

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Held December 22, 2014

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Call to Order

The Concord Township Board of Trustees met in special session on Monday, December 22, 2014 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 6:40 p.m. The roll was called, and present were Trustees Karen Koch, Bart Johnson, and Joe Garrett.

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

The purpose of the meeting was to continue the recessed meeting from November 11, 2014 for Change of Zoning application #ZC022014, for the development known as The Courtyards at South Section Line. The applicant, Epcon Communities Inc., 500 Stonehenge Parkway, Dublin, Ohio 43017, was proposing the development on parcels located at 7337 S. Section Line Rd., owned by Price, Thomas E, James A, and William L, of 4839 Warrensburg Road, Delaware, Ohio 43015.

The Trustees will either approve, or deny, or approve with modification, the recommendation of the Concord Township Zoning Commission Board to rezone parcels #31922001049000 and #31922001046000 from Farm Residential (FR-1) to Planned Residential District (PRD). This is a 26.616 acre parcel, with a planned 15.486 acres of 66 single family homes and 11.13 acres of open space.

It was made a matter of record the PRD Executive Summary dated December 5, 2015 was received by the Trustees.

Testimony

Mr. Joel Rhoades, of Epcon, opened the testimony with the following points:

- Epcon in business since 1987 with a focus on senior housing.
- Price property of 26.5 acres already surrounded by existing developments.
- Propose 65 condos, 66th dwelling is the existing home to be retained.
- Condos will be 1,500-2,700 square feet, with courtyards, \$240,000-\$400,000.
- Amenities include clubhouse and pool for use of residents and guests.
- Development for active adults over age ~~55~~⁵⁵; growing need for this type of housing.
- More than 11,000 people over age ~~55~~⁵⁵ within five mile radius. *JWR 12/23/14*
- Single story living with exterior maintenance services.
- Lower impact than 49 single family homes; less trips, traffic and children.
- They have reduced the initial density, relocated clubhouse and pool, increased setbacks and open spaces, and included walking paths and sidewalks.
- Entrance has been changed to south of existing home, in an effort to provide a safer point with better sight distance. Delaware County Engineer still needs more info on traffic study, so Developer requested a continuance to provide additional information on the traffic study.
- A gate controls fire and emergency-only access to the east.
- Sanitary sewer supplied by Scioto Reserve treatment plant to the south.
- They request no divergences from the Zoning Code, and have approval from the Delaware County Regional Planning Commission, and the Township Zoning Commission board.

Comments

Trustee Johnson asked if the approval today for sanitary sewer was based on current capacity at the Scioto Reserve plant, not pending or contingent on the forced main construction to the Lower Scioto treatment plant. Mr. Rhoades confirmed.

Dave Karn, 7400 South Section Line Road, is concerned that by moving the entrance 400' south, near the field access point, the entrance is now straight across from his home and neighbor. He is concerned about the headlights coming into his and his neighbor's home. He realizes the location is the safest place for the entrance, and that the drive would be between their houses, but they now have a problem with existing homeowners. Both Mr.

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Rhoades, and designer Mr. Faris said they would be happy to sit down and discuss headlight screening options.

Van Wood, 7332 South Section Line Road, noted if the exit sloped slightly downhill, it may be helpful with the headlight issues.

Andy Zarins, 5565 Marysville Road, asked if the revised, updated plan was at the Ostrander Library, and discussed issues with the traffic for this development. He noted traffic info was just short profiles, and should be full 1600 foot profiles. Photos should be provided for both directions on South Section Line, and design standards for intersection based on the L&D Manual. He feels the Developer is doing less than is called for in the L&D manual. Based on distances, deceleration rates, friction factors, etc, Mr. Zarins suggested providing a 500 foot left turn lane, and having a clear sight distance of 910 feet. He also has concerns with the roads, using concrete and stones on dirt, and asked how the roads and sidewalks all work. He noted there seems to be lots of loose ends on the traffic engineering study, too many problems with it, and if a bad design, the township people will suffer because of it.

Trustee Johnson asked Mr. Zarins to clarify the "minimum standard" from the manual. Mr. Zarins said the minimum standard should only be used if no other choice. Mr. Johnson expressed his confidence with the Delaware County Engineer's Office, who will review the traffic engineering. The developer cannot be held to a higher standard than what is written. The township does not have expertise in the standards, and trusts the County will not approve something inferior.

