

# CONCORD TOWNSHIP BOARD OF TRUSTEES

November 12, 2025

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## Call to Order

The Concord Township Board of Trustees held a special meeting on Wednesday, November 12, 2025 at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order at 6:02 p.m. The roll was called: Jason Haney-present, Joe Garrett-present, Bart Johnson-present. Approximately 100 township residents and other interested parties were also in attendance.

## Purpose of the Meeting

Trustee Bart Johnson stated the purpose of the meeting was for the Comprehensive Plan Resident Committee to present the initial draft of the Township's Revised Comprehensive Plan to the Board of Trustees. The current plan has been in place since 2018, and it is generally recommended these plans be updated every five to ten years. A Comprehensive Plan is a guide to ensure future development will be in the best interest of the Township and its residents, not a specific plan for development.

This volunteer committee, comprised of sixteen Concord Township residents, began work on the revised Plan in January 2025. A QR code was provided for attendees to access the draft online, located at <https://regionalplanning.co.delaware.oh.us/wp-content/uploads/sites/17/2025/10/Concord-Comp-Plan-Committee-Final-1.pdf>. Those interested in updates on the Plan were encouraged to sign up for Concord Township's email list by visiting the Township website at [concordtwp.org](http://concordtwp.org), and/or to attend the regular Trustee Meetings held on the second and fourth Wednesdays of each month. Comments and questions regarding the Comprehensive Plan should be emailed to [contact@concordtwp.org](mailto:contact@concordtwp.org) with the subject Comprehensive Plan Question.

Mr. Johnson shared the approximate timeline for finalization of the draft Comprehensive Plan. The Comprehensive Plan Committee will reconvene in January 2026, at which time any comments or questions submitted by residents and other interested parties will be reviewed. The Committee will then submit the Plan with any revisions to the Concord Township Zoning Board to ensure the Plan complies with existing zoning resolutions. The Zoning Board will have the option to recommend approval of the Plan without modifications, recommend approval of the Plan with modifications, or recommend not approving the Plan and leaving the existing Plan in place. Once the Zoning Board makes its recommendation the Plan will be submitted to the Township Trustees for final review, likely in March 2026.

Mr. Johnson introduced development consultant John Carlisle, who has been working with the Committee on the Plan. Mr. Carlisle is a Trustee for Etna Township in Licking County, Ohio, and has extensive experience working with Township Comprehensive Plans. He complimented the Committee on its work, and said that his primary role in developing the plan was to ensure that the Township will be protected from lawsuits by developers. Trustee Garrett explained that the Trustees legally cannot reject development plans which meet zoning requirements and are in compliance with the Comprehensive Plan, so the Comprehensive Plan plays an important role in future development of the Township. These documents are important and should be updated every 5-10 years to reflect the will of the community.

Mr. Carlisle then introduced Scott Sanders, Executive Director of the Delaware County Regional Planning Commission, who was also involved in the development of the Comprehensive Plan as a regional planning liaison. He was also complimentary of the Committee's work. As the regional planning liaison, Mr. Sanders' role was to formally create the Plan document and summary map based on the Committee's work. He explained the draft was not much different than the 2018 version, and is a tool for community use for how development would conform to the area. The implementation section guides infrastructure, land use, signage, and recognizes the US42 corridor as a commercial zone. Existing 1.5 units per acre requirements for PRD (planned residential developments) were acknowledged, as well as 1.5 acre lot size minimums for regular residential. Acquisition of land by the City of Columbus was also updated within the Plan.

Mr. Johnson gave a rough outline of the Plan, which is 97 pages long. He stated that one of the primary goals of the Plan is to preserve the rural character of Concord Township as much as possible, e.g. its openness, green areas, farm land, and natural resources. The first eleven chapters provide background information on the Township's history and resources, and the remaining two chapters give detail on the proposed Plan. Mr. Johnson reiterated that no decisions are being made now, that this is a draft plan being presented for review to help guide growth. Some general recommendations made by the Committee include establishing guidelines for short-term rentals, solar power panels, and outdoor light pollution.

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For planning purposes, the Committee divided the Township into six sub-areas. Mr. Johnson gave a brief definition of each sub-area and summarized how the Plan would affect each area. The floor was opened to questions during each discussion.

### **Sub Area 1 – Dublin and Shawnee Hills Area**

This area is unlikely to see much change as most of the land has already been developed. The Plan recommends the area remain primarily single family homes.

### **Sub Area 2 – Shawnee Heights (unincorporated areas west of the Scioto River and south of Merchant Road)**

This area includes the Lucy Depp neighborhood, the Dublin Self Storage property on Dublin Road, and surrounding areas. The Plan recommends keeping most of this area zoned for residential use within existing zoning regulations, with the exception of expanding commercial usage on Dublin Road between Cook and Merchant Roads. Residential areas may include low density multi-family housing not to exceed four units per acre, contingent upon the availability of sewer service. This is lower than the current multi-family zoning requirements of six units per acre.

