

**Concord Township Zoning Commission
Administrative Building
6385 Home Road
Delaware, Ohio 43015**

**Meeting Minutes
March 01, 2017**

Call To Order

Chair, Resanovich called the Special Meeting to order.

Roll Call

Connie Resanovich, Chair	Present
Virginia Farneman, Vice Chair	Present
Gary Davis	Absent
Steve Pierce	Present
Steve Smith	Present
Mike Hamilton, Alternate	Present
Darin Hilt, Alternate	Present

Officials Present

None

Public Present

See attached Sign-In Sheet

Purpose

Special Meeting at 7:00 p.m. Wednesday March 1, 2017 at the Concord Township Administrative Building, located at 6385 Home Road, Delaware, Ohio, 43015 for the following purpose: (1) Comprehensive Plan and Zoning Resolution discussions; and (2) informal discussions with representatives of Dublin 745 LLC.

Begin Meeting

Steve Martin, Manos, Martin & Pergram Co., LPA, wanted to thank the Board for meeting with them. Gary Schmidt, G2 Planning and Design, and Kevin Kershner, Stantec, were also present for the presentation. Gary Schmidt said they are a landscape and architecture firm. The 158 acre quarry site is east of St. Rt. 745/Dublin Rd., south of Home Rd and borders O'Shaughnessy Reservoir. The property was formerly owned by the Painter family and by Shelly and Sands aggregates. The property was purchased by Judith Hook in 2013 and combined four parcels. To the north of the site is the prison which was purchased by the City of Columbus. The proposed site is currently zoned M-2. They are considering a request PRD zoning and their intent is to remain in the township. Mr. Schmidt said that if they are moving in the right direction, the developer will pursue change of zoning. The 158 acre site is very unique as half of the land is unbuildable due to the quarry which is 40-45 acres of water. The site also consists of cliffs and slopes that are unbuildable and consists of 4,000 ft. of frontage. The

quarry is split by an access road that will remain if developed. The water level is almost equal to the water level of the river. Mr. Schmidt said an existing bank separates the river from the quarry which is owned by Columbus. The eastern edge is also screened by trees which decreases any view of the river from the quarry which makes the quarry the feature of the site. Mr. Schmidt added that there are large overhead electric lines with two towers on the site and on the southern end are large, five acre single family lots.

Mr. Schmidt said that the development would contain mostly residential units, with 447 units, and 3 acres of commercial land along the front. The quarry would be the primary location for the units with a few units along the eastern river edge. Mr. Schmidt said the development would also include a marina, beach, 11 acre park on the south end which includes the power line easement, community gardens in the back corner of the site and a substantial buffer for the existing homes on the southern end. The development would consist of approximately 7-8 housing products, provide a gated entrance, and private roads constructed per county requirements.

Mr. Schmidt said they would not change the entrance location which would be gated and aligns with Merchant road. Mr. Schmidt said the development entrance would be a framed gateway structure with a commercial building on the south side, brick pavers in the street, brick columns, stone up cropping and ornamental flowering trees and landscaping with seasonal color. The architecture is only a proposed option as they currently do not have an architect. Mr. Schmidt said the commercial building in the front of the property would be approximately 3-5,000 sq. ft. Mr. Schmidt mentioned that Dublin road's buffer currently contains a berm and evergreen trees. He said they are not realistically able to keep all of the existing buffer. Mr. Schmidt said they propose that the closest home to the site will be closest to the condominiums which would be adapted to the site. They propose an access road with a 3 ft. berm and 5 ft. limestone wall and they hope to use the limestone from the site. Mr. Schmidt said they propose a very large screen, so the view from the road would be the top of the roofs. The closest existing house and the distance to the condos would be approximately 175 ft. Mr. Schmidt said the proposed design for the buffer would only provide a view over the wall of the roofs of the buildings in the development. The wall would be a freestanding, limestone wall. Chair, Resanovich asked if the proposed wall would be constructed to give the development privacy or to block the view from Dublin Rd. Mr. Schmidt said the wall would serve both purposes. They want the privacy for the development and they want to create a pleasant view from Dublin Rd. Mr. Smith said the development's residents would not be able to see the road from inside the development. Chair, Resanovich mentioned the large sound wall along SR42 and confirmed that type of structure was not what they were proposing and Mr. Schmidt said the wall would be more of a decorative wall.

