

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

## Call to Order and Roll Call

The Concord Township Board of Trustees met in special session on Wednesday, December 15, 2021 at 6:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio.

Chairman Bart Johnson called the meeting to order and the roll was called; attending were Trustees Bart Johnson, Joe Garrett, and Jason Haney. A sign-in sheet was provided for guests.

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

## Purpose

The purpose of the meeting was to consider rezoning application #ZC022021, recommended for approval by the Concord Township Zoning Commission Board, filed by Ryan Brown of 142 Celler Court, Powell, OH 43065. The Applicant requested approval for rezoning from Farm Residential (FR-1) to Planned Commercial and Office District (PCD), and a preliminary development plan referred to as Self Storage 42 at 4359 US Highway 42 South, Delaware, OH 43015, parcel #42041001015000 containing 5.0+/- acres, owned by Ryan Brown.

The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification.

Trustee Johnson made a matter of record that the following requirements were satisfied to hold the hearing: the application, the legal notice, the sign-in sheet, the notice of conditional approval from Delaware County Regional Planning with four conditions, and the recommendation of approval from the Zoning Commission with no conditions.

## Testimony

Mr. Todd Faris of Faris Planning and Design, joined by owner Ryan Brown, provided a background of the property; with its many challenges of frontage, setbacks, power line, woods, swale and no sewer, there are limited uses for the parcel being developed.

- The storage facility would total 32,000 square feet in eleven buildings.
- Black metal pole buildings with white roofs.
- No traffic study required for US 42.
- Secured entry with gates, and the curb cut would be across from the property across the street.
- Six foot tall black wrought iron type fencing across the front, with six foot tall black vinyl coated fencing on sides and back.
- Sign would be 25' back from road per code with no lighting. Mr. Brown added he will use the full sign height and size as allowed per zoning code (approximately 7.5'x3', per exhibit D2 of application).
- Fire department approval was the most difficult part, for dry hydrant and retention pond/water capacity.
- Storage unit standard size will be 10'x10' with a few larger. Also boat/RV outdoor storage on the gravel areas.
- Lighting will consist of two pole lights, and the rest are wall packs on buildings.
- Open hours would be office ~9am-5pm, with units accessible 24/7.

Several divergences were requested:

- Per code no permits will be issued until an approved plat is received, but there will be no platting for the site.
- The code asks for hard surface paving, and the applicant is requesting two areas of gravel on the interior surrounded by asphalt.
- Landscaping was designed as the code allows, with 6' tall screening around the site, additional screening provided by the buildings, and 3' hedge vehicular screening. Screening of an area on both sides cannot be accomplished due to power line easements. The property does have some existing woods.

## Discussion

The Board discussed additional landscaping at length. A double row of 8'-10' tall arbor vitae, staggered every 6' wide, was requested at the front of the first building instead of a single row for better screening. Mounding was considered, but cannot be honored until the applicant hears back about septic requirements. The Board also suggested a mix of tall, ornamental grasses and/or mix

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

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-48

December 15, 2021

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Held

of tall grasses with trees along power line areas to screen the side views.

**Public Comment**

None.

**Action**

Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #21-1215 to approve application #ZC022021 for Self Storage 42 as presented with the following conditions: 1-add a second, staggered, row of arbor vitae at the front of the property (as specified in the discussion), 2-use screening of ornamental grasses through and under the power easement to cover buildings (minimum 5' height or taller). Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes. Motion passed.

**Adjournment**

With no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes. Meeting adjourned.

**ATTEST**

*Jill Davis*

Fiscal Officer, Jill Davis

**BOARD OF TRUSTEES**

*Bart Johnson*

Bart Johnson

*Joe Garrett*

Joe Garrett

*Jason Haney*

Jason Haney

Concord Township Trustee Special Meeting

December 15, 2021

Re-zoning Hearing – 6:00 p.m.

Call to Order

Roll Call

Swearing In

Purpose of Meeting

to consider rezoning application #ZC022021, recommended for approval by the Concord Township Zoning Commission Board, filed by Ryan Brown of 142 Celler Court, Powell, OH 43065. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Commercial and Office District (PCD), and a preliminary development plan referred to as Self Storage 42 at 4359 US Highway 42 South, Delaware, OH 43015, parcel #42041001015000 containing 5.0+/- acres, owned by Ryan Brown.

