

RECORD OF PROCEEDINGS

Minutes of

CONCORD TOWNSHIP BOARD OF TRUSTEES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held August 26, 2026 Page 1

The Concord Township Board of Trustees held a special meeting on Wednesday, August 26, 2026 at 6:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order at 6:01 p.m. and the roll was called: Jason Haney-present, Joe Garrett-present, Bart Johnson-present. Several residents were also in attendance.

Trustee Johnson stated the purpose of the meeting was to take action on the final draft of the Concord Township Comprehensive Plan, which was developed by 19 Township residents and has been subsequently revised for accuracy.

After much discussion, Mr. Johnson moved and Mr. Garrett seconded to adopt the Draft Comprehensive Plan with the following changes (per attached document):

- On page 8, update the number of units listed for Cottages at Hyatts Condos from 56 to 57.
- On page 44, update the road name Country View Place to County View Place.
- On page 60, update the Fire Protection section.
- On page 63, update the number of churches within Concord Township from four to three, and remove Mars Hill Baptist Church from the list.
- On page 85, under Sub Area 5 in the area indicated for future industrial use, remove the following parcels from future industrial use and keep the existing Farm Residential District (FR-1) zoning, and update the accompanying map accordingly:

419-230-01-063-022	419-230-01-063-023
419-230-01-063-024	419-230-01-063-020
419-230-01-063-004	419-230-01-063-005
419-230-01-063-012	419-230-01-063-011
419-230-01-063-009	419-230-01-063-008
419-230-01-061-000	419-230-01-060-000
419-230-01-062-000	

- Minor grammatical and spelling corrections throughout document.

Vote: Haney-yes, Garrett-yes, Johnson-yes.

With no further business, Mr. Haney moved and Mr. Garrett seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes. The meeting was adjourned at 6:25 p.m.

ATTEST

Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

Bart Johnson

Joe Garrett

Jason Haney

Final Revisions to Concord Township Comprehensive Plan 8/11/26 Draft

Pg. 8 - Cottages at Hyatts Condos change from 56 to 57 units

Pg. 44 - Country View Place change to County View Place

Pg. 60 – Please replace the Fire Protection section with this:
Concord Township Fire Department

Overview & Mission: The Concord Township Fire Department provides 24/7 emergency response, fire suppression, rescue, and emergency medical services (EMS) to the residents, businesses, and visitors of Concord Township in Delaware County, Ohio. Serving a population of approximately 13,000 across a 23-square-mile coverage area out of 1 station located at 7990 Dublin Road, Delaware, Ohio. Its mission is to preserve life and property through swift emergency response, courageous service, continuous education, and proactive fire prevention.

Staffing & Leadership: Led by Fire Chief Todd Cooper, the department is staffed by a total of 41 dedicated personnel: 21 full-time career firefighter/paramedics and 20 part-time firefighters.

Core Services & Operational Capabilities:

- Emergency Medical Services & Fire Suppression: Around-the-clock response for structural and grass fires, medical emergencies, and motor vehicle accidents.
- Specialized Rescue & HazMat: Fully trained and equipped for swift water rescue, auto extrication, hazardous materials incidents, and other technical rescues.
- Regional Mutual Aid: Collaborates with neighboring jurisdictions to provide seamless regional support during large-scale incidents.
- Fire Prevention & Code Enforcement: Conducts commercial property inspections, issues local permits, and enforces safety codes to minimize community risk.
- Community Outreach & Education: Engages the public through annual open houses, station tours, seasonal safety advice, CPR training, and smoke alarm installations.