Mr. Schmidt said the architecture would be high quality, consisting of mostly natural materials especially the homes that are visible from the road and on the edges of the development. The building types in the front would be ranch, single family, detached homes with a few doubles included. These homes would be built on top of the cliff providing a very nice view and would attract empty nesters. The Hillside townhomes would face east and south, they would be built into the hillside. The homes they refer to as the Wide Shallow lots include a road with houses

that have double views, one side would view the quarry and one side would view the river. The lots would be along the river and would be a minimum of 100 ft. wide. They would be typical lots similar to Golf Village or Tartan Fields and would be along the river. Mr. Schmidt said there is a small knoll which is the highest point of the quarry property and they propose to build very high quality homes on the knoll that would look across the quarry. The Marina Flats homes would be larger homes on 100 ft. wide lots. The Cliff Side Flats would be built on the cliffs which is the easiest place to build because the area is flat and is buffered to the south. The power lines are away from the view of the homes and it's buffered by the pond. The State Lots would overlook the quarry. Mr. Schmidt said they would like to put 4 lots in that area, however they would need curb cuts. Mr. Schmidt they have limited it to two curb cuts with two homes sharing one driveway.

Mr. Schmidt concluded saying the site is very unique, with only half the site buildable and the buildings would have to adapt to the site. It is a cluster planning approach because they are building on a small percentage of the land. Mr. Schmidt said it tends to lead you to an attached housing product due to the lack of space to build on. The site provides a new building type to the township. Mr. Schmidt said they are proposing a very high quality of material, development standards and screening along Dublin road. Mr. Schmidt mentioned that they would like the site to be low impact for the existing neighbors.

Kevin Kershner, Stantec, said they had not done a traffic study and they are not sure if turn lanes would be required, although a left turn lane might be expected. Mr. Kershner said they would go through the process with the engineer. Also, there would be a second access for fire and EMS, including a road through the middle of the quarry to get to the different pods in the development. They have not yet discussed the development with Chris Bauserman, Delaware County. Mr. Kershner said that they are discussing private streets and there are parts of the development that they will want to plat and have fee simple transfers, and parts will be condos, or possible with a condo overlay over top of it. They are considering multiple, smaller HOA's with one large master association, resulting in multiple pieces for a long term ownership and maintenance responsibility for the project site. If they are doing fee simple transfers and private streets than they have to build by public standards. They asked if the ZC would be willing to vary from those standards due to the unique site issues. There will be areas where they will need to narrow the street widths and right-of-way. There could be parts where they don't provide parking on any side of the street. They asked if they can narrow the street to 24 ft. The ZC stated that the developer would need to make inquiries with Chief, Cooper and the other entities because the ZC does not regulate the roads. Mr. Kershner said variances for front setbacks would be requested. Mr. Smith asked if they have any information on the PUD, Planned Unit Development in the bylaws because that erases the required setbacks. Chair, Resanovich said they currently do not, they are applying for PRD and they can do the single family homes, multi-family homes, recreational pieces, and the only divergence would be on the commercial part. Chair, Resanovich said it is better to encompass the proposed development into an existing zoning district rather than create a new one. The Township does not currently have a PUD, the developer can do a companion PC with the PRD.

Parking would be out front for the condos, traditional single family homes would have parking in the driveway. The developer would allow for one car to be parked in the driveway and provide some on street parking. He added that on 5th Avenue around the quarry, there are condos and housing which show the small driveway and small front yards with some on street parking. The developer said the ZC could get an idea of what they are proposing. The additional parking would be for guest parking. Chair, Resanovich asked what the target market was for the proposed development. Mr. Kershner said they anticipate predominantly empty nesters to live in the development. Mr. Pierce asked what the price range for the homes might be. Mr. Kershner said they are working with Charlie Vance and they currently do not have price points, although they plan a high end development and they will be expensive.

