

RECORD OF PROCEEDINGS

Minutes of

Meeting

CONCORD TOWNSHIP BOARD OF TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

April 20, 2016

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Held

Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, April 20, 2016 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 7:00 p.m. The roll was called and attending were Trustees Jason Haney and Bart Johnson. Other guests signed the attendance sheet.

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 #ZC012016, and filed by CV Real Properties of 110 Polaris Parkway, Suite 301, Westerville, OH 43082. The Applicant requested approval for rezoning and a preliminary development plan referred to as "The Meadows at Home Road" for a Planned Residential District on 10.25+/- acres at 5055 Home Road, Powell, OH 43065, parcel #31923002011000, owned by Larry J. Swenson, for 25 single family condominium homes.

The Concord Township Zoning Commission board voted unanimously on March 16, 2016 to approve the application with the following four terms and conditions: turn-around added to the gated drive, additional parking relocated to a central location, location to be determined for a possible sign (no access drive) for the turn-around, additional trees and landscaping to the existing Scioto Reserve mound.

Chairman Johnson made a matter of record that the requirements of the sign-in sheet, letters to property owners, legal notice, and application #ZC012016, have been met.

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

Testimony by Applicant

Todd Faris of Faris Design was present with developer Chris Vince, of CV Real Properties. CV previously developed The Meadows at South Section Line, which are almost sold out. Chris and his father, Charlie, work together and know the business well.

Mr. Faris noted the changes requested by the Zoning Commission were made, as well as other changes. An updated PRD Executive Summary was distributed to the Trustees to add to the development application. In summary, the changes made were:

- 1- Removal of one unit for density considerations.
- 2- The turn-around was moved and access gate moved farther in so that both are now on the condo property. The gate will be used for emergency and maintenance access only.
- 3- The setback on lot #9 was pushed back six feet, from 25 feet to 31 feet.
- 4- The bike/multi-use path will be installed through the development and around the pond, but not across the front of the property until development begins to the east or west.
- 5- One code divergence request was made for landscape mounding. Usually a six foot continuing mound is required along a major road, but this development would have partial mounding, with broken areas of landscaping.
- 6- Chief Cooper has approved the access gate.
- 7- Architectural renderings and conceptual elevations of the smaller size condo unit did not get sent to Trustees. The width is the same, but not as deep as the 1700 square foot unit. They will offer a range of sizes and options, along with design center customizing options.

Mr. Vince shared CV has addressed the Zoning Commission's concerns of moving the gate, and building and placing the turn-around on CV's property. Regarding building the proposed pathway, Mr. Vince believes many do not get used and deteriorate. He will leave an easement for the path and whenever development is extended either way it can be installed.

Mr. Johnson's concern is the Board requires other developers to put in paths at time of development. Some developments had problems because there was no plan to install a path. About 250 yards from the west side the path would connect to the existing path at Glenmore. Mr. Johnson believes the easement makes sense, but homeowners would not realize they have to pay for it later. From a maintenance standpoint, it is not a huge expense

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to install it now. Mr. Haney agreed, the path going east would go nowhere, but he could see it going on the west side now.

It was noted the sidewalk would only go on one side of the development, similar to other "Meadows" developments.

Comments

Two Scioto Reserve families requested more details on the access gate and stub road where Valley View dead ends. The placement used to be 40 feet, but is now 65-70 feet off the lot line, onto CV's property. The stub was placed on the south side of the property. Mr. Johnson noted a "no outlet" sign needs placed near the end of Valley View. The current sidewalk ends at the back of lots, so CV needs to extend theirs to that point.

Mr. Johnson asked what standard would be used for roads within the development. CV noted no standard is drawn up yet, probably will be 8-12 inches thick, based on the public standard and geotech suitability of soils. Mr. Johnson noted problems a Scioto Reserve condo community already has with their roads.

Mr. Haney appreciated CV heading off the density issue before the meeting.

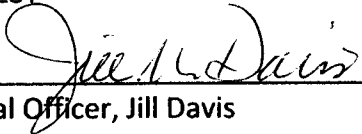
Discussion was held on the turn-around spot, and how to prohibit kids from hanging out there at the dead end where no houses are located. It was felt there would not be a problem once construction begins.

It was clarified the access gate would go in when the road is built, and is not a through-way. All construction would use the main entrance.

Therefore after discussion, Mr. Johnson moved to approve application #012016, by recommendation of the Delaware County Regional Planning Commission and the Concord Township Zoning Commission Board, for 25 units on 10.25 acres, with a condition regarding the path easement across the front of the property, that the installation of the path west of the entrance be finished now, and easement to the east be the responsibility of the HOA at the time it is connected to the adjacent property. Mr. Haney seconded the motion. Upon roll call vote: Haney-yes, Johnson-yes.

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

ATTEST

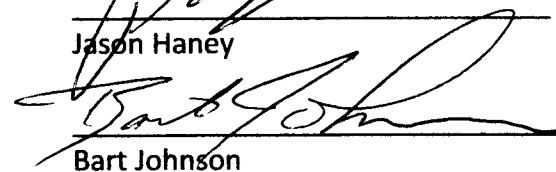


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES



Jason Haney



Bart Johnson