

CONCORD TOWNSHIP BOARD OF TRUSTEES

January 23, 2019

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Call to Order

The Concord Township Board of Trustees met in special session on January 23, 2019 at 5:30 p.m. at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio 43015. Chairman Johnson called the meeting to order, and in attendance were Trustees Bart Johnson, Joe Garrett, 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 Approval made November 29, 2018 by the Delaware County Regional Planning Commission, and Recommendation of Conditional Approval made December 18, 2018 by the Concord Township Zoning Commission for application #ZC072018, filed by Principle Real Estate Development, LLC of 9200 Worthington Road, Suite 150, Westerville, Ohio 43082. The applicant is requesting approval for rezoning and a preliminary development plan referred to as The Reserve at Scioto Bluff for a Planned Residential District (PRD) on 12.02 +/- acres at 5165 Butts Road, Powell, Ohio 43065 (parcel #32011002002000), owned by Principle Real Estate Development, LLC.

The Concord Township Zoning Commission recommended approval of Application ZC072018 with the following Terms and Conditions: 1- Create a ten foot tree preserve along both sides and rear of the property, 2- Provide a traffic access study approval.

Trustee Johnson made a matter of record that the following requirements were satisfied to hold this hearing: the rezoning application dated November 19, 2018, the legal notice, the sign-in sheet, the notice of approval from Regional Planning, and the notice of conditional approval from the Zoning Commission. The Trustees will hear testimony to approve, deny, or approve with modification, the application as presented.

Presentation/Testimony

Mr. Todd Faris of Faris Planning & Design, 243 North Fifth Street, Columbus, Ohio, presented an overview of the project along with Principle Real Estate developers Skip Eberly and Ron Beitzel:

- The project received no suggestions or changes from Regional Planning, and the two conditions from the Zoning Commission were satisfied. A copy of the approved traffic access study was provided to the Board. The Board was also provided a current illustrative and site development plan (labeled Exhibit C-1).
- Since the last hearing with the Trustees, the development at this site was changed from condominiums to 18 single family homes, with a density of 1.5 units per acre. Minimum lot width is eighty feet.
- There will be a detention/retention area (determined by test holes) along with an entry feature along Butts Road. The development street will be constructed to county standards, along with sidewalks and an eight foot multi-use path along the front of the development.
- All specs meet the township zoning code, including setbacks, square footage requirements, and all natural materials, so no divergences are requested.
- Evergreens and mixed greens and trees will be used throughout the landscaping.
- Fencing will be 4-rail horse fence, and match the neighboring Epcon development.
- Many existing trees will remain, and lots sold as wooded lots.
- A community HOA would deal with entry feature or other issues.
- Three other detention basins for water quality are in the west/southwest areas.
- Homes will be built solely by Maplecrest Homes.
- Twenty feet minimum between homes, which will be built to the customer's specifications, including 1, 1.5 and 2-story homes.
- The landscape plan calls for tree shielding of the development, and the entry sign has down-lighting. There will be a nice feel at entry with different shaped trees.

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David Dennison, Advanced Civil Design, 422 Beecher Road, Gahanna, Ohio, clarified the drainage easements will prohibit structures on them, and will be shown on the plat. Ron Beitzel, Principle Real Estate, added that language could be included on the deeds if needed, and the drainage areas would be on the county's ditch maintenance plan. They will provide all information up front to their customers.

No comments were received from the audience.

Action

After discussion, Mr. Johnson moved to approve rezoning application #ZC072018, located at 5165 Butts Road, Powell, Ohio, on 12.02 acres, for 18 single family homes, with the provision that the development has met the two conditions recommended by the Concord Township Zoning Commission Board, and if the entry pond is not used for retention, to increase the plantings along Butts Road. Mr. Haney seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

As there was no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn the meeting. Vote: Haney-yes, Garrett-yes, Johnson-yes.

ATTEST


Fiscal Officer

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney