

RECORD OF PROCEEDINGS

Minutes of

Meeting

CONCORD TOWNSHIP BOARD OF TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

May 24, 2017

Page 1 of 2

Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, May 24, 2017 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 6:00 p.m.

The roll was called and attending were Trustees Bart Johnson, Joe Garrett, and Jason Haney. A guest attendance sheet was provided for meeting attendees.

The purpose of the meeting was to approve, deny, or approve with modifications, rezoning application #ZC032017, filed by Epcon Communities of 500 Stonehenge Parkway, Dublin, Ohio 43017, and as recommended and approved by the Concord Township Zoning Commission and Delaware County Regional Planning Commission. The Applicant is requesting approval for rezoning and a preliminary development plan referred to as The Courtyards at Muirfield Ridge (previously Courtyards at Manley Road), 61 units on 20.331 +/- acres on Manley Road, owned by Jacamo I, LLC and Muirfield Village Golf Club, for Parcel #60033404035000 previously zoned Planned Residential District (PRD), and Parcels #60033404032000, 60033404033000, and 60033404034000 from Farm Residential District (FR-1) to Planned Residential District (PRD).

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

Developer Testimony

Mr. Joel Rhoades of Epcon Communities, stated the development would be located at Glick and Manley Roads, and consist of 61 detached condominiums with a club house and pool. Units would be 1500-3000 square feet with courtyards, and sell for \$300,000-\$500,000. The development would have the same style, demographic, and traffic profile as previously approved developments presented to the township. At the Zoning Commission meeting, several conditions were mentioned for approval:

- 1- Epcon will comply with all recommendations from the Delaware County Regional Planning Commission.
- 2- Epcon will comply with construction hours to be determined.
- 3- The traffic study was completed by Smart Services, Inc. on May 12, 2017 and presented to Trustees. A southbound left turn lane will be required.
- 4- Extra fire access was requested by the fire chief, and will be on the north side of the development, at Tartan Fields, paved, with a siren activated gate, for emergency access only.
- 5- Buffering neighboring properties to the east and along Manley Road was discussed. A revised landscape plan was presented with a double row of trees along the front, and to save as many of the existing trees as possible to the east.
- 6- An eight foot asphalt path for public use will start at the north end of the development (at Tartan Fields), and continue along the west side of the site, to an underpass for pedestrians. No buffering was added on the west side due to a woods and package plant behind the woods.

Comments

Trustee Garrett asked about the *agreement for the fire access and path*. A *perpetual, non-exclusive agreement is in place with Tartan Fields, and will be submitted to the township for record*.

Mr. Garrett also inquired about the rows of trees buffering the existing homes to the east. Todd Faris, Faris Planning and Design, stated the trees would be evergreen/spruce set on a four to five foot high mound, then the existing tree line along the property line.

Trustee Johnson wanted to make sure *the condo homeowner's association would take care of snow removal on the access path out to Tartan Fields*.

It was noted the fire access to the north (at Tartan Fields) would provide quicker response for fire and EMS, and a secondary access is required anyway per fire code. Chief Cooper mentioned the *developer needs to work with the fire department on the turning radius*.

Mr. Rhoades said discussions were held with current homeowners about landscape screening. Some requested more setback and plantings. No mounding exists at the wetlands area.

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Tom Layel, 8885 Davington Drive, met twice with the developer, and would like a commitment about leaving the existing tree line. Mr. Rhoades said they may have to remove some trees to build the mound, but cannot commit to anything until in the final engineering of the site. He will walk the property line and delineate with construction fence.

Amy Kruithoft, 8855 Davington Drive, stated the existing trees are healthy, mature sixty foot trees, and provide lots of screening. Mr. Faris said the mound could be adjusted some around existing vegetation, since there is a sixty foot easement, and the mound needs thirty to forty feet width.

Ms. Kruithoft also asked about the sewage smell from the Tartan package plant. Mr. Rhoades talked to the County Sanitary Department, and they are making improvements.

Julie King, 8865 Davington Drive, thanked the developer for updates and incorporating suggestions. She noted the mound and tree diagram looks like residents can see through it. Screening was discussed further.

Ms. King also asked about construction hours. After negotiation, the following hours were set: 7:00 am - 7:00 pm weekdays, 9:00 am - 6:00 pm Saturdays, no work on Sundays.

Ms. Kruithoft inquired about excavation and when the mound would go in. Mr. Rhoades said they could do the mound with the initial excavation.

Discussion was held on how to make sure the developer complies with what has been stated. Mr. Johnson shared that sometimes the County makes the developer change plans, like cutting all the trees down along South Section Line Road. The County and Zoning Inspector both have to sign off on final plat approval. Mr. Rhoades said homeowner's could contact him or the construction manager with concerns.