Apparatus Fleet:

Fire Suppression/ Rescue Apparatus:

- 2024 Pierce 107' Quint (500-gal water capacity, 30-gal foam system, extrication tools)
- 2007 Sutphen Engine (750-gal water capacity, foam system, generator/light tower)
- 2001 Sutphen 61' Quint (750-gal water capacity; serves as backup)
- 2021 Ford F-350 Grass Truck

Medical / EMS:

- 2025 Horton Ford F-550 Paramedic Ambulance
- 2017 Horton Ford F-550 Paramedic Ambulance

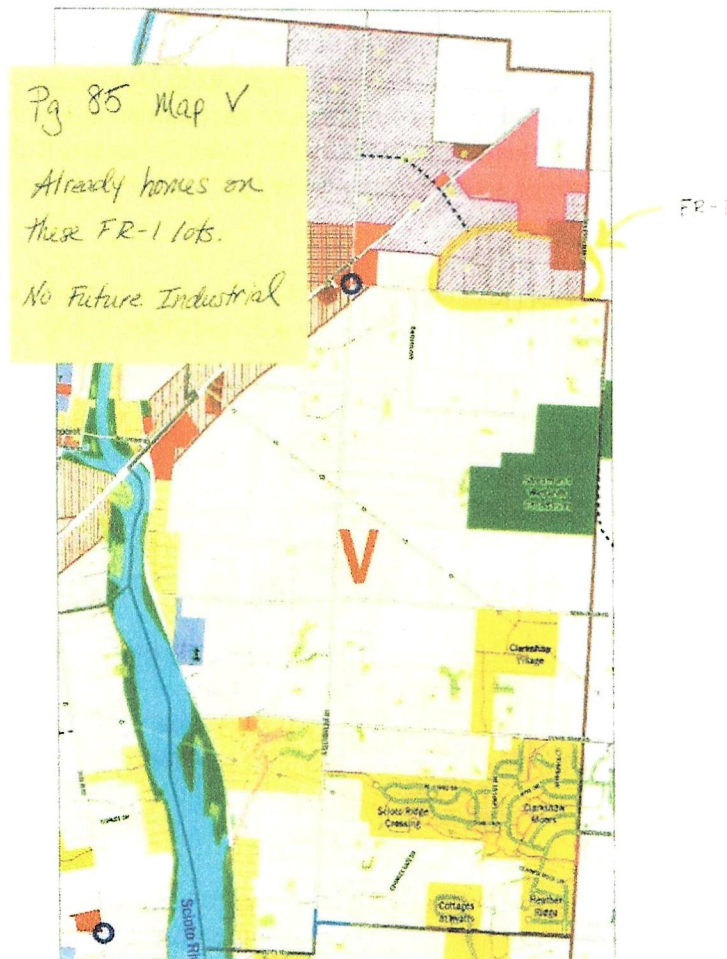
Specialized & Command Vehicles:

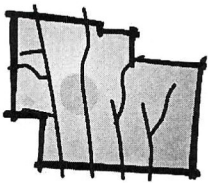
- Ford Expedition (Battalion Vehicle)
- Ford Explorer (Fire Chief Vehicle)
- 2025 Defender Rescue Boat

Pg. 63 - Churches and Cemeteries - There are currently ~~four~~ **three** churches located within Concord

Township.

85 – Map V: Please remove these FR-1 Lots with existing homes from future industrial.
Parcel Numbers: 41923001060000, 41923001061000, 41923001062000, 41923001063008,
41923001063009, 41923001063011, 41923001063012, 41923001063005, 41923001063004,
41923001063020, 41923001063024, 41923001063023, 41923001063022.





Decision on Rezoning Application

Delaware County Regional Planning Commission
Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 03/26/26

Township: Concord

RPC File number 07-26 ZON

Request by: Concord Twp. Zoning Commission

To allow: Comprehensive Plan update

Zoning Commission Decision Date: Mar. 10, 2026

Board of Trustees Decision Date: Aug. 26, 2026

Density Approved: n/a Number of Units / Lots: n/a

Effective Date: Sep. 25, 2026
After the period of referendum has passed

Decision: (circle one) **APPROVED** **DISAPPROVED**

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures: _____

CONCORD TOWNSHIP
ZONING DEPARTMENT
6385 Home Road · Delaware · Ohio 43015
Phone 740-881-5338 · www.concordtwp.org

March 25, 2026

CONCORD TOWNSHIP
BOARD OF TRUSTEES
6385 HOME ROAD
DELAWARE OH 43015

RE: Comprehensive Plan Draft 2026

Dear BOARD OF TRUSTEES,

On March 10, 2026 the Concord Township Board of Zoning Commission (BZC) held a Public Meeting to consider a draft of the Concord Township Comprehensive Plan update, dated January 14, 2026.

