

CONCORD TOWNSHIP BOARD OF TRUSTEES

May 8, 2019

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Call to Order

The Concord Township Board of Trustees held a special meeting on May 8, 2019 at 6:30 pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio 43015. Vice Chairman Garrett called the meeting to order and the roll was called. Attending were Trustees Jason Haney and Joe Garrett. A sign-in sheet was provided for meeting attendees.

The purpose of the meeting was to consider the Recommendation of Conditional Approval made April 25, 2019 by the Delaware County Regional Planning Commission (DCRPC), and by the Recommendation for Conditional Approval made April 9, 2019 by the Concord Township Zoning Commission, for application #ZC012109, filed by Plan 4 Land LLC of 10 West North Street, PO Box 215, Ostrander, Ohio 43061. The applicant is requesting approval for rezoning and a preliminary plan for Final Touch Painting for Planned Commercial District at 3883 US Highway 42 South, Delaware, Ohio 43015, parcel #42014001017000 at 0.539+/- acres and parcel #42041001003000 at 0.160+/- acres, owned by Eric & Kim Crawford, Co-Trustees.

The Concord Township Zoning Commission recommended approval of Application #ZC012019 with the following Terms and Conditions: 1- Letter provided by Applicant stating that Septic Feasibility Study has been implemented and approved, 2-ODOT Traffic Study provided and any recommendations reviewed for consideration, 3-DCRPC had not reviewed prior to zoning meeting. DCRPC review and recommendations must be reviewed by Trustees and any application actions considered.

The DCRPC recommended approval with the following Recommendations: 1-Confirmation of any access or traffic issues from ODOT, 2-Confirmation of the ability to use the on-site system for waste treatment, 3-Recommend denial of the residential use of the site, 4-Additional detail on the parking material and geometry.

It was made a matter of record that the following requirements were satisfied to hold this hearing: 1-the rezoning application dated March 15, 2019, 2-the legal notice, 3-the sign-in sheet, 4-the notice of conditional approval from Regional Planning with four conditions, and 5-the notice of conditional approval from the Zoning Commission with three conditions. The Trustees will hear testimony to approve, deny, or approve with modification, the application as presented.

Presentation/Testimony

Mr. Joe Clase of Plan 4 Land, LLC, 10 West North Street, Ostrander, Ohio 43061, provided and update for the Trustees since the Zoning Commission meeting:

- Overview of the project consists of change of use from single family use with home occupation to Planned Commercial District, following all standards of the code with no divergences, and keeping with the comprehensive plan.
- DCRPC recommendations regarding ODOT and driveway – driveway permit is in process with ODOT, the placement of the driveway is appropriate, a modified approach is needed (currently has an asphalt approach and gravel drive), need final details yet from ODOT. No traffic study or turn lanes needed.
- The health department has sent an email about the septic system, but no official letter yet. The system use will be limited to two bedroom use. The email states the existing septic treatment system is operating properly and supports a 360 gallon per day system. An official approval letter will be distributed on Friday, May 10, 2019.
- The residential use would be temporary, while improvements are made to the facility, then used later for office space. Trustee Garrett confirmed it would not be used for multi-family or apartment use. Trustee Haney confirmed there is existing single family use, so this is OK to continue until it becomes offices, but it cannot change to multi-unit housing.
- Parking availability was reviewed. The Trustees do not want to see parking in grass areas. Mr. Haney noted for business use they may also need handicap parking.

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- Signage and lighting was discussed, and was included in application.

Comments

Eric Marckel, 5000 Brust Drive, voiced his support of the project saying it was a great idea. The Board had no other questions, but did inquire about a possible 900 square foot future addition to the main structure, which would not occur for a couple years.

Action

After discussion, Mr. Haney moved to approve re-zoning application #ZC012019, located at 3883 US Highway 42 South, Delaware, Ohio, as per Plan, with the following conditions:
1- submit final approval documentation from both Delaware Health District and ODOT as required in the ZC and DCRPC conditions;
2- residential unit will stay as residential single family use until such time that it is transferred to office space. Mr. Garrett seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes.