Trustee Garrett discussed the walking and bike paths, and connection to roundabouts. He is concerned there is no path out in front of the property. Mr. Rhoades said they considered pathways and connectivity, but Scioto Reserve neighbors did not want pathways near their homes. He is also concerned about removing existing trees with a path that does not go anywhere. Mr. Rhoades would be willing to grant easements if needed in the future. Mr. Faris noted there was not enough right-of-way acquired on the north side when the roundabout was constructed, so the paths will never connect to the roundabout.

Van Wood, 7332 South Section Line Road, spoke about increased traffic with the two additional developments near Section Line Road. He would like to see safety encouraged, maybe decreased speed limits, dangerous intersection signs, etc., to balance the possibility of making the road safe with accommodating planned traffic. With the additional developments and truck traffic, he would not like to see the road become a freeway.

Mr. Rhoades appreciated comments from Mr. Zarins, and again asked for a continuance for further traffic information from the Delaware County Engineer. He noted the township process is primarily with zoning, and the County deals with the traffic and road issues. Because of the topography on South Section Line Road, and the east and west properties, the developer is working through this process and hopes to have engineering answers for everyone by the next meeting. Trustee Garrett noted residents can contact the Delaware County Engineer's office if they have questions.

Randy Tarrier, 7294 Scioto Parkway, inquired if the traffic study takes into account planned expansion as part of the overall solution. With increased traffic at Clark Shaw, etc., would the Engineer have expansion of South Section Line Road included? Mr. Garrett said the maximum traffic amount has not been met for the road, but is a good question for the County Engineer.

As there was no further discussion, Mr. Garrett moved and Mr. Johnson seconded to continue the meeting at Epcon's request until January 21, 2015, at 6:30 p.m., at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Vote: Koch-yes, Garrett-yes, Johnson-yes.

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CONCORD TOWNSHIP BOARD OF TRUSTEES**

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

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Mr. Garrett moved and Mr. Johnson seconded to adjourn. Vote: Koch-yes, Garrett-yes, Johnson-yes.

ATTEST



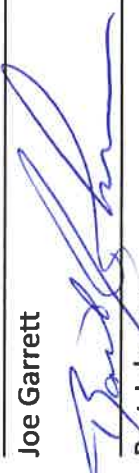
Fiscal Officer, Jill Davis

BOARD OF TRUSTEES



Karen Koch

Joe Garrett



Bart Johnson

Concord Township Trustee meeting

December 22, 2014

Rezoning Hearing

Call to order

Roll call

Swearing in by court reporter

Purpose of Meeting - This is a recessed meeting from November 11 for Application #ZCO22014.

The owners are Price, Thomas E, James A and William L., 4839 Warrensburg Rd. Delaware, Ohio 43015 and the applicant is Epcon Communitites, Inc., 500 Stonehenge Parkway, Dublin, Ohio 43017. These parcels are located at 7337 S. Sectionline Rd.

The trustees will either approve or deny or approve with modification the recommendation of the Concord Township Zoning Board to rezone Parcels #31922001049000 and #31922001046000 , referred to as The courtyards at South Sectionline from Farm Residential (FR-1) to Planned Residential District(PRD). This is a 26.616 parcel, with a planned 15.486 acres of 66 single family homes and 11.13 acres of open space.

I would like to make a matter of record The PRD Executive Summary dated December 5, 2014

Testimony by applicant – Todd Faris, Joel Rhoades

Public Comments

Comments from the Board

Vote by Board of Trustees Motion to adjourn

SIGN IN

Ken D. Jones 792 Alfred Lakes Dr.
Andy Zarins 5565 Marysville Rd
Frank Peirce 4951 S. Section Line Rd.
Troy: Donna Williamson 7380 S. Section Line Rd.
Tera Wedel " " "
Michelle Buyer & Brian Billispie 5085 Shadow Woods Ct
Chrissy Payne 7212 Scioto Pkwy
Van Wood 7332 S. section line Rd
Dave Karn 7400 S. section line
Casey Karn " "
Randy Farris 7294 Scioto Pkwy