After hearing all of the evidence and testimony regarding the Comprehensive Plan draft at the hearing, the BZC made a motion and voted to Approve as submitted, subject to the comments on record. Please see attached meeting minutes from March 10, 2026.

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Approval to the Trustees. Please note that the Trustees shall hold a public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,

Darin Hilt, Chair
Board of Zoning Commission
DH/kl

**Concord Township
Board of Zoning Commission (BZC)
Comprehensive Plan Update 2026 Draft**

Meeting Minutes

March 10, 2026

LEGAL NOTICE: The Concord Township Board of Zoning Commission (BZC) will hold a Public Meeting at 6:00 p.m. Tuesday, March 10, 2026 at the Concord Township Administrative Building, located at 6385 Home Road, Delaware, Ohio, 43015 for the following purposes: 1) To consider a Draft of the Concord Township Comprehensive Plan 2026. The Comprehensive Plan Draft is available for public review on the township website concordtwp.org and during normal business hours at the Liberty Branch of the Delaware County District Library, 7468 Steitz Road, Powell, Ohio 43065. The matter will be submitted to the Board of Trustees for review and action at the conclusion of the BZC Public Meeting(s) and vote; and, 2) To conduct other business as needed. Area residents are encouraged to attend. Notice is given by Concord Township Board of Zoning Commission Chair Hilt.

Call To Order

Chair Hilt called the Public Meeting to Order

Roll Call

Present were Darin Hilt, Jeremy Tiller, Jerry Stone, Stephen Pierce, and Phil Gehrisch

Also in attendance: Chris Rinehart, Rinehart Legal Services, Ltd., John Carlisle, advisor to the Comprehensive Planning Committee, and Scott Sanders of Delaware County Regional Planning Commission (DCRPC).

Swearing In

All in attendance by Clerk Leopold

Purpose of the Meeting

Legal Notice read into the minutes, see above

Begin Presentation of Concord Township Comprehensive Plan Update Draft

Exhibits: A-Concord Township Comprehensive Plan Update Draft dated 1/14/2026; B-Legal Notice; C-Sign-in sheet

Floor Open John Carlisle, Advisor to the Comprehensive Planning Committee

Mr. Carlisle has extensive experience drafting Comprehensive Plans and was asked by the Trustees to oversee the Comprehensive Planning Committee process. The Committee consisted of 19 volunteer residents of Concord Township split into three sub-committees. The Committee began meeting in January of 2025, meeting at least once a month over the period of 11 months. At a final public meeting in December, concern was raised centered around Merchant Road leading to an additional January meeting and adjustment of the final draft.

Mr. Carlisle praised all members of the committee as highly effective. He also expressed gratitude to Scott Sanders of DCRPC for attending meetings and drafting revisions, as well as Chris Rinehart for providing legal guidance to the committee.

Floor Open to Scott Sanders of Delaware County Regional Planning Commission (DCRPC)

Mr. Sanders explained DCRPC provides rezoning recommendations and maintains datasets for Delaware County.

Mr. Carlisle noted that all graphs and data in the 2026 Draft were verified and updated by DCRPC.