A general question was asked about the summary map provided as part of the draft Comprehensive Plan. Mr. Johnson clarified that the map is also a proposal and does not necessarily represent current Township zoning.

Another general question was raised on solar panels and whether Delaware County's requirements could override Concord Township's requirements. Zoning Inspector Ric Irvine and Trustee Joe Garrett answered by explaining that there are zoning codes and building codes. Zoning codes are handled at the Township level, while building codes are handled at the County level. So while the County does not have the authority to override the Township, they may have additional building code requirements that would need to be met.

A question was asked regarding proposed commercial development in Sub Area 2 on Dublin Road near Merchant Road and whether Merchant Road will be improved in any way to support the additional traffic such development would generate. Mr. Johnson stated that there are plans to eventually widen Merchant Road, but no definite plans have been made and no funding is currently available although it is being pursued.

During this discussion the planned roundabout at Home and Dublin Roads was also mentioned. There were questions about when and where the roundabout would be built. Since this involves a county road and a state route Delaware County is in charge of this project, not the Township, so we have no authority over it. However, Delaware County has been willing to work with the Township to come up with the best possible solution as to the roundabout's location.

A question was asked about whether the seven acre parcel at the southwest corner of Merchant and Dublin Roads was being proposed for commercial usage. Mr. Johnson clarified that the Plan recommended that parcel be zoned as either commercial or residential and has not been confirmed either way. The current Plan indicates this parcel should be for residential usage. He further stated that this would be an example of something to submit via email to [contact@concordtwp.org](mailto:contact@concordtwp.org) for further consideration.

A question was asked about controlling speed on Merchant Road. It was suggested that a solar powered speed indicator be used. Mr. Garrett stated that the Township owns such a device and has found that it's ineffective after a few days at most. The best deterrent is for the Sheriff's Department to patrol the area and issue citations as necessary; however there are staffing issues and other issues which take priority and prevent this from being a workable solution. A four way stop at the intersection of Merchant and Concord Roads was also suggested; however, the consensus was that this would require more research. Trustee Haney stated that speed bumps are not an option at this time.

### **Sub Area 3 – West Scioto (west of the Scioto River, south of US Rt 42, north of Merchant Road)**

This area includes over 1,000 acres of farmland and also the Lower Scioto Water Reclamation Facility (sewer plant). Due to the large amount of farmland, this area is prime for development. The Plan recommends residential development in this area follow the existing zoning code of 1.5 units per acre where sewer service is available, and 1 unit per 1.5 acres where sewer service is not available. Mr. Johnson clarified that a general recommendation in the Plan is to move from the current practice of using gross density, i.e., calculating density based on the total acreage involved, to using net density, i.e., calculating density based on the total usable acreage. For example, if a parcel zoned for residential development includes undevelopable land, such as a creek or power lines, the undevelopable land cannot be included in the density calculations. The map of this area also includes several new roads

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proposed by the Delaware County Engineer's Office, indicated by dotted lines, to accommodate additional traffic from previously approved developments in the area. The cost of these roads would be assumed by the developers.

There was some conversation about developments in this area which have been approved but not yet started. If development does not begin within three years of approval, the approval expires and the developer must have their plan reapproved. A question was raised that if the Comprehensive Plan changes between the time of the first approval and any subsequent reapprovals, would the developer have to meet the requirements of the new Plan? Mr. Garrett stated that yes, any developments needing reapproval would have to meet the requirements of the Comprehensive Plan in effect at that time.

Mr. Johnson stated that according to State law the Township must allow for apartments to be built in the Township, subject to zoning regulations. However, by using the Comprehensive Plan to designate areas where apartments can be built allows us as much control as possible over where such units would be located. If no area is designated, they could be built anywhere in the Township if zoning regulations are met. For this reason, the draft Plan calls for apartments to be allowed near the existing sewer plant. Mr. Johnson further stated that there is not much call for apartment housing in this area and therefore this has not been an issue, but as the area continues to grow there is a need to address this topic. An additional area designated for potential apartments is in Sub Area 6, behind proposed and existing commercial development on Rt. 42.

A question was raised on various intersections within this area, specifically Moore Road and Dublin Road, and Moore Road and Concord Road. These intersections have seen multiple accidents, including fatalities. Mr. Johnson reported that Delaware County is currently studying the Moore/Dublin intersection and signage has been added. Additionally, these intersections include county roads so the Township doesn't have any control over them, but can request that the county investigate and address any needs.