**The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification.**

**I would like to make a matter of record that the following requirements have been satisfied: the application, the legal notice, the sign-in sheet, the notice of conditional approval from Delaware County Regional Planning with four conditions, and the recommendation of approval from the Zoning Commission with no conditions.**

Testimony

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn

**CONCORD TOWNSHIP  
TRUSTEE MEETING  
ATTENDANCE LIST**

MEETING AGENDA: SELF STORAGE 42 / BROWN      DATE: 12-15-2021

NAME (please print)	ADDRESS (please print)	TOWNSHIP
Alan Brown		
Todd Faris		

CONCORD TOWNSHIP  
ZONING DEPARTMENT  
6385 Home Road · Delaware · Ohio-43015  
Phone 740-881-5338 · [www.concordtwp.org](http://www.concordtwp.org)

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November 24, 2021

CONCORD TOWNSHIP  
BOARD OF TRUSTEES  
6385 HOME ROAD  
DELAWARE OH 43015

RE: Application ZC022021

Dear BOARD OF TRUSTEES,

On November 16, 2021, the Concord Township Board of Zoning Commission (BZC) held a Public Hearing to consider an Application, designated as ZC022021, filed by Ryan Brown of 142 Celler Ct, Powell, OH 43065. The Applicant was requesting approval for rezoning, from Farm Residential (FR-1) to Planned Commercial and Office District (PCD), and a preliminary development plan referred to as Self Storage 42 for a Planned Commercial and Office District at 4359 US Highway 42 South, Delaware, OH 43015 Parcel #42041001015000 at 5.0+/- acres, owned by Ryan Brown.

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Approval to the Trustees. Please note that per R.C. 519.12, the Trustees shall hold a final public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,

Board of Zoning Commission  
Chair Connie Resanovich  
CR/ae



# CONCORD TOWNSHIP FIRE DEPARTMENT

7990 Dublin rd  
Delaware Ohio 43015  
740 881 5997  
Station 340

10/07/2021

Todd M. Faris, ASLA, LEED AP BD +C  
President

Faris Planning and Design LLC  
4876 Cemetery Road  
Hilliard, Ohio 43026

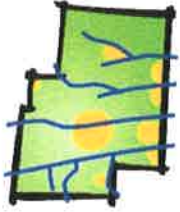
Todd,

In reference to the plans of Self Storage 42, we have reviewed and approved the plans as written with the retention pond holding 164,000 gallons of water and the following hydrant changes

- Place the first hydrant at the entrance of the drive in the area where it says R85
- Place the second hydrant at the location indicated in the back
- Relocate the dry hydrant to the pull off on the south side between the 12 and the R15.

If you have any questions please let us know.

Jack Guyton  
Fire Inspector



## Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

<b>RPC Meeting Date:</b> 09/30/21	<b>RPC#</b> 40-21 ZON
<b>Township:</b> Concord	
<b>Request by:</b> Ryan Brown	
<b>To rezone:</b> 5.0 acres	
<b>Located:</b> south side of SR 42, north-east of SR 257	
<b>From:</b> FR-1	
<b>To:</b> PCD	
<b>To allow:</b> Self Storage 42	

**Zoning Commission Decision Date:** 11/16/2021

**Board of Trustees Decision Date:** 12/15/2021

**Effective Date:** 1/14/2022

*After the period of referendum has passed*

**Decision:** (circle one) **APPROVED** **DISAPPROVED**

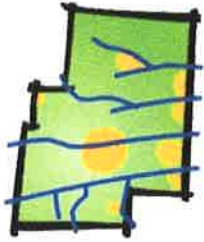
**Please Note:** If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

**Township Trustee Signatures:**

**FOR OFFICE USE ONLY**

Delaware County Regional Planning Commission, 109 N. Sandusky Street, Delaware, OH 43015  
Phone (740) 833-2260 or Fax (740) 833-2259

Effective 06/09/09



## Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 [www.dcrpc.org](http://www.dcrpc.org)  
Scott B. Sanders, AICP Executive Director



October 4, 2021

Jill Davis, Fiscal Officer  
Concord Township  
6385 Home Rd.  
Delaware, Ohio 43015

Dear Mrs. Davis,

The Regional Planning Commission, at its September 30, 2021 regular meeting, recommended **Conditional Approval** of the following rezoning request:

### RPC File number 40-21 ZON

**Request by:** Ryan Brown  
**To rezone:** 5.0 acres  
**Located:** south side of SR 42, north-east of SR 257  
**From:** FR-1  
**To:** PCD  
**To allow:** Self Storage 42

Please remind your trustees and zoning commission that our office needs written notification of the results of the vote by each body, following each of their respective rezoning hearings. *If the application is a planned residential zoning, please include the total number of units approved.*

If you have any questions, please contact our office.

