

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

December 11, 2014

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Call To Order

The Concord Township Board of Trustees met in special session on Thursday, December 11, 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. Also attending were Fiscal Officer Jill Davis, Fire Chief Todd Cooper, and Assistant Prosecuting Attorney David Moser. Public present were recorded on the attached sign-in sheet.

Swearing In

The swearing in of meeting attendees was performed by professional reporter, Sylvia McElwain.

Purpose

Ms. Koch announced the purpose of the meeting was for the continuation of the recessed hearing held October 22, 2014, for the Trustees to consider the Zoning application #ZC012014, known as Clarkshaw Moors, to allow further discussion on Clark Shaw Road improvements.

The application was 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 parcel#41933002006000, referred to as Clarkshaw Moors, from Farm Residential (FR-1) to Planned Residential District (PRD). The property is located on Clark Shaw Road, and is owned by Homewood Corporation, 470 Olde Worthington Road, Westerville, Ohio 43082.

Ms. Koch made a matter of record that the Trustees received the revised PRD Executive Summary dated December 2, 2014.

Testimony

Ms. Koch then opened the meeting to 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 of Smart Services, 1900 Crown Park Court, Columbus, Ohio 43235; and David Denniston of Advanced Civil Design, 422 Beecher Road, Galloway, Ohio 43119.

Mr. Todd Faris was present to discuss items and changes since the last hearing. Two items were updated with the PRD Executive Summary dated December 2, 2014. The PRD text was updated to include improvements to Clark Shaw Road, the contributions for the improvements, and spelled out the developer's intent to help with the improvements. In addition the phasing plan was updated. There are still six phases of the development, but due to the way roads are laid out, the phasing of two areas was flipped. He stated Mr. Stanhope was present to address any traffic concerns, and Mr. Denniston was present to address engineering questions.

Mr. Todd Stanhope noted the Trustees asked at the last meeting for a comparison of the estimated future volume of the road traffic level. Based on the 1,278 cars per day estimated volume in year 2026, he believed the volume would be comparable to Jerome Road, north of Merchant and Hill Roads.

Public Comments

Ron Hammel, 4475 Clark Shaw Road, asked what road construction improvements would be made to Clark Shaw Road. Trustees Johnson and Garrett have discussed improvements with the County Engineer's Office, and a complete reclamation of Clark Shaw Road would be done. The road would be ground down to the base, and widened to 20-21 feet. This would

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address the concerns of Clark Shaw Road being narrow, but would not be too wide that it creates speeding issues. The developer has agreed to pay for the improvements.

Dan Workman, 4363 Clark Shaw Road, asked Mr. Stanhope if the estimated volume of cars was assuming the only development entrances were onto Clark Shaw Road, or an entrance onto Hyatts Road also. Mr. Stanhope confirmed the volume figures were only based on Clark Shaw Road entrances.

Trustee Johnson asked Mr. Denniston if the water retention areas would be filled with water full-time like a pond, or were they low areas that held water for a short time and could fill with trash and be difficult to mow. Mr. Denniston confirmed they will be ponds. Mr. Thomas also confirmed, the ponds will either have an aerator or fountain to discourage algae growth.

Trustee Johnson also asked about lots laid out on the Liberty Township portion of the development, which were not shown previously. He requested that section of road get moved over to the township line, for ease of shared responsibility of the road between Concord and Liberty townships. Mr. Faris noted he was not sure if those thirteen lots would be developed in the future, but would keep the suggestion in mind.

Action

After discussion, and comments from Assistant Prosecuting Attorney David Moser, Trustee Johnson moved to approve Clarkshaw Moors development; with the recommendations of the Concord Township Zoning Commission Board; with all the changes submitted for the widening of Clark Shaw Road falling on the responsibility of Concord Township; with funding of \$400,000 provided from the developer Metro Development for improvements; and with the provision that *if* the thirteen Liberty township lots are developed, the centerline of the eastern road known as Whitestone Trace, must be moved to straddle the township line, between Concord and Liberty Townships. If the road stays in Concord Township, the lots will not be developed, and/or have access to the road. Trustee Garrett seconded this motion. Vote: Koch-yes, Garrett-yes, Johnson-yes.


As there was no further business, Mr. Garrett moved and Mr. Johnson 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

December 11, 2014

Rezoning Hearing

Call to order

Roll call

Swearing in by court reporter

Purpose of Meeting - This is a recessed meeting from October 22 for Application #ZCO12014 ,known as the Moors , to allow further discussion on Clark Shaw Road improvements.

Filed by Metro Development LLc of 470 Old Worthington Rd., Westerville, Ohio
43082

The trustees will either approve or deny or approve with modification the recommendation of the Concord Township Zoning Board to rezone Parcel #41933002006000, referred to as Clarkshaw Moors, from Farm Residential (FR-1) to Planned Residential District(PRD)

I would like to make a matter of record The PRD Executive Summary dated December 2, 2014

Testimony by applicant – Todd Faris, Joe Thomas, David Denniston, Todd Stanhope

Public Comments

Comments from the Board

Vote by Board of Trustees Motion to adjourn

12/11/14 Sign-in

Judy Klump 2107 Reduciff Rd. Col. 40001
Bob Hammel 4475 Clark Shaw Rd Powell
Dan Workman 4363 Clark Shaw Rd Powell
TODD FAYS 243 N. 5th St. Cols. OH 43215
TODD STANTOPE 1900 Crown Prec G. Columbus, OH 43235
Joe Thomas 470 Old Worthington Rd Ste 100, Wadsworth
David Denniston 422 Beecher Rd. Grantham, OH 43082