

Held

October 16, 2014

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Call to Order

The Concord Township Board of Trustees met in special session on Thursday, October 16, 2014 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 7:00 p.m. The roll was called, and present were Trustees Karen Koch, Joe Garrett, and Bart Johnson. Ms. Koch introduced Mark Fowler, Delaware County Assistant Prosecuting Attorney. Public present were recorded on the attached sign-in sheet.

Swearing In

The swearing in of meeting attendees was performed by court reporter, Carla Castle.

Purpose

Ms. Koch announced the purpose of the meeting was for the Trustees to consider the Zoning application #ZC032014 filed by Metro Development LLC of 470 Olde Worthington Road, Westerville, Ohio 43082.

The Trustees will either approve, or deny, or approve with modification, the recommendation of the Concord Township Zoning Board to rezone parcels #32011002081000 and 32011002001000 from Farm Residential (FR-1) to Planned Residential District (PRD), and parcels #32011002016000, 32011002018000, and 3201100202000 from Residential District (R-2) to Planned Residential District (PRD). The property, referred to as River Bluff, is located between South Section Line and Butts Roads and is owned by Yinger. The development is 49.6 acres with a proposed 38.8 acres of 92 single family homes, and 10.81 acres of open space.

Process

The re-zoning process begins with an application to the Township Zoning Inspector, then goes to Delaware County Regional Planning Commission, then to the Township Zoning Commission Board, and then to the Board of Trustees who will vote by majority for the final approval, or denial, or approval with modification.

Ms. Koch made a matter of record that the requirements of: A-the application, B-the legal notice, C-the sign-in sheet, D-the notice of approval from Delaware County Regional Planning Commission, and E-the notice of approval with two conditions from the Township Zoning Commission, have all been met.

Testimony

Ms. Koch then opened the meeting for testimony by the applicant, Joe Thomas of Metro Development, Todd Faris of Faris Planning and Design, 243 North Fifth Street, Columbus, Ohio 43215, Todd Stanhope (traffic engineer, Smart Services), and Tom Warner (civil engineer, Advanced Civil Design).

A basic overview of the development was presented by Todd Faris:

- Minor revisions were made to the plan, and were sent to the Delaware County Regional Planning Commission, and dropped off for the Board of Trustees.
- In summary, the proposed development is 49.6 +/- acres.
- Five lots are off Riverside Drive, average size 3/4 acre lots, with minimum frontage 110'.
- Remaining lots are accessed by S. Section Line Road of varying sizes (i.e. 75' x 135').
- There will be 11.5 acres of open space, consisting of detention areas, common open space, small playground, and buffer zones.
- Additional 3.2 acres of right-of-way was given to the County to accommodate the County's future thoroughfare plans for the width of South Section Line Road.
- Results in 30% open space, and 1.85 units per acre density, which is within new comprehensive plan ideas.
- The development would be served by, and in conjunction with, the sanitary sewer plans for Butts Road.
- The plan revision packet was reviewed, including: an entry perspective drawing added, open space increased, two changes from the Regional Planning and Zoning Commission were added, density bonus recommendations, revised/increased height of buffer

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mounding, stub road added, three lots next to existing homeowner were moved per planning commission, a cul-de-sac was removed so people will back up to open space, and modified phasing plan, illustrations, and landscaping.

- Site amenities for 11.3 acres of open space include: multi-use pathway, black horse fence perimeter, mounding and buffer zones, park area (1.2 acres) with "tot lot" and walking paths on both sides, five detention areas.
- The five lots off Riverside Drive have one access point, and the rest of site is served by two entrances on South Section Line Road, that line up with Highlands Drive and Scenic Creek Drive.
- Traffic study was performed and turned into Delaware County Engineer, which warranted addition of turn lanes on South Section Line Road due to traffic volume.
- Landscaping buffers will be constructed to significantly minimize the effect on existing residents.
- Streets will be lined with trees and sidewalks.
- Open space will be paid into and maintained by a Homeowner's Association.
- Architecture of homes will be in the \$350,000+ range, with square footage of >2,500.
- Applicant, Metro Development, is actively working to move this project forward.
- Others present for testimony or questions include the developer, as well as civil and traffic engineers.