Chair, Resanovich asked if they have been in contact with the Delaware County Engineer regarding the sewer. The developer expects to have a pump station and the right-of-way along Dublin road. Mr. Smith asked if the station across the river would be an option. Mr. Kershner said it was not an option due to several reasons, installation under the river was only one reason.

Mr. Smith mentioned that the development could possibly attract young professionals as well as empty nesters. Mr. Smith asked if they planned on providing a channel to get to the river from the development. Mr. Kershner said that Mr. Vance thought it would be very expensive and the tree line belongs to Columbus City. Mr. Kershner added that access between the two is expensive and they would need dock permits. They currently have 3-4 dock permits on the property and they are expensive to purchase. Mr. Smith advised them to consider access from the marina to the river. Mr. Smith asked if they would connect the two bodies of water in the quarry and they said yes, they would connect them. Mr. Smith asked if they would fence around the steep cliffs and they said yes they would install a fence for safety.

The development would be 447 units, the overall density would be 2.8 units per acre. The commercial space would most likely be a medical/vet clinic, and not a food venue due to the higher probability of success for a retail space and parking would not an issue. The development could include approximately 800 additional car trips. Chair, Resanovich was asked if she had issues turning onto Merchant road. Chair, Resanovich said it was not too difficult, she added that the Comprehensive Plan includes 2 units per acre and over 400 units for the quarry site. The traffic study will show the requirements necessary for the development.

The development has two access drives into the development. The developer was asked if they were concerned about using dynamite and they replied that they would have to do more research. Chair, Resanovich mentioned that Concord is between Jerome, Powell and Liberty which are highly developed areas. Chair, Resanovich said the ZC heard the quarry proposal years ago when the quarry was purchased by the previous owner and she felt that the property is too nice to let it sit untouched. Chair, Resanovich added that they will have to overcome several issues on the site, however the property is possible to development. The developer mentioned that they have tried to avoid divergences, however the site will require them. They added that they will detail the divergences to the exact lot, as well as be specific with the necessary variances. Mr. Smith said he agrees with what the developer is proposing for the

property. Mr. Hilt asked if it would be phased and they said yes and they would give a Phasing Plan.

Mr. Kershner said the open space would be common open spaces with the acceptance of the marina which would not be open to all residents. Mr. Kershner mentioned that several areas would require more than other areas. Chair, Resanovich mentioned that they must abide by the zoning code and she agrees with the proposal and use of the property. Mr. Hilt said the ZC is concerned with protecting the township on this side of the river. He said the residents and the ZC do not want production type houses and it is challenging as the township grows. Mr. Hilt stated that the ZC would want to see exact details on the proposed houses. Mr. Hilt added that the ZC understands the development costs and take that into consideration. Chair, Resanovich asked what the time line might be for the developer's Application to be submitted to the township. Mr. Kershner said the utilities were currently in progress and the submission would depend on the sewer. He said they would use lift stations and the county would determine the sewer details. The developer told the ZC that they appreciated their time.

Old/New Business

Updates for Riverside Highlands and Concord Highlands were given to the ZC. April 18, 2017 at 7:00pm next meeting with Metro Development.

