

**Call to Order**

The Concord Township Board of Trustees held a special meeting on July 25, 2019 at 6:00 pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio 43015. Chairman Johnson called the meeting to order and the roll was called. Attending were Trustees Bart Johnson and Jason Haney. A sign-in sheet was provided for meeting attendees.

The court reporter performed the swearing in of meeting attendees.

The purpose of the meeting was to consider the Recommendation of Conditional Approval made May 30, 2019 by the Delaware County Regional Planning Commission (DCRPC), and Recommendation for Conditional Approval made June 13, 2019 by the Concord Township Zoning Commission, for application #ZC022109, filed by CV Real Properties of 110 Polaris Parkway, Suite 301, Westerville, OH 43082. The applicant is requesting approval for rezoning and a preliminary plan referred to as Scioto Reserve Extension for Planned Residential District (PRD) at 4882 Home Road, Powell, OH 43065 (parcel #31923001018000) at 8.0+/- acres, owned by Ronnie Dulin.

The Concord Township Zoning Commission Board (BZC) recommended approval of Application #ZC022019 with the following Terms and Conditions: 1- BZC recommendation to approve at a density of 1.8 units per acre as per Delaware County Regional Planning's Recommendation, 2- Provide to the Trustees detailed information regarding the timeline and contribution for the proposed path on the south side of the development, 3- Provide to the Trustees details for the additional mound and buffering to prevent the highlight issue to The Pointe residents, 4- If possible, provide to the Trustees the type of mailboxes for the development (cluster or individual), 5- BZC recommendation to approve the driveway divergence, 6- BZC recommendation to secure the property easements for the second exit, 7- BZC recommendation to approve the divergence for the second temporary sign, 8- Provide a list of the builders for the development to the Trustees.

The DCRPC recommended approval with the following Recommendations: 1-Reduction of density at no more than 1.8 units per acre (14 units), 2- Driveway divergence is reasonable, 3- Recommend only one temporary sign at Home Road be permitted.

It was made a matter of record that the following requirements were satisfied to hold this hearing: 1-the rezoning application dated May 20, 2019, 2-the legal notice, 3-the sign-in sheet, 4-the notice of conditional approval from Regional Planning with 3 conditions, and 5-the notice of conditional approval from the Zoning Commission with 8 conditions. The Trustees will hear testimony to approve, deny, or approve with modification, the application as presented.

**Testimony by Applicant**

Todd Faris, of Faris Planning & Design, 243 North Fifth Street, Columbus, OH, provided the Trustees an updated Executive Summary dated July 24, 2019 for the 8 acre project west of Scioto Chase on Cherry Glen Drive. Updates within the Summary include:

- 1- The development will terminate with a cul-de-sac.
- 2- A lot was dropped to reach the 1.8 unit per acre density requested by DCRPC.
- 3- They got rid of the double cul-de-sac which eliminated the driveway divergence and also removes the mound issue.
- 4- Emergency access (14 ft wide) will be provided after meeting with fire officials and The Pointe. An easement agreement will be drafted with The Pointe for the access site. Each section will be maintained by each Homeowner's Association.
- 5- There will be pedestrian-only access on the south end.
- 6- The legal description was updated and approval stamped by the County.
- 7- Traffic study from was received from Mike Love.

Held

July 25, 2019

20 Page 2

- 8- Updated landscaping and open space plans are included.
- 9- Utility exhibit was updated.
- 10- Lot count and density was updated.
- 11- Emergency access was revised.
- 12- Divergences were omitted from the development text since no longer apply.

**Comments from the Board**

Mr. Johnson inquired about lot sizes. Mr. Faris responded the lots range from 75-80 feet wide, with minimum distance of 20 feet between homes. Mr. Vince did not yet know what builders would be participating in the development. They will be custom built, higher-end homes.

