

RECORD OF PROCEEDINGS

Minutes of

CONCORD TOWNSHIP BOARD OF TRUSTEES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held June 25, 2025

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Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, June 25, 2025 at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015. Chairman Bart Johnson called the meeting to order at 6:30 p.m. The roll was called and present were Trustees Bart Johnson, Joe Garrett 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 June 11, 2025 to consider application #ZC012025 for the Columbus Soccer Academy. (The application was 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 to Planned Commercial District, and a preliminary development plan for Columbus Soccer Academy to build two outdoor soccer fields for practice/games, and an indoor practice facility at Owen Fraley Road, Delaware, OH 43015 parcel #419-230-01-063-017 at 7.084+/- acres, parcel #419-230-01-063-018 at 5.401 +/- acres, and a 4.003 acre portion of parcel #419-230-01-063-013 at 12.214+/- acres, all owned by Bunty and Owen Holding LLC.)

Additional Testimony

Mr. Joe Clase of Plan 4 Land, 1 South Harrison Street, Ashley, Ohio 43003, represented clients JR Nguyen and Ryan Miller.

- The list of items to update from legal counsel Mr. Rinehart was completed.
- Trustee Johnson contacted Del-Co Water, and a service letter was sent to the developer.
- The deed was updated per comments from Mr. Rinehart. The township noise resolution taken out of the deed reference. Neighbors within 1,000 feet are to enforce the noise.
- Other referenced items from the previous meeting were removed.
- Final engineering continues to progress at the County. Mr. Clase removed the engineering from the application text. Copies were provided for reference but not as part of the application. The engineering is supplemental and they should have final comments back next week.
- Mr. Garrett wanted to know what changed in the application. Mr. Clase said nothing changed on the development plan, only what they sent to the Delaware County Engineer's Office. Updates were amended in section 10.

Legal Comments

Mr. Rinehart provided 3 pages of notes for additional updates needed to the application due to consistency issues. The notes will also be emailed to the Mr. Clase.

Board Comments

Mr. Johnson stated the Trustees all support this project, but need to have a complete updated application. He asked what the owners need to move forward. Mr. Nguyen said they started this process last November, have a construction schedule ready, have six months of carry on the loan, and student contracts are needed in place by July-August to guarantee cash flow for the program. Much discussion was held on project details and how long was needed to update the application paperwork.

Action

Mr. Johnson moved and Mr. Garrett seconded to waive the continuance fee. Vote: Haney-yes, Garrett-yes, Johnson-yes.

The meeting will be continued to July 1, 2025 at 8:30 a.m.


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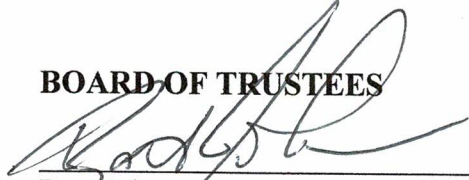
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ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson

Joe Garrett

Jason Haney

CONCORD TOWNSHIP TRUSTEE MEETING ATTENDANCE LIST

MEETING AGENDA: Owen Buntz - Soccer PCD - Cont'd. **DATE:** 6/25/2025

[illegible]

6/27/25
emailed to Dev.
from Mr. Linehart.

NOTES FOR COLUMBUS SOCCER ACADEMY:

1. Page 5: In "Permitted Land Use by Subarea" box, change "Sheet 3" to "Sheet 4" ✓
2. Page 6: Make the following corrections in the subarea box:
 - a. "Area B": Remove "Facility" from "Summary" column or add "FACILITY" to "Area B" description on Sheet 4. Make label references consistent throughout documents ?
 - b. "Area C": Remove "RESERVED FOR" on "Area C" description on Sheet 4. ✓
 - c. "Area E": Remove "&" and "and" to Summary box description. ✓
 - d. "Area F": Add box around "Area F" to complete table format. ✓
3. Page 8: In "(c) Development Plan" subsection "1)", change the boxed text to:
✓ "The 16.488-acre tract subject to this application is further described by legal description and plat contained in Attachment #2."
4. Page 8: In "(c) Development Plan" subsection "2)", change language in "Operational Limits" box as follows:

Remove the first two sentences of the text in this box.

Replace the first two sentences with the following language:
✓ "Hours of operation will be recorded as a deed restriction for the benefit of and enforceable by property owners within 1,000 feet of the subject property with the creation of the proposed 16.488 acre parcel. Such deed containing the proposed deed restriction will be recorded within 30 days after the effective date of this rezoning. The proposed deed containing the deed restriction(s) is attached to this application as Attachment #10. For information purposes only, the applicant will provide a copy of the recorded deed to the Zoning Inspector after it is recorded for the township's record."
5. Attachment #10: Please remove the second and third paragraphs of the RECITAL section.

6. Attachment #10, Section 2: Please remove the Board of Trustees references to the proposed deed restriction. Should be enforceable by the beneficiaries identified in the deed restriction, which purportedly is the residents within 1,000 feet. This is a deed restriction between the property owners – not the township. Accordingly, please insure the surrounding property owners are in agreement. I would suggest getting with Mr. Reed to assist with finalizing the language of the proposed restriction since his client will be the beneficiary of the same.

7. Page 9: Subsection “4)”: Change/update language under “Water Service” heading now that it is known that Del-Co can service the site. Update the plan accordingly.

Also: Remove first sentence.

Under “Projected Wastewater Treatment” heading, remove third sentence and add following language:

- ✓ “The restroom building shall be served by an onsite septic treatment system that is subject to approval by Delaware County. A copy of a soil evaluation report prepared for the applicant is included at Attachment #9. The applicant will provide a copy of any approval of the proposed septic system serving the restroom building to the Zoning Inspector once Delaware County has approved the same.”

Add heading for “Engineering Feasibility Studies”.

Under “Engineering Feasibility Studies” heading, add the following sentence:

- ✓ The applicant is submitting the Delaware County Engineer’s Office’s preliminary review of the proposed development’s engineering feasibility as Attachment #4.

8. Page 10: Subsection “5)”: The original application showed one full access and one emergency access. The trip generation memorandum submitted with the application is based upon that proposed use. The county approval of the trip generation memorandum also appears based upon this original proposal. Please update this information with an updated approval from the county engineer based upon the revision to two full access driveways on Owen Fraley Road. Then, update language in this subsection accordingly. The attachment reference is wrong as well. It is not Attachment #4. The traffic analysis is Attachment #8.
9. Please update the permit set plans (Pages 29 – 43) to be consistent with the overall plan. For example, these plans continue to show mobile restrooms on north side of indoor facility with dumpster located on west (?) side. These plans are inconsistent with, at least, Sheet 3.
10. Page 10: Subsection “8)”: What plans have been submitted to state and county agencies? The ones contained at pages 29 – 43? If so, are you going to submit the revised plans?
11. Pages 10 – 11, Subsections 8) and 9): It does not appear this project will be developed in phases. Accordingly, it would appear that the language in subsection 9) should be included in subsection 8). Subsection 9) would appear to be inapplicable. ✓
12. Subsection 11) references “cross access easement” and “landscaping easement”. What is this referencing?
13. Page 18, subsection “j)”: Remove the box and language. ✓
14. Please update the application materials with the Fire Department’s Letter of April 24, 2025. That is, remove and replace Attachment #7 with such letter and make sure references to Attachment #7 are accurate based upon such replacement.
15. Please incorporate the letter dated April 11, 2025 from the Delaware Public Health District as part of application materials and include references to the same in the development text.
16. Please incorporate the letter dated April 29, 2025 in the appropriate sections of the development plan with appropriate references in the text.