

Held _____

August 22, 2019

Page 1

Call to Order

The Concord Township Board of Trustees met in special session on August 22, 2019 at 6:00 pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015.

Chairman Johnson announced the purpose of the meeting was the continuation of the hearing from July 25, 2019, of application #ZC022019, filed by CV Real Properties of 110 Polaris Parkway, Suite 301, Westerville, OH 43082, 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.

Mr. Johnson noted Trustee Garrett was in attendance, and asked the applicant if there was objection since Mr. Garrett did not attend the July 25 hearing. With no objection, the hearing continued.

The topic of a multi-purpose path installation continued from the previous meeting. Mr. Faris of Faris Planning and Design stated the applicant would be able to install the path and crossing, but when that would happen in the process was up for discussion.

Mr. Chris Vince of CV Properties said the installation makes sense when the easement is procured, and either a piece of land sold to a builder, or after the sale of last lot if he builds homes himself, ie when there is money to do so - time range between next May (property closing) and a couple years of lot sales. Mr. Johnson requested a narrower timeline in case the last couple lots sit vacant. Mr. Garrett suggested path installation at 50% of lot sales as incentive, or withhold zoning permit approvals. Mr. Vince noted the economy is unpredictable; he is not objectionable to the path install, but the time frame should include room for an economic downturn.

Mr. Vince shared he can negotiate the easement for the path, but would the township be willing to follow through with getting the easement? The Trustees will work with Mr. Vince to secure the easement. Mr. Vince noted he is not buying the other property across the road because cannot develop it.

Path specifications will be 8 feet wide, per Delaware County standards, and will connect to the existing path, with a bridge or culvert to cross the stream area.

Attorney Mr. Chris Rinehart commented the developer can ask for an amendment to the development plan if needed. The timeline can be amended later also.

Discussion continued on plans for the north side of Home Road, and connectivity of future paths and long-term use.

Conditions of approval from Zoning Commission were again reviewed: 1. The mound and driveway divergences are no longer needed due to plan revisions. 2. Cluster mailboxes are the standard but developer has asked for door-to-door mail. If they do not get approval, the cluster unit will be on the side of Lot 1. Parking is allowed on that side of the street. 3. Easement with the Pointe will be obtained for the emergency access drive. 4. Divergence for two signs was approved. 5. List of builders will be (a) the developer or (b) a smaller custom builder (not stock plans, price range estimated over \$500,000, Olentangy School system).

Screening of the development was discussed. Mr. Garrett noted he does not want to see the development from the road, and the township is trying to preserve its rural character. Screening should include minimum 5-6 foot high spruce trees and 3" caliper shade trees. Scioto Reserve HOA will maintain the open space. The detention area is a wet pond, but could stage the trees to make the visibility "thicker", and could add viburnum or other deciduous shrub behind the pond. Much discussion continued.

Held August 22, 2019

20 Page 2

Mr. Vince noted lots 10-14 are on the golf course.

A short recess was taken for the Trustees to prepare for action.

Action

The Trustees returned from recess at 7:28pm. Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #082219-1 to approve re-zoning of application #ZC022019, dated May 20, 2019, for 14 units on 8+/- acres with the following conditions (attached):

1- Any changes to the development plan approved tonight, whether made by the developer or any other government agency, must come before the zoning inspector for determination if it is a major or minor change. Any changes, major or minor, will follow the procedure outlined in the current Concord Township Zoning Code. If changes to the development plan are made, and have not gone through the change approval process, no zoning permits will be issued for the development until the process is completed.

2- Landscaping as presented in the Illustrative Plan dated 7/24/2019 shall be planted as shown with the following changes: Spruce trees shall be planted north of the retention pond between the retention pond and the southern lot line of Lot 5 and must be a minimum height of 5-6 feet at time of planting with a spacing of 10 feet on center in a triangular arrangement. In addition, in the same location as the previously described pine trees, a row of viburnum plantings shall be planted in front of the pine trees at a spacing of 5 feet on center.

3- Documentation regarding the easement related to the emergency access drive shall be submitted to the Zoning Inspector prior to the issuance of any zoning permits.