Mr. Sanders compiled a list of changes made to the Concord Township Comprehensive Land Use Plan adopted in 2016, with amendments made in 2018 & 2021:

- Background data updated: current developments, platted subdivisions, and new roads.
- Added ODOT and Delaware County Engineer road projects.
- The committee identified specific intersections, not currently recommended for projects by ODOT or County Engineer, they would like addressed marked with circles on the map.
- Updated zoning district information: map rezonings and district changes
- Added proposed roads based on approved plans.
- Removed mixed-use where City of Columbus acquired property shortly after the current Comprehensive Plan.
- Removed single/multi-family recommendation at Merchant and Cook Road based on committee and public input: now max PRD with 1.5 units per acre if sewer available; 1.5 acre lots if no sewer.

- 20 acre parcel near Dublin Storage LLC: committee decided to remove northward commercial expansion recommendation after community reservations. Mr. Sanders noted his objection to this change.
- Along US-42: widened commercial corridor; focus placed on non-single-family uses at intersections and a band north of the corridor.
- New General Recommendations compiled by subcommittees (pages 75–77) and resorted by topic (pages 90–92).
- Mr. Sanders recommends aligning with current zoning to avoid legal arguments based on Comprehensive Plan-Zoning Code inconsistencies.

BZC Board Discussion

The Comprehensive Plan is the community's long term vision and policy guide. To avoid legal challenges, the Comprehensive Plan should be consistent with the Zoning Resolution. It was discussed with Attorney Chris Rinehart that upon adopting the Comprehensive Plan, the BZC will likely meet often for a comprehensive update to the Zoning Resolution to align with the Comprehensive Plan.

Changes to the map discussed:

- Merchant Road intersection: Map and text adjustments made to address public concerns.
- 20 acre parcel near Dublin Storage LLC: committee removed commercial expansion recommendation. Potential legal argument with precedent commercial approved.
- US-42 and Section Line Road identified for medium-density housing and manufacturing.
- Road realignment at South Section Line Road and US 42.
- DCRPC will confirm then add planned round about at Clark Shaw & South Section Line Rd. to the map.

The Board asked Scott Sanders about the review process at the county level once recommendations are provided in regards to road improvements. Mr. Sanders explained that every review is unique. Projects come as the result of multiple studies, traffic patterns, growth, and funding. The Delaware County Engineers Office is responsive to communities identifying and bringing attention to problem intersections.

The Board recommends consideration of future development near US-42 and the announced Olentangy High School; potential preference for single/multifamily over industrial near schools and consider evolving traffic patterns.

Concerns were raised over how annexation by the City of Delaware impacts Concord Township.

The BZA recommends the following be considered by the Trustees: General Recommendations (beginning on page 75)

- **Open Space:** "20% of open space for developments free and available to the larger community", potentially blurring public vs. private land ownership. The question was raised if this should be handled by the PRD or HOA. Mr. Carlisle clarified the committee intended this to be defined as completely open for public use.
- **Planned Residential Districts:** calculating net developable acreage is a grey area that must be legally defined. Attorney Rinehart expressed that this was an area of concern within the committee and will be addressed through Zoning Resolution.
- **Roads:** The Board advocates that safe pedestrian crossing at Home Rd. & Riverside Dr. should be priority.
- **Solar:** Consider policies that favor rooftop solar and limit ground mounted solar.
- **Noise:** requires further definition regarding private, commercial, HOA governed, etc. Attorney Rinehart explained that noise ordinances are a function of the Revised Code and nuisance laws. Trouble lies with enforcement.
- **Recreational Marijuana:** differentiate commercial vs. residential use following state law.
- **Data Centers:** Caution against blanket maximum square footage that could unintentionally prohibit beneficial large facilities (example Jags).
- **Short Term Rentals:** Board recommends capping fees as to not create a hardship to homeowners.
- **Safety:** clarification needed on emergency sirens testing schedule and placement within township.
- **Housing Design:** Board will review and potentially refine design-related provisions within the zoning update; Caution against creating a formal design review board.
- **Lighting:** Potential option to change LED's on bridge to a bulb less bright. It was discussed that lighting, landscaping, round-a-bouts, signage, etc. are all beautification projects that can be reviewed for consistency of design in the Zoning Resolution.
- **Parks and Programing:** Interest in expanding programing and community events in the future; noting funding is an obstacle.

