

CONCORD TOWNSHIP BOARD OF TRUSTEES

March 21, 2018

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Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, March 21, 2018 at 6:30pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order and the roll was taken. In attendance were Trustees Bart Johnson, Joe Garrett, and Jason Haney. An attendance sheet was supplied for other meeting attendees.

Purpose

The purpose of the meeting was for the continuation of the March 7, 2018 change in development plan for parcel #419-330-03-001-000, which is 25+/- acres on Hyatts Road, currently owned by the Buckeye Valley Board of Education, the applicant for the development change is Metro Development. The following requests remained after the March 7, 2018 meeting include: 1- letter of credit from bank/project bond, 2- actual condo association agreement documents specific to this project, 3- natural exteriors being used on all four sides.

The court reporter performed the swearing in of meeting attendees.

Testimony

Mr. Todd Faris of Faris Planning and Design, 243 North Fifth Street, Columbus, Ohio 43215, presented responses requested from the previous meeting: 1- letter of credit for financing was provided for the Developer, 2- the application was updated to reflect the correct condo association, deed restrictions, and covenant documents, known as "The Reserve", which will also be part of the overall master Scioto Reserve Homeowner's Association, 3- the condos will be constructed of all natural materials on all four sides after discussion with Schottenstein Homes. Exhibits need updated in the binders so all documents are correct. There may be variations in the housing styles to incorporate into the binders at a later date.

Paul Coppel, Schottenstein Homes, added they are committed to the standards of all natural materials on all four sides, but not necessarily that "board and batten" look; they will have variations.

Comments

Trustee Johnson asked for clarifications of Regional Planning conditional approval: 1- four divergences were not needed due to private instead of public streets, 2- the timetable of the project was submitted as a single phase project, 3- internally, fire and zoning departments will not approve building permits until rolled compacted concrete streets are in place, 4- naming of the project, the Scioto Reserve Expansion, will be known as "The Reserve".

Andrea Yagoda, 7598 Concord Road, asked about the intent for the 55+ community, and would they provide handicap accessible doorways. Joe Thomas, Metro Development, said there are customer options for special needs that can be added upon request. Per code the first floor doorways will be 2'10" which fit a wheel chair. Mr. Coppel said about 60-70% of the units would have a (guest) bedroom upstairs.

Darrell Miller, 4840 Hyatts Road, asked about the new house that was built on the west side of the property. Mr. Patrick Harning, 4574 Hyatts Road, owns the new house next door. He asked if there was a way to restrict the five condo units along the west side of the property to ranch units only, due to privacy issues, which was denied. The condos will be within eighty feet of his property line. The developer added extra mounding and doubled up the evergreens screening, and addressed drainage areas. Ms. Yagoda asked if those changes were incorporated into the plan. The developer said the changes were added to the submittal dated March 7, 2018, along with the additional commitments made to the other neighbor, Mr. Veach.

Two locations for cluster mailbox units were reviewed. Trustee Garrett discussed distance maximums between homes and mailbox placement within the development. For this type of development the cluster boxes work, as compared to single family homes with individual mailboxes. The Trustees suggested moving the cluster box locations to the east and west side of the open space to alleviate traffic congestion.

Action

Trustee Johnson summarized the commitments made for the development:

- 1- The developer agreed to a multi-use path on the south side of Home Road, and sidewalks to a future crosswalk connection at Scioto Chase and Tree Lake Boulevard
- 2- The developer agreed to acquiring easement (fifteen feet behind the right-of-way) on the north side of Home Road, going east-west, for a possible future multi-use path
- 3- Rolled compacted concrete will be in place prior to building permits being issued
- 4- Condo agreement documents were updated to reflect this actual development
- 5- Letter of credit was provided by bank
- 6- Divergences for private roads do not need addressed
- 7- The condo units will have all natural exteriors on all four sides
- 8- The project will be built in one phase
- 9- The developer addressed majority of adjacent property owner concerns
- 10- Cluster mailbox units will be relocated to the east and west sides of the internal open space

It was clarified that gooseneck downlighting is the only front lighting for the development.

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It was noted the development plan will need updated as a result of the commitment for all natural materials (section 11, B3 and condo architectural characteristics, and tab 7 exhibit G2 and elevations). The units will still be cottage style, and the builder agrees to the standard language for all natural exterior materials, but new architectural design drawings will be needed for the development plan.

Township legal counsel, Chris Rinehart, mentioned the Trustees must declare three findings per Zoning Resolution Section 11.06e for Modification of the previously approved plan: 1-the purpose and necessity for such change, 2-evidence of reasonable effort toward the accomplishment of the original development plan, and 3-modification is not in conflict with the general health, welfare and safety of the public or development standards of the district. Therefore, ***Trustee Johnson moved that due to the property being dedicated a school site and the school district is no longer interested in the property for a school, there is evidence of purpose and necessity for this modification, and effort was made to keep the site for school use until the district determined they no longer wanted the site, and the development being proposed will enhance the community and is not in conflict with the health, welfare or safety of the community. Mr. Haney seconded this motion. Vote: Haney-yes, Garrett-yes, Johnson-yes.***

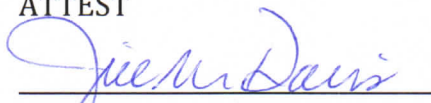
Mr. Johnson moved to approve and accept the Scioto Reserve Expansion development plan modification, with the following conditions accepted by the Developer:

- 1- Connect Scioto Chase at Tree Lake Blvd with a crosswalk at north and south side when the County installs traffic light, and path on the south side of Home Road (map needs updated),***
- 2- Easement (fifteen feet easement behind current road right of way) secured along north side of Home Road for future multi-purpose path,***
- 3- Builder will use all natural exterior siding materials on all four sides,***
- 4- Cluster mailbox units be located at the east and west internal sides of open space,***
- 5- Development plan with design criteria updated to include all natural exteriors all four sides,***
- 6- Any other major or minor changes will come back to the Trustees; if a major change it will go back to the zoning commission and back through the process; if a minor change it will be voted by the Trustees at a regular meeting; all changes will be up to the discretion of the Trustees by majority vote.***
- 7- Easement (fifteen feet) secured along the south side of Hyatts Road property length up to the "Ravines" condo property for a potential, future crosswalk and/or path***

Mr. Haney seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

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

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney

CONCORD TOWNSHIP TRUSTEE MEETING ATTENDANCE LIST

MEETING AGENDA: Part 2- Scioto Res. Expansion Modif. **DATE:** March 21, 2018

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