

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

Minutes of

Meeting

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

January 16, 2016

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Held _____

Call to Order

The Concord Township Board of Trustees met in special session with the Zoning Commission on Saturday, January 16, 2016 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 8:00 am. The roll was called and attending were Trustees Jason Haney, Joe Garrett, and Bart Johnson, and Zoning Commission members Connie Resanovich, Virginia Farneman, Mike Hamilton, Steve Smith, Darin Hilt, and Gary Davis.

Purpose

The purpose of the special session was for discussion of Comprehensive Land Use Plan ("Plan") updates and the following topics of concern: density, residential developments, and condominium developments.

Discussion

Density guidelines of nearby townships was discussed. Jerome Township uses 1.5 net density, with current road right of way subtracted from gross acreage. Liberty Township uses net density, with road right of way, utility acres, lowlands, slopes, ravines, etc removed. Zoning Commission voted on and approved gross density for the Plan update. Comparisons of developer and landowner value, property topography, and easements were cited. Concord Township is currently at a density of 2 units per gross acreage, higher than neighbors. If changed to net density, the Trustees said deductions would not exceed ten percent of total acreage of property.

It was noted Jerome Township segments out different land use areas. Does that make sense here versus a "one size fits all" density? Sewer availability also affects land use areas. Land use areas need addressed and updated in the Plan first, then updates made to the zoning code (PRD).

Trustees are not in favor of incentive that drive density up to 3 units per acre; want maximum a maximum of two. Maybe an incentive to a development to go from 1.8 to 2.0 density, with the addition of condos as an example. Discussion continued on condos, maintenance fees, patio homes, "cluster" communities, and market for those products.

Lucy Depp and reconstruction of roads was referenced on page 76 of the draft Plan. No changes were made; leave item (e.).

In general, all else good with the Plan updates, except to strike the Clarkshaw to Hyatts PRD reference, since developments already approved, and the State property on Dublin Road now owned by City of Columbus. The list of zoning members also needs updated at the beginning of the document.

Mr. Johnson believes even with a density maximum of two, the cheaper, starter homes should have lower density; maybe upgrades like natural materials and larger setbacks would give incentives up to the full two density. Most in attendance agreed starter home communities go downhill after several years. Orange and Liberty Townships, and Powell, have restrictions on square footage, minimum two-car garages, natural exterior products, etc to maintain home values.

The Zoning Commission was tasked with working on standards for PRD developments, to increase home values and qualities, defining open space quality, and how to incorporate condominium units in developments to get a density increase. Mixed condominium communities need well defined or could be a different zoning designation. It would need defined what percentage of condos would be required at a certain density, and the percentage balance of single family homes would be required at a total density of two units per acre.

Mr. Johnson expressed thanks to the commission members. As there was no further discussion, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

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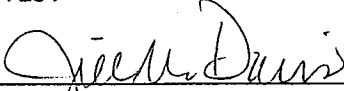
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ATTEST



Fiscal Officer, Jill Davis

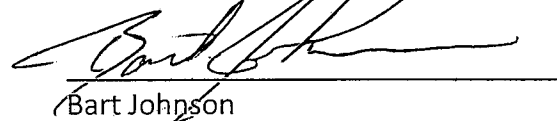
BOARD OF TRUSTEES



Jason Haney



Joe Garrett



Bart Johnson