Mr. Johnson asked about completing the multi-use path along the south border of the property. Mr. Vince said he cannot speak for the Dulins, but he would work with all of us for path easement, and help with a monetary contribution to complete the path. Mr. Haney mentioned the path still needs finished at Mr. Vince's previous project. Mr. Vince noted he does not think the finances are there to complete to whole path, with the bridge over the creek being the big unknown cost, and the path would not connect to anything at the ends. The Trustees said it will all eventually connect, especially with the new crosswalk point at the Scioto Chase light and the tunnel at Scioto Parkway. Mr. Johnson said the path is a contribution to the community for the 1.8 density. Mr. Vince felt the secondary emergency access was also a community contribution. Without knowing the costs involved, Mr. Vince said he could contribute \$10,000 toward the path. Mr. Johnson added that without the path, he feels the project should be 11 homes for 1.5 density per the zoning code. Mr. Vince does not think the finances are there to do the entire path, and with only 11 lots, the project does not work at all.

Mr. Johnson thinks the development is a nice project, and maybe take time to research costs associated with construction of the path and bridge, see if it would be worthwhile, and if there would be the possibility of incorporating with another project across the street. With hard costs, the township could also evaluate. Mr. Vince said the property across the street does not develop well due to shape and pond, so would not incorporate with his other projects.

**Action**

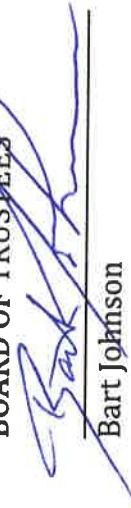
After discussion, Mr. Haney moved to continue the meeting regarding application #ZC022019 to Thursday, August 22, 2019 at 6:00 pm at the Concord Township Administrative Building. Mr. Johnson seconded this motion. Upon roll call vote: Haney-yes, Johnson-yes.

ATTEST



Fiscal Officer

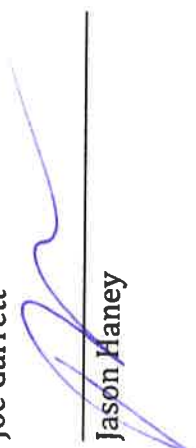
BOARD OF TRUSTEES



Bart Johnson

n/a

Joe Garrett



Jason Haney

Concord Township Trustee Special Meeting

7/25/19

Re-zoning Hearing

Call to Order

Roll Call

Swearing In by Court Reporter

Purpose of Meeting for Rezoning for Application# ZC 022019

Read letter of conditional approval from zoning commission

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:

A-the application,

B-the legal notice,

C-the sign-in sheet,

D-the notice of conditional approval from Regional Planning with 3 conditions, and

E-the notice of conditional approval from the Zoning Commission with 8 conditions

Testimony by Applicant

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn



## EXECUTIVE SUMMARY

This serves to highlight documents added/changed to the May 20, 2019 submission for a Planned Residential District at 4882 Home Road, Powell, Ohio 43065.

1. Exhibit B-1: Legal Description updated with Delaware County Engineer Signed Approval.
2. Exhibit C-1: Development Plan updated with revised layout at 14 lots and relocated emergency access drive.
3. Illustrative Plan updated with revised layout.
4. Exhibit D-1: Landscape plan updated to reflect changes in site layout.
5. Exhibit D-2: Site details updated.
6. Exhibit D-3: Open space plan updated.
7. Exhibit E-1: Utility plan and truck turning exhibit updated to reflect changes in site layout.
8. Exhibit E-3: Traffic Memo updated to include Delaware County Engineer Approval.
9. Revisions to Development Text:
  - Lot counts and density revised throughout text
  - Page 4 Sentence Omitted: "This zoning district will not contain any of the Prohibited Uses as set forth herein."
  - Page 6: Proposed emergency access drive location revised
  - Page 7 Divergence Omitted: "A divergence to section 21.09 a.12 is requested to allow driveways to be closer than 100' to an intersection of public roads. Lots 1, 13 and 14 require this divergence. This divergence has previously been approved for similar subdivisions in Concord Township."