

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

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

March 14, 2016

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Held _____

Call to Order

The Concord Township Board of Trustees met in special session on Monday, March 14, 2016 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 6:00 pm. The roll was called and attending were Trustees Jason Haney, Joe Garrett, and Bart Johnson. An attendance sheet was circulated.

The swearing in of meeting attendees was performed by Fiscal Officer Jill Davis.

Purpose

The purpose of the meeting was to consider an Application, submitted by motion of the Concord Township Zoning Commission Board. The Board of Trustees shall approve, deny, or modify the application, designated as #ZC042015, and filed by Metro Development LLC of 470 Olde Worthington Road, Westerville, OH, 43082. The Applicant requested approval for rezoning and a preliminary development plan referred to as "Scioto Ridge Crossing" for Planned Residential District on 80.669 +/- acres on South Section Line Road, Parcel #41933002014007, owned by Triken Inc.

The Concord Township Zoning Commission board voted unanimously on February 16, 2016 to approve the application as presented.

Chairman Johnson made a matter of record that the requirements of the sign in sheet, letters to property owners, legal notice, and application #ZC042015, have been met.

Testimony by Applicant

Todd Faris (Faris Planning and Design) and Joe Thomas (Metro Development) were present to provide testimony. Mr. Faris provided final changes of the application to the Trustees, and explained the development was located behind Ed's Tree and Turf on South Section Line Road.

Mr. Faris noted the application was continued a couple times during the Zoning Commission process for M/I Homes and Metro Development to come to an agreement on acceptable housing specs. M/I has developed a new line of homes with quality changes for the development.

Access to the development would be through Clarkshaw Moors, which will need modified on the Clarkshaw Moors development plan, by deleting one home lot and adding the stub road into Scioto Ridge Crossing. The ability exists to access South Section Line Road if needed in the future, plus possible extension to the north. A small park was placed in the center of the development, with other landscaped and detention areas. The north buffer will include both fence and mounding. The development will have smaller lots with more open space (41.4 acres, or 51%). Asphalt walking paths will be installed through and around the development. Other modifications were reviewed.

Mr. Faris shared a large exhibit showing how all the developments in the area will tie together. Bike paths will connect the "regional" development (Clarkshaw Moors, Heather Ridge), and contain about 750 homes total.

The entire development of Scioto Ridge Crossing will be in the Buckeye Valley School District; the rest of the regional development area will be in Olentangy.

Home designs (M/I Homes) were reviewed and distributed to Trustees. Average home sales prices will be between \$271,520 and \$388,645, with an average of \$334,219. They consist of natural exterior fronts with garages that do not extend beyond the front of the home. A homeowner's association will form and probably go to Real Property Management in the future.

Construction of the development is scheduled for 2018. Adjoining developments in Liberty Township are not approved yet.

Comments

Mr. Johnson requested the "regional" map be present in the sales office when homes are sold in Scioto Ridge.

Mr. Garrett firmly requested a maximum density of two homes per acre (this development density was rounded up and is over the maximum by one home). In lieu of changing the development plan by one home, Mr. Garrett requested a path be constructed,

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within the easement, out to South Section Line Road. Mr. Thomas agreed to install a path, with steel barricade at the end.

Therefore after discussion, Mr. Garrett moved to approve Scioto Ridge Crossing, by recommendation of the Delaware County Regional Planning Commission and the Concord Township Zoning Commission Board, with the addition of an eight foot wide walking path out to South Section Line Road with a steel barrier, and the development containing a total of 162 lots. Mr. Haney seconded the motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

The Trustees noted the change to the Clarkshaw Moors development plan is a minor change and can be approved by the Zoning Inspector; it is not required to come back through the zoning process.

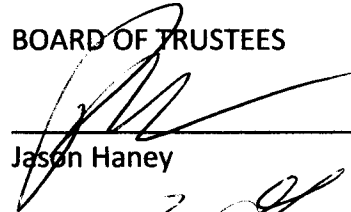
As there was no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

ATTEST

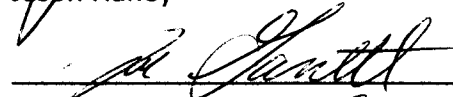


Fiscal Officer, Jill Davis

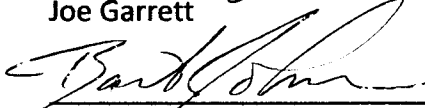
BOARD OF TRUSTEES



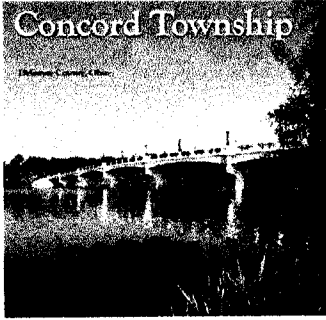
Jason Haney



Joe Garrett



Bart Johnson



Concord Township Zoning Department

Administrative Building
6385 Home Road
Delaware, Ohio 43015
740-881-5338
www.concordtwp.org

NOTICE OF RECOMMENDATION OF APPROVAL

February 19, 2016

CONCORD TOWNSHIP TRUSTEES
6385 HOME ROAD
DELAWARE OH 43015

RE: Applications #ZC042015

Dear CONCORD TOWNSHIP TRUSTEES:

On February 16, 2016, the Concord Township Zoning Commission held a Public Hearing regarding Application #ZC042015. Application #ZC042015 requests approval for rezoning and a preliminary development plan referred to as Scioto Ridge Crossing for Planned Residential District on 80.669 +/- acres on South Section Line Road, Parcel #41933002014007, owned by Triken Inc.

After hearing all of the evidence and testimony regarding the Application at the hearing, the Concord Township Zoning Commission moved to recommend approval of Application #ZC042015 as presented.

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend approval as presented to the Trustees. The Applicant has been notified that they will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Sincerely,

Connie Resanovich, Chair
Board of Zoning Commission
CR/ae

