA, that changes of wording, or re-write, can be approved by the Board of Trustees, then there is a 30 or 60 day window where the code is referendum-able. Zoning Inspector Irvine believes at that point, the proposed code is either approved, or the township would not have a zoning code. Mr. Sanders noted the amount of signatures needed is a percentage of voters that voted in the fall. Resident Colleen Kelly-Laich verified the township would continue to work under the current, 2005 zoning code until a new comprehensive plan was complete and the proposed code revised.

Ms. Koch again thanked Zoning Commission Chairman Winther, and member Frank Niday, for all their work on the proposed code.

The township roads were surveyed, as advertised, for 2013 road improvements.

Mr. Garrett noted the township could now get pricing for approved park grant items and put the new basketball court out for bid.

New Business

Mr. Johnson moved and Mr. Garrett seconded to appoint Zoning Commission member, Stephen Pierce, to another five year term. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Zoning Inspector Irvine noted only one zoning permit has been received for January, and he is sending a letter on a property complaint on Highlands Drive.

Director of Operations, Todd Cooper, reported the Road Department gutters were installed last week and final items will be finished soon. Installation of the administrative building lobby windows

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20 Page 2 of 2

has been discussed and will be scheduled. Mr. Cooper received the Ohio Department of Transportation Mileage Certification form, whereby the township certifies to have 46.020 miles of roads as of December 31, 2012.

Fire Chief Cooper noted members are needed for the Volunteer Firefighter's Dependent Fund Board, which provides life insurance for part-time firefighters. Firefighters Stover and Kasberg are on the Board for 2013. Mr. Johnson moved and Mr. Garrett seconded to appoint Karen Koch and Joe Garrett to the Board. Vote: Koch-yes, Garrett-yes, Johnson-yes. The Board will meet to also pick a resident member. The Trustees were also shown the fire gear received through a grant.

The fire station's immediate damage repairs are complete, but the insurance company still has an offer of \$263,000 for complete repair of all damages incurred. The Board feels that offer is low, probably more realistic at \$400,000, but it will not change unless a bid is received. Options were discussed. Mr. Johnson will see if Belfor and/or a consultant will provide a bid. Then either the repairs could be made, or the insurance used toward new fire station construction.

Notice was made that the Records Commission will meet immediately following the next meeting on January 28, 2013.

End of year income and expense figures were provided by the Fiscal Officer. Chairman Koch certified the Fiscal Officer has provided current financial reports for the township. Completing business the Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, Trustee Johnson moved and Trustee Garrett seconded to approve pending purchase orders, blanket certificates, vouchers and warrants #1102-1105, 9255-9264, all totaling \$87,432.12. Vote: Koch-yes, Garrett-yes, Johnson-yes.

As there was no further business, Mr. Johnson moved and Mr. Garrett seconded to adjourn the meeting. Vote: Koch-yes, Garrett-yes, Johnson-yes. Meeting adjourned.

ATTEST

Jill M. Davis
Fiscal Officer

BOARD OF TRUSTEES

Karen Koch
Joe Garrett
Barry Johnson