

Held July 1, 2025

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Call to Order

The Concord Township Board of Trustees met in special session on Tuesday, July 1, 2025 at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015. Chairman Bart Johnson called the meeting to order at 8:30 a.m. The roll was called and present were Trustees Bart Johnson, Joe Garrett and Jason Haney. Public attendees were recorded on the attached list.

Purpose

Mr. Johnson stated this meeting is a Continuation of the meetings held June 11, 2025 and June 25, 2025 to consider application #ZC012025 for the Columbus Soccer Academy.

Legal Comments

Mr. Joe Clase of Plan 4 Land, 1 South Harrison Street, Ashley, Ohio 43003, and client JR Nguyen were in attendance.

Legal counsel Mr. Rinehart stated the revised application, received yesterday from Mr. Clase, was not updated per the list provided at the last meeting, which was also emailed to Mr. Clase on June 27, 2025. After review some, but not all, of the items had been addressed. Another list of unresolved items was prepared by Mr. Rinehart for today. In addition, the fire department approval letter also needs corrected.

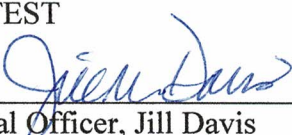
Much discussion was held on how address changes that are made during final engineering with Delaware County, and what is required to come back to the Board.

Board Comments

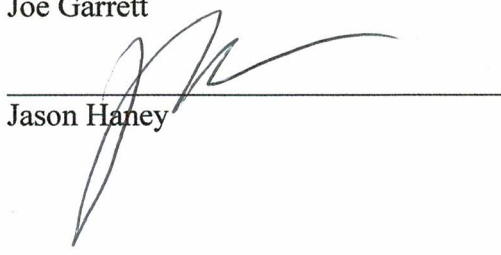
The Trustees were unhappy with the application still being incomplete, but the Trustees want the project in the township. After more discussion, Mr. Garrett moved to adopt Resolution # 25-0701-2 to approve the rezoning of application #ZC012025 (see attached), with the condition that all required application updates specified by legal counsel be completed prior to zoning permits being issued, and the revised, final application be approved by legal counsel for completeness. Mr. Haney seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

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

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson
Joe Garrett
Jason Haney

Concord Township Board of Trustees

Resolution No. 25-0701-2

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

The Concord Township Board of Trustees approve with modification the rezoning Application #ZC012025, as amended through July 1, 2025, for Planned Commercial Development on +/- 16.488 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 Columbus Soccer Academy 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. All required application updates specified by legal counsel be completed prior to zoning permits being issued, and the revised, final application be approved by legal counsel for completeness. 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.
5. 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.

Adopted this 1st day of July, 2025.

Jean M. Davis
Attest

Board of Trustees

[Signature]
[Signature]
[Signature]

CONCORD TOWNSHIP TRUSTEE MEETING ATTENDANCE LIST

MEETING AGENDA: Cols. Soccer Acad. (Cont'd.)

DATE: 7-1-2025

[illegible]

Rec'd. 7/1/25

NOTES FOR COLUMBUS SOCCER ACADEMY (7/1):

1. Page 4: Under "Applicability" section, update the number of attachments to how many there are. It currently says 10 but there are now 12.
(Unresolved from 6/27 notes)
2. Page 6: Make the following corrections in the subarea box:
 - a. "Area B" Change reference to "Indoor Practice Facility". This appears to be the consistent use throughout application.
(Unresolved from 6/27 notes)
 - b. "Area E": Change "Greenspace" to "Green Space" to match Sheet 4.
(Unresolved from 6/27 notes)
3. Sheet 5: Change label at upper left to "Indoor Practice Facility".
(Unresolved from 6/27 notes)
4. Page 8: Correct typographical error in sixth line of first paragraph of text in box. The word "purposed" should be "purposes".
(Unresolved from 6/27 notes. This correction is in "Operational Limits" box.)
5. Page 9: Subsection "4)": Under heading for "Water Service", add the Sentence as second sentence:

"Evidence of water service availability is attached hereto as Attachment #10."

