

CONCORD TOWNSHIP BOARD OF TRUSTEES

October 23, 2024

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Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, October 23, 2024 at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015. Chairman Bart Johnson called the meeting to order at 6:00 p.m. The roll was called and present were Trustees Bart Johnson and Jason Haney. Public attendees were recorded on the attached list.

Swearing In

The swearing in of meeting attendees was performed by the Fiscal Officer.

Purpose

Mr. Johnson stated this meeting is a **Continuation** of the meeting held October 9, 2024 to consider application #ZC022024, recommended for approval by the Concord Township Board of Zoning Commission, filed by Plan 4 Land LLC, 1 South Harrison Street, PO Box 306, Ashley, OH 43003. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Commercial District (PCD), and a preliminary development plan referred to as Emerald Farm, at 4910 State Route 257 South, Delaware, OH 43015, parcel #500-320-02-017-000 at 23.490+/- acres and parcel #500-320-02-016-000 at 18.350+/- acres, owned by Avasar LLC.

Additional Testimony

Mr. Joe Clase of Plan 4 Land, 1 South Harrison Street, Ashley, Ohio 43003, representing client Avasar LLC, thanked the Board for the opportunity to amend the application for improvements and adjustments suggested from Attorney Chris Rinehart.

- The gravel drive has been removed and changed to asphalt, so no divergence is needed.
- Landscaping was pulled off the mound. An additional row of trees was added and they moved over the septic system.
- P.30 (p.3 of the development plan) shows they eliminated the subareas for agriculture and simplified so the area will be easier to enforce in the future.
- Areas marked A, D (trees), B (parking), are still marked as before.
- Area C was changed as main focus of agriculture and agritourism, but clustered and not itemized.
- Area E was changed to a combination of two previous areas, the agriculture and hospitality areas, and designated as no overnight lodging, and the red barn for equipment storage.
- Overall, they feel good about the changes made.

Public Comments

None.

Comments from the Board

Mr. Johnson said the map does not match the map legend any more. The table on p.8 applies to the changes. Mr. Rinehart noted the resolution could include a condition to work with he and/or Zoning Inspector Irvine regarding non-substantive issues, i.e. addressing typos or consistency issues, prior to the issuance of permits.

Mr. Haney noticed the number of trees on pp.22-23 changed from 52 to 65. Mr. Clase confirmed that is to provide more adequate screening. Trees will be minimum 2.5" caliper.

Mr. Rinehart verified there is still a divergence request for the platting requirement, per section 19.06 G. Mr. Clase said the planned district is not for multiple uses, only for the cross-access easement being prepared by Mr. Martin. It will be included in the County Engineer's submittal, but is not a platting requirement.

Fire Chief Cooper verified that the application did not change anything with the fire-emergency access and that all was the same. Mr. Clase said all commitments were the same as approved and included.

A brief recess was taken to consider all testimony and prepare a Resolution.

CONCORD TOWNSHIP BOARD OF TRUSTEES

October 23, 2024

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Action

Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #24-1023-1 to approve with modifications the rezoning Application #ZC022024, as amended through October 21, 2024, for Planned Commercial Development on +/- 36.830 acres as reflected and described within the application with the following conditions:

1. Any changes to the development plan approved, whether made by the applicant, any other third party, 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 Resolution. 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. No township zoning certificate shall be issued and no development shall be constructed within the Emerald Farms development until such time as final engineering approval has been issued by the Delaware County Engineer's Office.
3. The applicant shall maintain existing trees, vegetation, and foliage where at all possible, unless otherwise specified in the development plan.
4. 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.
5. The applicant, or its designee, shall work with township zoning staff to address and resolve any non-substantive typographical reference or consistency errors within the development plan prior to the issuance of any zoning certificate.

In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the following requested divergence is approved based upon the facts presented to the Township Trustees for this specific proposed development and as agreed to by the applicant as conditions of approval during the public hearing regarding this matter, as documented in the minutes of the hearing, incorporated herein by reference:

1. A divergence to section 19.06g of the township zoning resolution requiring applicant to submit and record a plat.

Upon roll call vote: Haney-yes, Johnson-yes.

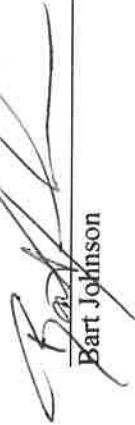
Adjourn

Mr. Johnson moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Johnson-yes.

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson

n/a
Joe Garrett


Jason Haney

Concord Township Board of Trustees Special Meeting

October 23, 2024 – 6:00 p.m.

Call to Order

Roll Call

Swearing In

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Additional Testimony

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn

Concord Township Board of Trustees

Resolution No. 24-1023-1

Mr. Johnson moved and Mr. Haney seconded to adopt the following Resolution:

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1. Any changes to the development plan approved, whether made by the applicant, any other third party, 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 Resolution. 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.
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1. A divergence to section 19.06g of the township zoning resolution requiring applicant to submit and record a plat.

Adopted this 23 day of October, 2024.

J. M. Davis

Attest

Board of Trustees

[Signature]
[Signature]

Concord Township Board of Trustees
Acknowledgement of Receipt

I, ARINDAM GUHA (print name), hereby acknowledge receipt of

Resolution# 24-1023-1 as adopted by the Concord Township Board of Trustees on this

23rd day of October, 2024.



(Signature)