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

ATTEST

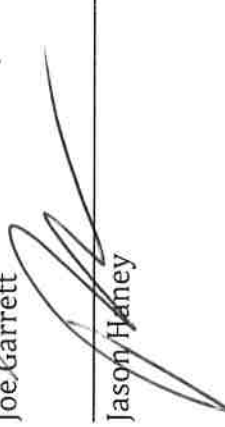


Jill Davis, Fiscal Officer

BOARD OF TRUSTEES

N/A
Bart Johnson


Joe Garrett


Jason Haney

Concord Township Trustee Special Meeting

5/8/19

Rezoning Hearing

Call to Order

Roll Call

Swearing In by Court Reporter – N/A

Purpose of Meeting for Rezoning for Application# ZC 012019

Read letter of conditional approval from zoning commission

The re-zoning process begins with an application to the Zoning Inspector, Delaware County Regional Planning Commission, Zoning Commission, and then to the Board of Trustees, who will vote by majority to either approve, or deny, or approve with modification.

I would like to make a matter of record that the following requirements have been satisfied:

A-the application dated 3/15/19,

B-the legal notice,

C-the sign-in sheet,

D-the notice of conditional approval from Regional Planning with 4 conditions, and

E-the notice of conditional approval from the Zoning Commission with 3 conditions

Testimony by Applicant

Public Comments

Comments from the Board

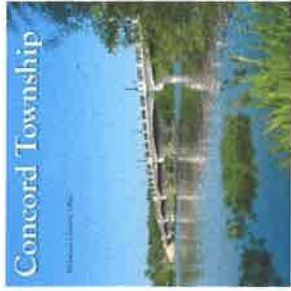
Vote by Board of Trustees

Motion to Adjourn

CONCORD TOWNSHIP
TRUSTEE MEETING
ATTENDANCE LIST

MEETING AGENDA: Rezoning # ZC012019 DATE: 5/8/19

NAME (please print)	ADDRESS (please print)	TOWNSHIP
Earl Crawford	4191 S. Section Line	Concord
Kim Crawford	4191 S Section Line	Concord
Courtney Wagy-Plantation	POB 215 Ostrander	
JOE CLARE	708 215 Ostrander	
Earl Mackel	5000 Beust Dr	Concord



Concord Township Zoning Department

Administrative Building
6385 Home Road
Delaware, Ohio 43015
740-881-5338
www.concordtwp.org

April 19, 2019

CONCORD TOWNSHIP TRUSTEES
6385 HOME ROAD
DELAWARE OH 43015

RE: Application ZC012019

Dear CONCORD TOWNSHIP TRUSTEES,

On April 09, 2019, the Concord Township Zoning Commission held a Public Hearing to consider Application, designated as ZC012019, filed by Plan 4 Land LLC of 10 West North St, PO Box 215, Ostrander, OH, 43061. The Applicant is requesting approval for rezoning and a preliminary plan for Final Touch Painting for Planned Commercial District at 3883 US Highway 42 South, Delaware, OH, 43015, Parcel #42014001017000 at 0.539+/- acres and Parcel #42041001003000 at 0.160+/- acres, owned by Eric and Kim Crawford Co Trustees.

After hearing all of the evidence and testimony regarding Application ZC012019 at the hearing, the Concord Township Zoning Commission moved to recommend approval of Application ZC012019 with the following Terms and Conditions;

TERMS AND CONDITIONS OF CONDITIONAL APPROVAL FOR ZC012019

1. Letter provided by Applicant stating that Septic Feasibility Study has been implemented and approved.
2. ODOT Traffic Study provided and any recommendations reviewed for consideration.
3. DCRPC had not reviewed prior to zoning meeting. DCRPC review and recommendations must be reviewed by Trustees and any application actions considered.

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Conditional Approval to the Trustees. Plan 4 Land LLC will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,

Connie Resanovich, Chair
Board of Zoning Commission
CR/ae