(Unresolved from 6/27 notes)

Under "Engineering Feasibility Studies" heading, replace the text in the document with the following:

"The applicant submitted for preliminary engineering review and approval from the Delaware County Engineer for the proposed project. A copy of the preliminary engineering plan applications / plans for the proposed project as submitted to the Delaware County Engineer and the Delaware County Engineer's review

correspondence related to such application / plans is attached hereto as Attachment #4-1.

In addition the applicant has also submitted for final engineering review and approval from the Delaware County Engineer for the proposed project. A copy of the final engineering plan application / plans submitted to the Delaware County Engineer is attached hereto as Attachment #4-2. As of July 1, 2025, the applicant has not received final engineering approval from the Delaware County Engineer's Office but will submit the same to the Zoning Inspector once received.

The applicant acknowledges that any changes required by the Delaware County Engineer to the proposed development that conflicts with any approved zoning plan for the proposed development as documented in the Development Text and Development Plan documents contained in this application will require a review and amendment to the approved Development Text and/or Development Plan documents contained herein by Concord Township."

(Unresolved from 6/27 notes)

6. The engineering plans previously included at Pages 29 – 43 appear to have been removed. If these are associated with the preliminary engineering plan submittal to the Delaware County Engineer's office, please put them back in the application as referenced in Item 5 above.
(Unresolved from 6/27 notes)
 7. The numbering of pages is off in the Development Text section. Goes from page 10 to page 12. Please revise and (to the extent necessary) update all page references in the application.
(Unresolved from 6/27 notes)
 8. Page 12: Subsection "8)": What engineering plans have been submitted to state and county agencies?
(Unresolved from 6/27 notes?)
-

9. Pages 12 Subsection "10)": Please update the second sentence in the box as follows:

"The current property deeds for the subject property are included as Attachments #1 and #2 herein."

(Unresolved from 6/27 notes)

10. Attachment #7. Fire Department Review correspondence dated 4/24/2025 appears to have been superseded by correspondence dated 11/6/2025 (typo?) (attached). This correspondence appears to be based upon a review conducted on or after May 5, 2025 and does not match the comments from the 4/24/2025 correspondence. The attachment needs updated and the comments addressed in the plans if they haven't been already.



CONCORD TOWNSHIP FIRE DEPARTMENT

Station 340
7990 Dublin Road
Delaware Ohio 43015
614 981 9781

11/06/2025

Joe Clase
Plan 4 Land
AICP Principal
1 S. Harrison Street
Ashley, OH 43003

RE: Columbus Soccer Academy
Joe,

The Concord Township Fire Department has reviewed the plans for the Columbus Soccer Academy (Project Number 24-00497-010), issued on May 5, 2025. We have the following comments that need to be addressed for the project to be approved:

- * The north hammerhead turnaround at the end of the parking lot needs to be widened to 26 feet in accordance with the Ohio Fire Code for aerial fire access roads. It also needs to be extended 45 feet to the west to improve access to the building.
- * The hammerhead turnaround on the west side of the building needs to be extended 65 feet to the north to allow for better apparatus access on the west side of the building.
- * The dumpster enclosure needs to be relocated to ensure it does not interfere with apparatus access.
- * All driving surfaces must be rated for 80,000 pounds and tested by a third party.
- * All non-parking areas require "no parking" signs.
- * The dry hydrants are not considered a reliable water source for firefighting. Concord Township Fire Department recommends standard fire hydrants for structural firefighting capabilities. The dry hydrants will require inspection and testing twice a year by a certified third party.
- * The second dry hydrant in the hammerhead needs to be moved towards the curve in the road, in the area of R178, for a better operating area.

If you have any further questions, please feel free to contact me.

Fire Safety Inspector

Jack Guyton