- **Pages 81-82:** Remove overlap of Map legend to improve clarity

Attorney Rinehart emphasized that a comprehensive update to the Zoning Resolution will address the Comprehensive Plan's land use recommendations as well as the General Recommendations section.

Public Comments

Kevin Knedler, of 6248 Home Road, was a member of the Comprehensive Plan Resident Committee. Mr. Knedler stated that the committee members are passionate about connecting sidewalks and walking paths. He pointed out dangerous areas, specifically on Home Road connecting Concord and Liberty.

BZC Motion

Motion by Mr. Stone and Seconded by Mr. Tiller to Approve the Concord Township Comprehensive Plan Update as submitted subject to the comments that are in the record.

Vote: Hilt, yes; Tiller, yes; Pierce, yes; Stone, yes; Gehrisch, yes

Motion passed

New/Old Business

Motion to Approve Meeting Minutes for Organizational Meeting on Jan 22, 2026 by Mr. Stone and seconded by Mr. Pierce noting one change

Vote: Hilt, yes; Tiller, yes; Pierce, yes; Stone, yes; Gehrisch, yes

Motion passed

The next BZC meeting is scheduled for April 14, 2026

Motion to Adjourn

Motion to Adjourn the Meeting by Mr. Tiller and seconded by Mr. Stone

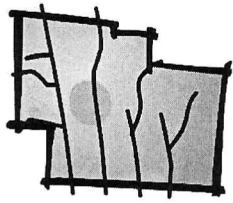
Vote: Hilt, yes; Tiller, yes; Pierce, yes; Stone, yes; Gehrisch, yes

Motion passed

ATTEST**DATE APPROVED**

Kate Leopold, Zoning Clerk

cc: ZC Members, Zoning Inspector, Trustees, File



Delaware County Regional Planning Commission

1610 State Route 521
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



March 30, 2026

Jill Davis, Fiscal Officer
Concord Township
6385 Home Rd.
Delaware, Ohio 43015

Dear Ms. Davis,

The Regional Planning Commission, at its March 26, 2026 regular meeting, recommended **Approval** of the following rezoning request:

RPC File number 07-26 ZON

Request by: Concord Twp. Zoning Commission

To allow: Comprehensive Plan update

Please remind your trustees and zoning commission that our office needs written notification of the results of the vote by each body, following each of their respective rezoning hearings. *If the application is a planned residential zoning, please include the total number of units approved.*

If you have any questions, please contact our office.

Respectfully,

Stephanie Matlack

Stephanie Matlack
Executive Administrative Assistant

encl.: 03/26/26 RPC minutes excerpt

copy: applicant
Zoning Clerk
Zoning Inspector
file

Trustees.

Commission / Public Comments

Mr. Price made a motion to recommend Approval of the text amendments in Articles 4 and 31 through 36 of the Harlem Township Zoning Resolution. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

07-26 ZON Concord Twp. Zoning Commission – Comprehensive Plan update

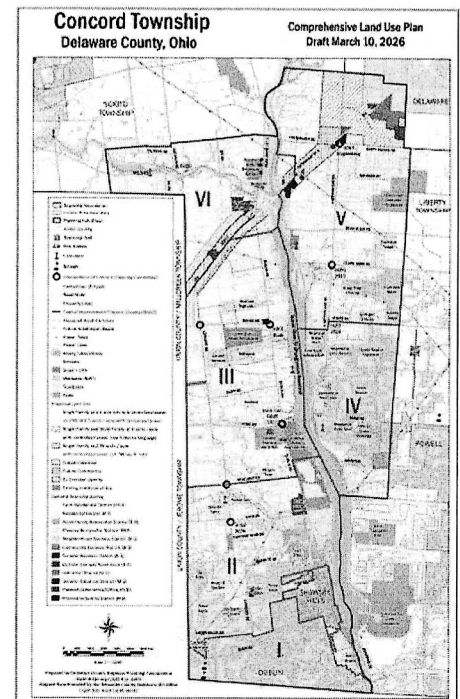
Request

On 03/10/26, the Concord Township Zoning Commission recommended approval of an updated Comprehensive Plan to the Township Trustees.

