

**CONCORD TOWNSHIP BOARD OF TRUSTEES**

**May 23, 2019**

The Concord Township Board of Trustees held a special meeting on Thursday, May 23, 2019 at 10:00 a.m. at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015. Chairman Johnson called the meeting to order with a roll call. In attendance were Trustees Bart Johnson, Joe Garrett, and Jason Haney. Other meeting guests signed an attendance sheet.

The purpose of the special meeting was to meet with the Delaware County Engineer's office to discuss changes made to development plans after the township has approved.

Discussion began regarding the differences between a condominium development and a single family home development. A condominium development does not need final approval from Delaware County for their private streets and plan layout. The County looks at the access for the development, drainage, erosion and sediment control. Changes may occur during final planning due to topography and other issues that arise. A single family home development must meet Delaware County standards. The Ohio Revised Code (ORC) determines the standards for roads, access, development layout etc. that the County adheres to. The developer decides what changes need to be made in order to meet the County standards. The developer is also responsible for providing major/minor changes to the township for approval. The Trustees would like to ensure they receive information on proposed changes for approval. The Trustees requested a document of standards from the County so they would be better informed on possible changes the County might require on a preliminary development plan. The Township will receive development plans from a planner who may not be aware of the standards that a consultant will know when he begins the project. The Delaware County Regional Planning Commission (DCRPC) holds a technical review meeting before their regular meeting for single family developments. Approval on the final development plan is signed by all involved County Departments, DCRPC, and the Township Zoning Inspector. The Board of Zoning Commission (BZC) will make sure the application complies with the township's zoning resolution and comprehensive plan. The proposed land use and density are the only issues the BZC make a recommendation for to the Trustees.

Previous issues were discussed including road right-of-way (ROW) areas, which the County stated could be cleared of all trees and growth at any time due to ditch clearing, road widening etc. The County can provide information on projected future ROW on township roads.

Zoning Inspector Mr. Irvine asked if proposed changes could be red-lined, or an overlay provided, to show original and proposed changes. The County receives individual portions of a development plan with proposed changes, they do not receive a second entire development plan with changes. Mr. Irvine will receive a development plan to approve, which will only show the development with the changes made and this will be the final development plan when approved.


Motion to Adjourn by Trustee Haney and seconded by Trustee Johnson. Vote: Haney, yes; Garrett, yes; Johnson, yes. Motion Passed. Meeting Adjourned.

ATTEST

  
Angie Ellenbrock

BOARD OF TRUSTEES

  
Bart Johnson

  
Joe Garrett

  
Jason Haney

5/23/2019 TAUSTEE SPECIAL MEETING

SIGN IN:

Angie Ellenbrock Admin Assist.

Connie P. Gannon Chair BZC

John Piccin, DCEO

Chris Bawerman, DCEO

Rob Riley, DCEO

Doug Riedel, DCEO

RIC IRVING ZONING INSPECTOR

JASON HANEY TRUSTEE

JOE GARRETT TRUSTEE

BART JOHNSON TRUSTEE