Action

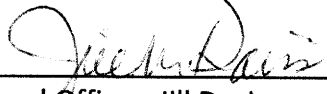
After discussion, Mr. Garrett moved and Mr. Haney seconded (Res.#052417-1) to accept the rezoning and updated development plan as provided, with alternative suggestions and commitments by Epcon Communities as mentioned (see below). Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

Courtyards at Muirfield Ridge/Manley Road conditions:

- 1-Provide Board of Trustees with agreement with Tartan Fields for fire access and path.
- 2-Work with Fire Chief on adequate turning radius for fire access points.
- 3-Adjust mounding on east side as allows, to preserve existing mature trees.
- 4-Construct mound during initial excavation phase.
- 5-Construction hours: 7:00am-7:00pm weekdays, 9:00am-6:00pm Saturdays, no work on Sundays.

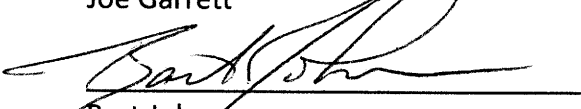
As there was no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

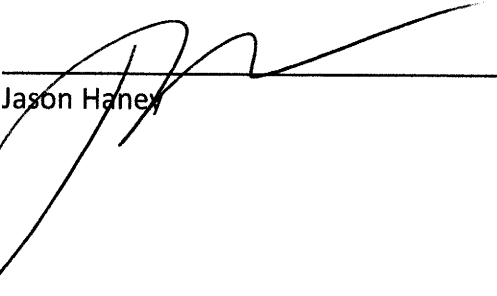
ATTEST

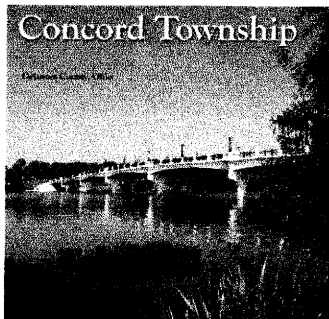
  
Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

  
Joe Garrett

  
Bart Johnson

  
Jason Haney



**Concord Township  
Zoning Department**

Administrative Building  
6385 Home Road  
Delaware, Ohio 43015  
740-881-5338  
[www.concordtwp.org](http://www.concordtwp.org)

**NOTICE OF RECOMMENDATION OF CONDITIONAL APPROVAL**

April 26, 2017

CONCORD TOWNSHIP TRUSTEES  
6385 HOME ROAD  
DELAWARE OH 43015

RE: Application ZC032017

Dear CONCORD TOWNSHIP TRUSTEES:

On April 18, 2017, the Concord Township Zoning Commission held a Public Hearing to consider an Application, designated as ZC032017, filed by Epcon Communities of 500 Stonehenge Parkway, Dublin, OH, 43017. The Applicant is requesting approval for rezoning and a preliminary development plan referred to as The Courtyards at Manley Road on 20.331 +/- acres on Manley road, owned by Jacamo I, LLC and Muirfield Village Golf Club. Parcel #60033404035000, Planned Residential District (PRD). Parcel #60033404032000 and Parcel #60033404033000 and Parcel #60033404034000 from Farm Residential District (FR-1) to Planned Residential District (PRD).

After hearing all of the evidence and testimony regarding the Application at the hearing, the Concord Township Zoning Commission moved to recommend approval of Application ZC032017 with the following Terms and Conditions;

**TERMS AND CONDITIONS OF CONDITIONAL APPROVAL**

1. Recommendations from Delaware County Regional Planning Commission be met
2. Compliance with existing known regulations regarding working days and hours on the construction site
3. Completion of the Traffic Study and the results made available to the Trustees
4. Determine the ownership of the easement with Tartan Fields for the preferred fire access requested by the fire department
5. Work with the adjacent property owners and meet their needs with an agreeable buffer
6. Clarify easement for path access for underpass

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Conditional Approval to the Trustees. The Applicant has been notified that they will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Sincerely,

Connie Resanovich, Chair  
Board of Zoning Commission  
CR/ae

cc: ZC Members, Zoning Inspector, Fiscal Officer, File

## CONCORD TOWNSHIP TRUSTEE MEETING ATTENDANCE LIST

**MEETING AGENDA:** MANLEY RD. DEVEL.

DATE: 5/24/2017

[illegible]



#### SITE DATA

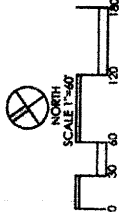
TOTAL ACRES	420.331 ACRES
TOTAL UNITS	61 UNITS
DENSITY	± 3.00 D.U./AC.
OPEN SPACE	± 8.51 AC.
% OPEN SPACE	± 41.86 %

### ILLUSTRATIVE PLAN

## THE COURTYARDS AT MUIRFIELD RIDGE

PREPARED FOR EPCON COMMUNITIES

DATE: 5-24-17



**Faris Planning & Design**

LAND PLANNING 0 LANDSCAPE ARCHITECTURE  
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www.farisplanning.com