

**Concord Township  
Board of Zoning Commission (BZC)  
Administrative Building  
6385 Home Road  
Delaware, Ohio 43015**

**Workshop Minutes  
June 20, 2017**

**Call To Order**

Chair, Resanovich called the Public Meeting to order

**Roll Call**

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

**Workshop**

Chair, Resanovich said the purpose of the meeting was to continue the discussion with Public Input on potential changes to the Zoning Resolution and Comprehensive Plan. Please raise your hand before speaking, speak one at a time and do not repeat issues that have already been discussed. The BZC will end the meeting with Old/New Business and Review/Approve previous meeting minutes. Chair, Resanovich asked if there were any residents who had not attended a zoning meeting. Chair, Resanovich explained that the BZC, Zoning Inspector, Delaware County Regional Planning Commission (DCRPC) and township attorney have all had input on possible updates to the code and comp. plan. Potential and current developers, Trustees and residents have also been included in the process. The Comprehensive Plan was updated in 2016 and the Zoning Resolution needs updated to align with the Comprehensive Plan. Recent changes in the area are also contributing factors such as; sewer availability, housing boom, economic upswing, growth to the north of Columbus including Jerome, Liberty, Polaris, influx of housing for the 55+, farming decline, new elementary, city of Columbus purchased the prison, growth in township, increased traffic, annexation threat, requirement of township services ex: EMS, fire, dedicated sheriff, spot development, possible starter home development due to new school, lack of commercial opportunity, feedback from existing residents and land owners, possible drainage issues, rural environment.

During the previous meeting, possible updates were discussed for the zoning code which included; side yard setback distance, the current zoning code does not specify side setback distance; set required housing sizes, the PRD can specify the size; require minimum two car garage with off street additional two car parking (this is covered in parking restrictions under single family housing); all natural finishes to the homes; open ditches for a rural environment, including the appropriate sized corrugated pipe under drives and if this would be preferable over curbs and gutters; 5 ft. wide bike and walking paths maintained by the HOA. Chair, Resanovich said the major concern is the density. The BZC would like to clarify the wording for updates and possibly make a Motion for Recommendation during their next meeting. The Approved Recommendations would go to DCRPC, the township attorney and then to the Trustees.

The current challenge is the setup of Planned Residential Development (PRD) in the zoning code. The code states that with incentives allow additional density. If the incentives are met then they are meeting the requirements of the code and the additional density has to be recommended to the Trustees. 1.5 is the starting

point for density and if they the max is three per acre. Chair, Resanovich spoke with the township's zoning attorney and he agreed that the incentives could be eliminated from the code, under Section 11.06.b. The BZC would like to create the opportunity for negotiations for density to allow every possible benefit to the township without guaranteeing an increase. Chair, Resanovich read a portion into the minutes, Section 11.06.b.11: *Specific statements of divergence from the development standard in Article XXI or existing county regulations or standards and the justification thereof. Unless a variation from these development standards is specifically approved, the same shall be complied with.* Chair, Resanovich explained that if a developer said they want to increase the density by providing additional screening, or water pipe, etc. those are negotiable items and not assumptions and the BZC is not locked into adding additional density. The 'extras' that were offered would be considered divergences from the requirement.

Discussion ensued regarding the density and how the county and township work together to modify the zoning code. Chair, Resanovich explained that DCRPC helps plan for development. DCRPC due maps on the topography of the area, future area growth studies, and so they are an advisory board. The DCRPC advises townships as to options and future considerations for their area. A density below 1.5 has never been proposed by the county, DCRPC, BZC or landowners. Mrs. Farneman said that previously a group of 17 residents was put together to discuss changes and they suggested 2 units per acre. The BZC has lowered that number to 1.5 and DCRPC gives an educated guide line for the area. Mrs. Farneman said that compromise is necessary and a middle ground must be found in order to positively move forward. Chair, Resanovich explained that the Comprehensive Plan meetings were advertised and held over an entire year. And they were held with regional planning and Scott Sanders. The DCRPC website has Comprehensive Plans for each township listed and you can compare and see the similarities and differences in each township. Mrs. Farneman mentioned that they do statistics on traffic studies and growth for areas. They provide solid information for the townships in order to make good decisions. Mr. Smith said they went through 192 pages and went through each page and discussed options/changes. The county built a sewer plant in the township and good planning is necessary.

The incentives can be completely eliminated from the zoning code and 1.5 would be the established units per acre. If higher density is requested than the BZC can hear the request and decide whether to recommend approval to the Trustees. The Trustees would then hear the request and have the opportunity to negotiate options if they would benefit the township. Mr. Smith mentioned that the developer agreed to all natural materials at a higher density with no issues. A higher density would always be possible due to multiple use property, for example some commercial, multi-family, and single family homes in one development. The overall density could be greater than 1.5. The specific area, topography of the area, ect. would provide individual options for negotiations between the developer and the Trustees. The Comprehensive Plan is a planning document and cannot be used as a legal document in court. The sub areas would be changed to 1.5 so it would align with the changes in the zoning code. The purposed of the meeting is discuss the changes to the code and the wording for the changes to be reviewed by the attorney and DCRPC.

Property value and traffic are concerns for the area. Minimum house value for new construction is above \$300,000 in the area. The county controls the road decisions and what is necessary for the area. A traffic study is done before development begins and requirements must be met by the developer. Future road improvements are unknown by the BZC. Chair, Resanovich said that traffic improvement comes with the development. Home road could be a thoroughfare between Liberty Township and Jerome Village with the current development and growth. The county does not give a lot of advanced information. Mrs. Farneman added that DCRPC has a 20 and 30 year plan for the area, the information should be on the website or contact Scott Sanders. The individual road cuts are considered and speed limit is also considered when deciding possible improvements with new development. ODOT decides all speed limits. Mrs. Farneman mentioned that previously the BZC requested road improvements for a development and the developer agreed to the request. The request was turned down by the county and the road improvements were not done. Mrs. Farneman said

the township does not have any control over roads. The amount of traffic generated by a new development and the speed limit are considered for necessary road improvements. The higher the speed limit the necessary for turn lanes. There is a mandated number of homes that requires a turn lane, signal etc. SR 745 is a state road which is ODOT and they have different standards than the county. On Section Line road the developer was required to provide a right turn in, right turn out and was decided by sight distance more than anything due to the hills, and the decision sight distance.

Meetings are posted in the Gazette, in the foyer of the township building and on the township website. Signs for the BZC meeting are posted on the property to be rezoned. Adding zoning minutes to the website and adding specific information regarding township meetings to the calendar were suggested and noted as a good changes for the website.

The BZC must follow the required steps to make a zoning resolution change. The changes will be reviewed by DCRPC and the township's attorney and then go to the Trustee's for approval. The process is slow. It is unrealistic to believe that the 900+ acres of farmland will remain farmland. The BZC are all residents of the township and are trying to plan for the impending development. Consider the existing residents, the farmers or landowners, and new buyers in our township. A middle ground is what the BZC is trying to achieve. No one wants a high density development on this side of the river and the changes to the code are a beginning to create a better option for the area. If the code is changed to 1 unit per acre, the risk would be having starter homes or section 1 housing built on the

Discussion for the next meeting date proceeded and Tuesday, July 11, 2017 at 7:00pm was decided. Notice will be in the Gazette and posted on the township website.

**Review/Approve Minutes**

**Old/New Business**

None

**Motion**

Motion to Adjourn by Mrs. Farneman and seconded by Mr. Smith.

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

Motion passed

**ATTEST**

Angie Ellerbrock

Angie Ellerbrock  
Administrative Assistant

**DATE APPROVED**

7/11/2017

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