4- The applicant shall construct a shared used path on the south side of Home Road across Delaware County Parcel #s 31923002010000 and 31923002009000 consisting of an 8 foot wide path and pedestrian bridge or other crossing as discussed during the hearing built to Delaware County standards and shall be constructed at the earlier of (1) the sale of the project to another home builder that is not the applicant, (2) the closing of the sale of the seventh lot by the applicant, if the applicant is building the project, or (3) three years from the closing date of the sale of Delaware County Parcel #31923001018000; and

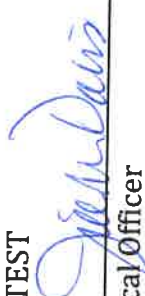
5- Any other conditions that the applicant has agreed to that may not be specified in this Resolution, but which are documented in the meeting minutes, which are incorporated herein by reference.

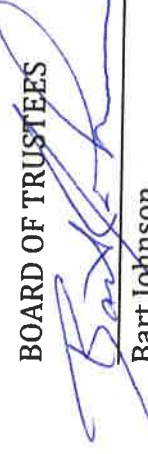
In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the requested divergences for density and a second temporary sign are approved based upon the conditions of approval agreed to by the applicant as documented herein and in the minutes of the hearing. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

Resolution copies were made and acknowledgement receipt was signed by Developer.


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

ATTEST


Fiscal Officer

BOARD OF TRUSTEES

Bart Johnson


Joe Garrett


Jason Haney

Concord Township Board of Trustees

Resolution No. 082219-1

Trustee Johnson moved to adopt the following Resolution:

The Concord Township Board of Trustees approve re-zoning application #_ZC022019_____ dated May 20, 2019, for 14 units on 8+/- acres with the following conditions:

1- Any changes to the development plan approved tonight, whether made by the developer or any other government agency, must come before the zoning inspector for determination if it is a major or minor change. Any changes, major or minor, will follow the procedure outlined in the current Concord Township Zoning Code. If changes to the development plan are made, and have not gone through the change approval process, no zoning permits will be issued for the development until the process is completed.

2- Landscaping as presented in the Illustrative Plan dated 7/24/2019 shall be planted as shown with the following changes: Spruce trees shall be planted north of the retention pond between the retention pond and the southern lot line of Lot 5 and must be a minimum height of 5 - 6 feet at time of planting with a spacing of 10 feet on center in a triangular arrangement. In addition, in the same location as the previously described pine trees, a row of viburnum plantings shall be planted in front of the pine trees at a spacing of 5 feet on center.

3- Documentation regarding the easement related to the emergency access drive shall be submitted to the Zoning Inspector prior to the issuance of any zoning permits.

4- The applicant shall construct a shared used path on the south side of Home Road across Delaware County Parcel #s 31923002010000 and 31923002009000 consisting of an 8' wide path and pedestrian bridge or other crossing as discussed during the hearing built to Delaware County standards and shall be constructed at the earlier of (1) the sale of the project to another home builder that is not the applicant, (2) the closing of the sale of the seventh lot by the applicant, if the applicant is building the project, or (3) three years from the closing date of the sale of Delaware County Parcel #31923001018000; and

5- Any other conditions that the applicant has agreed to that may not be specified in this Resolution, but which are documented in the meeting minutes, which are incorporated herein by reference.

In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the requested divergences for density and a second temporary sign are approved based upon the conditions of approval agreed to by the applicant as documented herein and in the minutes of the hearing.

Trustee Haney seconded the adoption of this Resolution.

Adopted this 22 day of August, 2019.

Jill Haney
Attest

Board of Trustees
Barbara
J. Haney


Concord Township Board of Trustees

Acknowledgement of Receipt

I, Chris Vnce (print name), hereby acknowledge receipt of

Resolution# 082219-1 as adopted by the Concord Township Board of Trustees on this

22 day of August, 2019.



(Signature)

CONCORD TOWNSHIP
TRUSTEE MEETING
ATTENDANCE LIST

MEETING AGENDA: Sci. Res. Expan. (continued) DATE: 8-22-19

NAME (please print)	ADDRESS (please print)	TOWNSHIP
TODD FARIS	2433 N. 5th St.	
Chris Vince	110 Polaris Pkway	