

**RECORD OF PROCEEDINGS
CONCORD TOWNSHIP BOARD OF TRUSTEES**

Minutes of

Meeting

BEAR GRAPHICS - 800-325-8094 FORM NO. 10148

January 13, 2016

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Held _____

Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, January 13, 2016 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 6:40 pm. The roll was called and attending were Trustees Jason Haney, Joe Garrett, and Bart Johnson. An attendance sheet was circulated for meeting attendees.

Purpose

The purpose of the special session was for public input and discussion of the Township Comprehensive Land Use Plan (the "Plan") revisions, prior to the Board of Trustees approving the changes. Mr. Johnson explained a committee of township residents was given the task to update the Comprehensive Plan about two years ago. The last Comprehensive Plan was adopted Fall 2005. The committee met with Delaware County Regional Planning and laid out the current draft of the Plan, then was later approved by the Zoning Commission to submit to the Board of Trustees for adoption.

Mr. Johnson noted the Plan is a guide or road map to township land use and development. The Township is changing, and the Plan could probably be reviewed at least every five years. Meeting attendees were introduced, including several Plan Committee and Zoning Commission members. Mr. Johnson shared the Comprehensive Plan has a fabulous picture of the Township, and contains history of where it has been, and where it is going.

Proposed Changes and Updates

Mr. Johnson identified each proposed change and/or update to the Plan:

Natural Resources – The Plan encourages preserving open space and wildlife. It was noted most developers have been trying to maintain a natural look to help sell lots. The committee suggested to obtain linkage of subdivisions, use landscape trails, and retain natural features. Connie Resanovich, Zoning Commission (ZC) Chair, mentioned the Zoning Code will also need updated regarding wetlands, steep slopes, etc. There was feedback from the ZC about using gross versus net acreage for density calculations. In the Zoning Code open space can be better defined, i.e. a slope could be useable, but easements could be removed from the acreage calculation.

Residents asked how to maintain the township's character. Mr. Johnson discussed there is concern of annexation on the east side of the river, so development is still there. He noted developers like Don Kenney of Metro Development have been very agreeable with neighborhood concerns, like putting in fences, etc.

Gary Davis, ZC member, discussed gross versus net density. Property owners with large acreage are at a disadvantage with net density if they can only develop a portion of their acreage instead of gross acreage. What all is taken out? Net density becomes a moving target. Mr. Johnson said a decision would not be made tonight, but would like to discuss the issue more at the ZC and Board of Trustees joint work session on Saturday. Mr. Davis thinks density should be calculated on gross acreage; if an owners pays taxes on a property for fifty years, the full acreage should be developable, otherwise it is similar to a "takings." He agreed the township also needs to maintain its rural character and keep a balance.

The Trustees noted higher density can lead to smaller homes and home values, which lower property taxes that fund township services. Rough calculations show about a \$350,000 home value supports township services for fire and roads, but a balance of home values is needed in the township. Mrs. Resanovich believes density is not going to control home value; it depends on trend and builders. Darin Hilt, ZC member and homebuilder, said school districts drive development. The same house would have different appraisals in different school districts. Building is currently active in Dublin, Olentangy, Westerville, and Arlington school districts, and those areas also require upgraded building products. Buckeye Valley needs better school image; the new elementary will help some. Empty nesters want

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to be in the township since taxes are lower. Regarding density, Mr. Hilt felt if the township built all first-time buyer homes with high density, there will be lower quality products used, and the subdivision will look crappy in five to ten years.

Agriculture – The Plan addresses to maintain agriculture, and zoning cannot discourage it. Until the township has sewer, there will not be many changes to agriculture.

Density – Carrying capacity was recommended at 1.8 units per acre for ten acres and above. The Board would like to stay close to two units per acre, but would the township run out of sewer taps at that level at full buildout?

Different home types are encouraged in the Plan. Discussion was held about protecting real estate values.

Action steps:

Minimum 1.5 acre density without sanitary sewer.

Soil density increases cost of development.

Identify non-developable land and density gross versus net.

Encourage PRDs and multifamily development. Does the township want attached condos? Would density increase?

Maintain housing area east of Scioto River and South of Home Road.

Would a village style development work in north end of township? Can sewer get that far? Frank Peirsol, Plan committee member, said sewer estimate to run north to Bellpoint was \$10 million due to limestone rock. Jerome Village development up to US 42 was discussed. Township traffic has increased as a result.

Commercial/Industrial sites – Mr. Garrett said more commercial demand will come with more subdivisions. Commercial also helps fund the township with full millage values. State is studying the 42 corridor, and issues at Routes 42 and 33. The State discourages curb cuts and wants access roads which drive up development cost.

Mr. Peirsol noted the best commercial site in the township is where the township offices are located. The City of Columbus took the other commercial site across Dublin Road. Mr. Johnson said long-term the township hopes to gain the north side of the property for commercial use. Mrs. Resanovich added the conditional use on the Dublin Road quarry property expired years ago, is still zoned M-3 Heavy Industrial, but could be changed.

Passive and active recreation should be encouraged in developments and PRDs linked together.

The township would like to maintain needed services but keep tax base low at same time.

Construction of sewer extensions were discussed.

Once the comprehensive land use plan is final, zoning can be updated and enforced.

Development is developer and sewer driven.

Transportation – keep roads rural. Mr. Johnson shared the Trustees met with the County Engineer's office, Economic Director, and Mr. Sanders of Regional Planning to try to come up with a roads master plan, i.e. an infrastructure flow plan. The township is trying to be proactive to alleviate traffic issues.

The Szanatis, owners of New Era Market, mentioned the four way stop at Home and Dublin Roads is dangerous due to more traffic and kids on bikes heading to and from the park. They would like to see the State install crossing zone markings.

Several zoning and committee members encouraged the Trustees to approve the Plan since the committee has worked on the document for two years. The Trustees are cognizant of getting resident input voiced first, and will probably be ready to adopt the Plan after Saturday's work session with the Zoning Commission. They would like to adopt by the first meeting of February.

The Plan draft was available to committee members for review online at the Regional Planning website.

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Mr. Johnson expressed thanks for residents and committee members attending. As there was no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

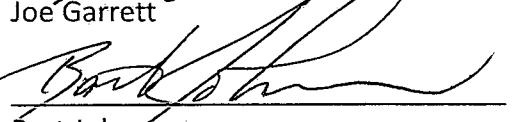
ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Jason Haney


Joe Garrett


Bart Johnson