Summary

Staff most recently completed an update to Concord Township's Comprehensive Plan in 2015, with adoption in 2016. The Zoning Commission and Trustees made minor changes to the document in 2018 and 2021. Staff began a process in January 2025, utilizing a Steering Committee with a broad township representation. In addition to significant updates to background information, the following items were completed:

- Updated existing development information, recently completed roads, and preliminary and platted subdivisions and projects;
- Added future ODOT and DCEO road projects;
- Highlighted other intersections that the Steering Committee wanted to emphasize;
- Updated zoning district information;
- Realigned “proposed roads” based on existing plans;
- Removal of significant proposed areas of Mixed Use and Commercial uses where the City of Columbus is now building the water treatment plant;
- Removal of the single/multi-family recommended use between Merchant and Cook based on Steering Committee and community input (now max PRD at 1.5 units/acre);
- Removal of the single/multi-family recommended use on 20-acre parcel north of Dublin Storage LLC based on Steering Committee and community input (now max PRD at 1.5 units/acre);
- Increased the width of the commercial corridor along 42 to approximately 600 feet as well as additional land west of Concord, north of Moore;
- Multi-family language added as part of the U.S. 42 commercial corridor and targeted to existing highway intersections;
- New General Recommendations section starting on Page 75-77 sorted by subcommittee, and Page 90-92 sorted by topic;
- Added general information about Jerome Township and Millcreek Township comprehensive plans in



areas directly west of the Township.

- Generally acknowledges the right of landowners to create 1.5-acre lots when utilities can support it, and Planned Residential Districts at 1.5 units per gross acre with a successful rezoning process;
- Staff also updated the overall County background document, which will be referenced as an Appendix in the plan.

The full draft is available at <https://regionalplanning.co.delaware.oh.us/wp-content/uploads/sites/17/2026/03/Concord-Comp-Plan-2026-3.11.26.pdf>

Staff Recommendation

Staff recommends Approval of the amendments to the Concord Township Comprehensive Plan, to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees.

Commission / Public Comments

Mr. Matlack made a motion to recommend Approval of the amendments to the Concord Township Comprehensive Plan. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-26 ZON Harlem Twp. Zoning Commission – Zoning Resolution amendment (Art. 34)

Request

On 03/09/26, the Harlem Township Zoning Commission initiated one change to the Harlem Twp. Zoning Resolution.

Summary

- Add “Legal non-conforming AR-1 lots having less than 300 feet of road frontage, but not less than 235 feet of road frontage can request to be rezoned to FR-1.”
 - Staff understands that the purpose of this amendment is to avoid the appearance that rezoning such non-conforming lots causes a legal issue by changing or improving an existing non-conforming situation. Such rezonings are typically performed to allow the eventual subdivision of the lot, which results in two or more legal lots.
 - Staff notes that the current code requires lots 5 acres or larger to have 300 feet of frontage and lots that are 2 acres in size but less than 3 acres in size to have 175 feet of frontage. This modification would allow for a flag lot with the minimum required 60 feet of frontage at the right-of-way to be split, if rezoned to FR-1.

Staff Recommendation

Staff recommends Approval of the text amendments to Article 34 of the Harlem Township Zoning Resolution, to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Price made a motion to recommend Approval of the text amendments to Article 34 of the Harlem Township Zoning Resolution, seconded by Mr. Matlack. VOTE: Unanimously For, 0 Opposed. Motion