Public Comments

Karl Wolf, 6725 Riverside Drive, asked if the developer would consider tying the access road to existing properties, possibly three along the Riverside Drive curve. It is a bad accident curve and common access could increase safety. The developer noted the access point will be Martha Yinger's current driveway.

Jeff Humphrey, 5165 Butts Road, asked if there was anything between the new houses and his property to separate the back yards, or would the houses have open access to his 12 acres? Mr. Faris noted there is a tree line, but the developer could put a fence there. Mr. Humphrey feels there is nothing to deter people from coming onto his property, and a security concern being wide open. He also asked if existing property owners would have access to the new park.

Mr. Humphrey also inquired about water drainage, stating lots of water flows down through the Yinger property, toward his property, and into a creek. Would detention ponds be exiting even more water across his land? Tom Warner, civil engineer, discussed regulations the development follows from the Delaware County Engineer and Ohio EPA. The drainage follows where the water flows today, and outlets for the detention areas will also follow current flows. Mr. Warner stated the drainage will probably be improved after the development due to the storm water not being able to sheet across the property. The storm water will be contained and drain over time. All water generated from the development site will be routed into basins and then released gradually into the environment.

Mr. Humphrey asked about the sewage line being installed along Butts Road, and how it may affect his property. Joe Thomas, Metro Development, stated the County has planned to construct a pump station and run a 32" sewer trunk line up Butts Road; the right-of-way has not been determined yet. They will work through the County Engineer, and sewer service will be available to existing homes in the future via lateral tie-in lines. Homeowners should make contact with the County sewer department for more information.

Mr. Thomas also confirmed he would provide the four-rail horse fence as a border to Mr. Humphrey's property. He also will make the same commitment along the south property line border, per a request from Trustee Garrett. Mr. Thomas believes this type of fencing provides an aesthetically pleasing buffer, and does not detract from the look or openness of the area like a solid privacy fence would. Mr. Wolf noted there is a tremendous amount of wildlife in the area every day, and likes the idea of a four-rail fence. Mr. Humphrey agreed.

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Trustee Johnson asked if the detention pond areas will all hold water. Mr. Warner noted field topography had not been performed yet, but it would depend on the amount of rain, and a couple are basins for up to 48 hours. The basin on the south corner is the only "wet" pond. Ohio EPA rules are designed to treat all water up to a 3/4" rain event. They will treat development water only, which will flow into detention basins, stored for an amount of time for sediment to settle, to protect downstream water to the reservoir.

Jeff Thompson, 4566 South Section Line Road, reviewed the re-zoning application which stated "multi-family" homes. Mr. Faris confirmed that no multi-family units were on the plan for approval. Trustee Johnson agreed, that what is approved is what is presented on the plan, and cannot be changed without coming back to the Board.

Darrell Miller, 4840 Hyatts Road, is concerned with the traffic safety, including bikes on the narrow road, with no shoulders. He asked if a traffic study was completed for this development. Mr. Stanhope summarized that ODOT warranted left turn lanes due to the class and speed of Section Line Road. The County also had them add space between access points, a minimum of 100 feet of two lanes. Car counts would be 93 trips during p.m. peak, and 71 trips during a.m. peak. It was determined 70% of cars would come to and from the south, and 30% to and from the north (on Section Line Road). Adjacent roads (i.e. Butts Road) were not studied. Mr. Johnson would still like to know how much traffic Section Line Road can handle before it becomes crowded and impacts wait time to turn.

Loretta Oldham, 5740 South Section Line Road, asked if the Clark Shaw project was turned down, would or could the land be annexed to City of Powell? Trustee Johnson answered annexation is still a threat, and the process is dictated by State law; townships can do nothing. Discussion was held on annexation and how it connects all the pieces together.