Chair, Resanovich said the ZC needs to consider updates to the zoning code. The Trustees want the ZC to review the code for possible changes/updates. Chair, Resanovich said the ZC does not need to review every page of the code and they need to review the Comprehensive Plan for updates/changes also. The sewer system should be reviewed and how it impacts the Comprehensive Plan. Scott Sanders and Chair, Resanovich spoke of overlays in certain areas and the 42 corridor for commercial which is allowed in the ORC. The ZC needs to consider the Comprehensive Plan, focusing on the areas in the back of the plan, the sale of the school needs updated and the possibility of 1.5 units per acre which is currently 2 units. Chair, Resanovich asked the ZC to consider the positives and negatives of changing to 1.5 units per acre, less expensive homes vs. higher quality and more expensive homes. Mr. Smith said the typical home is \$350-400,000 in Delaware County. Mr. Hilt said that all natural material would not solve the problem. He does not believe that the density of a development is the real problem. He would like to see the side setback changed from 5 ft. to 10 ft. which would lead to changes on the type of homes being built and lots being expanded. Chair, Resanovich asked the ZC to consider how to change the design of homes, lots sizes, and keep the quality in the area. Mr. Hilt suggested four sided architecture so all natural materials are used on all four sides of a home. Chair, Resanovich asked the ZC to consider density vs. the quality of homes being built to decipher the main issue and whether the Township was able to attract buyers for upper level homes. Mr. Hilt said the new elementary schools being built would attract younger parents who are looking at the Buckeye Valley school district and the taxes are more affordable in our area. Mr. Hilt added that Olentangy is still growing and taxes will increase, which will force young parents to look for relief and they will find it in Concord Township. Mr. Smith said the density does not concern him as much as the quality of the development. He added that Riviera is lower density and higher end houses, which is what is needed in Concord Township. Mr. Smith mentioned that they also saved the existing trees and lakes. Mr. Smith

added that buyers would come to this area and pay the higher price of \$700-800,000. He added that the Township should require higher quality homes from the builders. Mr. Smith said there are buyers who want higher end homes and cannot afford or do not want to pay Olentangy taxes. Mr. Smith asked if the ZC should change the density to 1.5. Chair, Resanovich said that across the river the density was due to the threat of annexation and the thoroughfare of Sawmill Parkway. On this side of the river the roads are small, which creates traffic issues and cheap houses are a big concern. Mr. Smith suggested that the developer should be able to change their developments. The code could require 1.5 density without incentives, however does the ZC want to eliminate the pathways, parks, open spaces etc. Chair, Resanovich mentioned that the Trustees want to have latitude for incentives. Mr. Smith suggested speaking to the Trustees or meeting with them to make sure they understand one another and the direction for the township. Mr. Smith mentioned that a higher density around the sewer plant makes sense with less density the further away from the plant. The developer should be able to adjust the development because they have to work with and use the sewer plant. Mr. Hilt said that the township is in a nice area that is surrounding by heavily developing areas and Concord will be a sought after area with lower taxes, new schools, etc.

Summary:

Traffic is inevitable.

Wrapping house with all natural material

10 ft. side yard setback

1.5 density

Side load garages

Mandate some house minimum requirements, example \$200 per sq. ft. of house

Evans Farm mentioned as a small down sized idea for our area with the small town concept

Describe the entry level house and what is not wanted for the area and state specific requirements to be met by the builder

The ZC agree that production builders are not wanted for the area. The next step will be to change the direction of growth with updates/changes to the Comprehensive Plan and Zoning Code. The current 1.5 density with incentives can increase the density to 2.0. The ZC needs to discuss; changing, eliminating or making the incentives mandatory and how to increase the quality of the homes and development. Mr. Hilt said that the type of home and development that is built will attract a specific type of buyer. The ZC should commit to a higher standard to keep the value high for current homeowners and provide positive growth for the area.

Chair, Resanovich said the ZC would communicate with the Trustees to form a mutual vision for the township, including density, aesthetics, setbacks, incentives, etc. They will decide what the concerns are for the area and the most advantageous why to improve and/or eliminate those concerns.

Discussion for the next meeting regarding the Comprehensive Plan and Zoning Code ensued with no date set.

Mr. Hamilton was asked if there was any change in Lucy Depp. Mr. Hamilton said there has not been any recent changes, the area is very stable. He added that currently, there is not any land for sale in the area due to most of the lots being very small and unbuildable.

Motion

Motion to Adjourn by Mrs. Farneman and seconded by Mr. Pierce

Vote: Resanovich, yes; Farneman, yes; Smith, yes; Pierce, yes

Motion passed

ATTEST

Angie Ellerbrock

Angie Ellerbrock

Administrative Assistant

DATE APPROVED

6/20/2017