Respectfully,

*Stephanie Matlack*

Stephanie Matlack  
Executive Administrative Assistant

encl.: 09/30/21 RPC minutes excerpt  
copy: applicant  
Zoning Clerk  
Zoning Inspector  
file



**40-21 ZON** Ryan Brown, Self Storage 42 – Concord Twp. – 5.0 acres – FR-1 to PC

**Request**

The applicant, Ryan Brown, is requesting a 5.0-acre rezoning from FR-1 to PC to allow a self-storage facility.



**Conditions**

**Location:** south side of US 42, north of Riverside Dr.

**Present Zoning:** Farm Residential (FR-1) / **Proposed Zoning:** Planned Commercial (PC)

**Present Use(s):** vacant / **Proposed Use(s):** self-storage facility

**School District:** Buckeye Valley

**Utilities Available:** Del-Co Water and private on-lot treatment systems

**Critical Resources:** streams / drainage course / **Soils:** GwB, SoA, BoA

**Introduction**

This is also a rezoning in conjunction with a development plan. The rezoning would facilitate the use of the property for a self-storage commercial business on the south side of US 42, just north of Riverside Drive/OH 257. The current zoning permits residential and agricultural uses, while the proposed zoning would permit the intended use.

The submitted plan shows the driveway entering on the east end of the property and extending south. Eleven structures are included, all relatively small and ranging from 500 square feet to 4,800 square feet with a total of 32,275 square feet. A high voltage power easement runs through the middle of the property, forcing five of the structures north of it, with the remaining six to the south; all of which are fenced in.

The proposal respects all setbacks, attempts to preserve some of the existing trees, and provides vegetation to visually screen the development from US 42. The property also lies within the 42 Corridor Overlay.

**Comprehensive Plan**

Concord Township's 2018 Comprehensive Plan indicates this property is located in Subarea V, and does not

explicitly refer to the exact area of this parcel. Lands north of US 42 are recommended for residential, however, nothing is mentioned for lands on the south.

In the Township Goals and Objectives chapter, the Commercial and Industrial Development section indicates a goal as encouraging well-planned commercial, office and light industrial development in the US 42 corridor. As the 42 Corridor Overlay would apply in this case, access management principles would need to be taken into account.

#### Issues

**Traffic and access:** The proposal does not incorporate any of the recommendations of the 42 Corridor Overlay. Recommendations include: using right-in/right-out entrances, the use of shared driveways, incorporating backage roads, and the avoidance of “bowling alley” lots.

**Signage:** The proposed sign may be out of conformance with the Concord Township Zoning Resolution. At a height of 11 feet, the sign would have to be located 21 feet from the US 42 ROW (15 feet plus 3 feet of distance for every 1 additional foot of sign height above 8 feet). Additionally, the sign appears to be a pole sign with the solid panel mounted on two poles. While this style conforms to the zoning code, staff recommends monument signs located closer to the ground with a base the same width as the sign face.

**Building design:** As typical storage buildings, the structures lack architectural detail. To project high quality along the corridor, the most visible portions of the buildings should include additional architectural detail, particularly on building #1. Additional mounding detail should also be provided.

#### Divergences

No divergences are requested.

#### Staff Recommendations

Staff recommends Conditional Approval of the rezoning request by Ryan Brown from FR-1 to PC to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, subject to:

1. *Providing additional architectural detail for the most visible portions of the buildings;*
2. *Providing additional detail on mounding and landscaping along the northern frontage of the site;*
3. *Utilizing a monument sign rather than a sign on two poles; and*
4. *Consider a shared access point with the parcel to the east, depending on its eventual use.*

#### Commission / Public Comments

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that regarding access, ODOT wanted the entrance to align with the existing roadway to the north. They can talk to the Township about providing an access to the east. He agreed that the signage meets the code and is what the developer has requested. With regard to the staff comment on architectural detail on the front building; Concord Township requires they screen every commercial use from SR 42 with a minimum 6' high screen so he questions the need for more architectural features that will not be seen.

**Mr. Price made a motion for Conditional Approval of the rezoning request by Ryan Brown from FR-1 to**