Mr. Thompson asked if the school are capable of handling increased population. Trustees Garret and Johnson said that is a question for the Buckeye Valley School Board. Mr. Kenney told Buckeye Valley at a meeting that he was building 1,000 homes in the area. Trustee Johnson added the latest projections show 10% growth here, but an overall decline in the BV district.

Trustee Garrett asked if the increased right-of-way given up along Section Line Road was for a center turn lane, or future widening of the road? Would the developments walking path eventually be up against the road? Mr. Faris said the right-of-way is based on the County's thoroughfare plan and includes not only road, but ditches, grasses, etc.

Mr. Thomas and Mr. Faris summarized the five larger lots off of Riverside Drive, as 5-6,000 square feet homes, for custom builders, on 3/4 acre lots, with a common access drive.

Mr. Faris explained the amenities planned in exchange for the increased density of 1.85 units per acre: common open space, walking pathways, common playground, and adjacent thoroughfare.

The development will tie into an existing natural gas main. Availability of natural gas was discussed for existing neighbors, but there would be no easy way to connect. Mr. Thomas will talk with Columbia Gas, but it is not normal for gas service to be sent through back yards. Homeowners should contact Columbia Gas with questions.

Sample deed restrictions and Homeowner's Association (HOA) details were discussed. The Trustees shared past resident complaints and asked how homeowners can control their HOA. Mr. Thomas noted when the development is about 25% built-out, a homeowner member is added to the HOA's board. At 100% build-out, the homeowner's have full HOA control (standard central Ohio HOA guidelines).

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The development would start with sanitary sewer and streets, then storm drainage, water, and road networks (about 4-5 months of work, also depending on season and asphalt plants). Phase I would include the park and mounding on Butts and Section Line Roads.

Vote


Mr. Johnson moved to approve zoning application #ZC032014, with the addition of buffering along the existing Humphrey property, Osborn and Reeb properties, buffering of four-rail fence and vegetative plantings, and also the Wolf property opportunity to access the common-access drive if he so chooses. Ms. Koch seconded the motion. Upon roll call vote: Koch-yes, Garrett-yes, Johnson-yes.

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

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Karen Koch


Joe Garrett


Bart Johnson

Concord Township Trustee meeting

October 16, 2014

Rezoning Hearing

Call to order

Roll call

Swearing in by court reporter

Purpose of Meeting – Application #ZCO32014

The applicant is Metro Development Llc of 470 Old Worthington Rd., Westerville, Ohio 43082

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The process begins with an application to the zoning inspector, then it goes to Regional Planning , then to the Zoning Commission, and then to the trustees who will vote by majority for the final approval or denial or approval with modification.

I would like to make a matter of record ex.A The application, ex.B The legal notice, ex.C the sign in sheet, ex.D The notice of approval from Regional planning and ex.E the notice of approval with two conditions from The Zoning Commission which have been met.

Testimony by applicant – Todd Faris – Joe Thomas – Todd Stanhope – Tom Warner

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to adjourn

Sign-in Sheet

Date 10/16/2014

Name	Address	E-mail	Support		
			Yes	No	Not Sure
Subject: <u>River Bluff Hearing</u>					
Dan Workman	4363 Clark Shaw Rd			X	
Karl White	6725 Riverside				
Jeff Amstutz	565 Butts Rd				X
MARY + BILL BARTZ	6231 RIVERSIDE DR.				X
Lauretta Odham	5740 S. Section Line Rd.			X	
Michael Marrero	4977 scenic Creek Dr.				X
Darrell Miller	4840 Hyatts Rd			X	
Frank Niday					
David Bruggel					
Tom Warner	422 Beecher Pond, Gahanna, OH		✓		
Judy Klump	2127 Ritzcliff Rd. Gahanna, OH				X