

**Concord Township
Board of Zoning Commission (BZC)**

Administrative Building • 6385 Home Road • Delaware • Ohio • 43015

Concord Township Board of Zoning Commission

Will meet at 7:00 p.m. Tuesday April 10, 2018 at the Concord Township Administrative Building, located at 6385 Home Road, Delaware, Ohio, 43015 for the following purpose: To consider Application, designated as ZC042018, filed by Dublin Farms LLC of 2779 Peachblow Rd, Lewis Center, OH, 43035. The Applicant is requesting approval for rezoning and a preliminary development plan referred to as The Concord Business Park & Self Storage for Planned Commercial District on 29.33+/- acres on Dublin Road, Powell, OH, 43065, Parcel #60031101001000, owned by Dublin Farms LLC and 26.47+/- acres on Dublin Road, Powell, OH, 43065, Parcel #60024004009000. At the conclusion of the Public Meeting(s) and the BZC vote, the matter will be submitted to the Board of Trustees for review and action. The Application is available for public review at the Ostrander Branch of the Delaware County District Library, 75 North Fourth Street, Ostrander, Ohio 43061 and on the township website. The Zoning Commission will also conduct other business as needed. Area residents are encouraged to attend.

*Concord Township Board of Zoning Commission
Connie Resanovich, Chairperson
Ric Irvine, Zoning Inspector*

**Meeting Minutes
April 10, 2018**

Call To Order

Chair, Resanovich called the Public Meeting to order

Roll Call

Connie Resanovich	Present
Virginia Farneman	Present
Gary Davis	Present
Steve Pierce	Present
Steve Smith	Present
Mike Hamilton, Alternate	Present
Darin Hilt, Alternate	Absent

Also Present

Ric Irvine, Zoning Inspector
Chris Rinehart, Rinehart Legal Service, LTD
Angie Moore, Higgins & Associates Court Reporting

Swearing In

Angie Moore swore in all present

Public Present

See attached Sign In Sheet

Begin Meeting

Chair, Resanovich began the meeting by explaining the Purpose of the meeting was to consider Application ZC042018. Chair, Resanovich explained that the BZC hears applications for change of zoning and will make a recommendation to the Trustees. The BZC's responsibility is to review the Application and confirm that the Application is in compliance with the Zoning Resolution and Comprehensive Plan. The BZC may continue the hearing or make a Motion to vote on the Application which may be to deny, approve, or approve with conditions. The Trustees may or may not agree with BZC's recommendation and will make the final approval or denial of the Application.

Chair, Resanovich said the Applicant was notified that the Application was not complete. The Applicant would only be providing basic information on the proposed development. Applicant, Jack Brickner, Director of Development, introduced Scott Harper, Architect, and Mike Williamson, Engineer. Mr. Brickner said they would give an overview of the project and changes would be made. Overview of the Project: located on Dublin Road, includes a rezoning request, Pat Paykoff and Jeff Cutler are the owners of the property and own 5 storage facilities, the owner's researched the site and need for the facility, 56 acres, 2 parcels, planned commercial district for both properties, 35 acres of storage facility and 21 acres with no determined plan, surrounding property owners contacted and feelings were mixed, 2 phases, phase 2 to be constructed 3 years after the first phase, preserve natural features when possible, retention basin to pick up and hold storm water, provide mounds 6-8 ft. high with evergreen trees and additional screening on top, the southern building is 600 ft. from Cook Road, setback off Dublin Road is 80 ft., no divergences are being requested, security will be gated and fenced all the way around, codes would be provided to clients for gate entrance, security/property manager on site 5-6 days a week approximately between 8:00am-5:00pm, 100% private. Mr. Brickner mentioned that they have a letter from AEP and requested a letter from Columbia Gas. A gas line runs along Dublin Road so service should not be an issue. Delco Water has a six inch line which will work for the storage unit, no sanitary sewer in the area so they have a location for septic system close to the manager/security person's location, the exact location has not been determined.

DCRPC Approval with recommendations per Mr. Brickner: Better signage definition, down lighting used, site plan needs approved by Fire Department.

Fire Chief's Questions/Comments per Mr. Brickner: Chief, Cooper asked if firewalls and a sprinkler systems would be installed and Mr. Brickner said it would be dictated by the county and would be decided on the Final Plan, also the single access with swing gate, make sure the width complies with requirements for access for police/fire, also require a secondary emergency only access which would be added on the south side of the buildings with similar gate or bollards, no access off Cook Road, ensure the radius would be appropriate for fire equipment and change to 30 ft. wide drives, include access on the west side, include fire hydrants within the site, currently two on north end and two on south end, Delco is doing pressure tests to decide exact locations of the hydrants.

Scott Harper, said the goal is to use the front three buildings as a buffer from the remaining project. The buildings would be board and batten siding, Wainscoting, the buildings within the site are low buildings to prevent road view, lighting on the buildings would have low light levels, cutoff fixtures, and maintaining as much of the natural features as possible, beige siding, standing seam roof with accents to maintain the look.

Chair, Resanovich acknowledged that specific required information was not provided in the Application. Chair, Resanovich explained that Concord Township has a one-step zoning process which means a complete Development Plan is required. Changes to the development plan are called modifications and must be brought before the BZC. The Public cannot initiate a referendum on a modification. The storage unit encroaches on the north parcel which does not have a Development Plan for that area and sewer is not currently available. Chair, Resanovich mentioned that she would not be in favor of rezoning the parcel to PCD without a Development Plan. After further discussion between the BZC and the Applicant, Chair, Resanovich said the hearing could be recessed to give the Applicant time to gather the required information for the Application and provide a Development Plan for the north parcel in order to apply for rezoning of that parcel. Attorney, Rinehart explained that the BZC would not hear the entire Application during the hearing because the Plan would change.

Chair, Resanovich explained for 'Public Input', the Application needed to be complete. If the hearing was continued then the BZC and the Public would have questions/comments. Mr. Smith said no easement for the property is shown and would be required. The Applicant requested to reconvene the hearing. Chair, Resanovich said the hearing would be scheduled within 30 days. The hearing will be posted on the website and in the

Delaware Gazette, no letters would be mailed. The BZC and Applicant discussed possible dates and agreed on May 15, 2018.

Motion to Recess

Motion to Recess until May 15, 2018 at 7:00pm by Mrs. Farneman and seconded by Mr. Pierce

Vote: Smith, yes; Davis, yes; Pierce, yes; Farneman, yes; Resanovich, yes;

Motion Passed

ATTEST

DATE APPROVED

Angie Ellenbrock

05/15/2018

Connie Resanovich

Board of Zoning Commission Chair

cc: ZC Members, Fiscal Officer, Zoning Inspector, File