### **Sub Area 4 – Lower Scioto (east of the O'Shaughnessy Reservoir, south of Hyatts Road)**

Mr. Johnson reported that a roundabout will be installed at Hyatts and Section Line Roads, although the date of construction is unknown. The majority of this area is already developed. Currently there is a walking path in two unconnected sections due to topography and other issues, and the Township is looking at ways to connect them. Mr. Haney shared that in his role as liaison with the City of Columbus and the construction of its water plant at Home Road and Dublin Road, he has requested that the City of Columbus build a multi-use path from Home Road to Cook Road. There was discussion about another walking path with a gap, as well as suggestions to improve safety when crossing Riverside Drive near the roundabout.

### **Sub Area 5 – Upper Scioto (northeast corner of Concord Township)**

The 42 corridor runs through this area and is proposed for commercial development. A portion of this area was recently annexed to the City of Delaware. A question was asked about a proposed sports facility in this area. There was some conversation about the current status of this facility, but since this area has been annexed by the City of Delaware, Concord Township is not involved in this project.

### **Sub Area 6 – Mill Creek Valley (northwest corner of Concord Township)**

This area includes over 400 acres of farmland which is not prime for development due to close proximity of bedrock to the surface, and lack of sewer service. It also includes a portion of Rt. 42. Mr. Garrett shared that Mr. Carlisle, the development consultant for the Comprehensive Plan Committee, has also been engaged by the Township to study economic development in the Township, and in accordance with these studies he asked the group to share what type of commercial development they would like to see in this area. Suggestions can be submitted via email to [contact@concordtwp.org](mailto:contact@concordtwp.org) or by calling one of the Trustees, whose numbers are provided on the Township website, [concordtwp.org](http://concordtwp.org).

A resident asked who to speak with concerning a proposed commercial development at Merchant and Dublin Roads. Mr. Johnson advised to send an email to [contact@concordtwp.org](mailto:contact@concordtwp.org), and clarified that the property in question is currently zoned as residential but could change based on the proposed changes to the Comprehensive Plan, so the Comprehensive Plan Committee is the correct place to share any concerns about this at the present time.

There was additional general discussion about commercial development in and near Concord Township. Mr. Johnson reiterated that now is the time for interested parties to share their comments and concerns with the Comprehensive Plan Committee via email at [contact@concordtwp.org](mailto:contact@concordtwp.org).

A question was asked about an existing cemetery, White Cemetery, south of Merchant Road. Mr. Haney stated that the cemetery cannot be moved, although someone could pay to have it moved. The

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Township does not manage that particular cemetery, so any changes would be up to a property owner or developer.

A resident asked if the Township had considered impact fees on residential lots. Mr. Johnson stated the Ohio Revised Code does not allow the Township to charge impact fees. When asked if that could be changed, Mr. Haney suggested following up with state legislature. When further questioned how New Albany was able to charge impact fees, Mr. Garrett stated it was because New Albany is a municipality.

There was a question about whether the coffee shop on the corner of Home Road and Dublin Road would need to be torn down to accommodate the planned roundabout at that intersection. Mr. Johnson and Mr. Garrett explained that would not be necessary.

There was a question about drainage and ditch issues being addressed in the plan, and Mr. Johnson shared that although the Comprehensive Plan doesn't address that, there are various county agencies involved in doing so.

A member of the Committee mentioned his subcommittee suggested investigating the installation of tornado sirens on Township owned land at Concord and Klondike Parks. Mr. Garrett stated that the expense would be prohibitive, residents don't want it next to them, and that most people are able to get that type of alert from their cell phones.

Another member of the Committee shared a major purpose of a Comprehensive Plan was to prevent developers from taking advantage of and/or bringing legal action against the Township. Mr. Garrett clarified that legal action is still likely, but the Comprehensive Plan will improve our chances of successfully defending against any such action.

A question was asked about the change in zoning from a minimum 1 acre lot to 1.5 acres for a home with a septic system. Mr. Johnson explained that this had to do with a change in the laws governing septic systems which happened many years ago, probably in the 1990s.

A question was asked about whether the Dublin Self Storage property on Dublin Road was in violation of zoning codes regarding signage and vehicle locations. Zoning Inspector Ric Irvine shared that he has spoken with them and they are trying to maintain compliance.

Mr. Johnson thanked everyone in attendance and referred them to the QR code passed out at the beginning of the meeting for access to the complete draft of the Comprehensive Plan, and that a link would be shared via email to those subscribed to the Township's email list. Those interested may sign up at concordtwp.org.

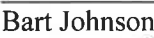
Adjourn


Mr. Haney moved and Mr. Johnson seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes. The special meeting was adjourned at 7:45 p.m.


ATTEST

  
Fiscal Officer, Jill Davis

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Bart Johnson

  
Joe Garrett

  
Jason Haney