

**Concord Township
Board of Zoning Commission (BZC)
Administrative Building
6385 Home Road
Delaware, Ohio 43015**

**Workshop Minutes
April 04, 2017**

Call To Order

Chair, Resanovich called the Public 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

Old/New Business

Chair, Resanovich said that April 18, 2017 would be the next BZC meeting to consider an Application on Manley road. The Application and a hard copy of the Delaware County Regional Planning Commission minutes and recommendations were distributed to the BZC. Chair, Resanovich stated that the previous Manley road application that had been withdrawn was going to be presented again with additional property added to the application. The original property is now zoned PRD with the additional properties currently zoned FR-1. The property backs up to Muirfield.

The BZC discussed adding a sign in front of the Concord Township Administrative building with current meeting notices. The Township has two signs which are currently on the two properties that have applications before the Trustees. The BZC would have to get approval and then purchase more signs to post in front of the Administrative building. The process has been started to gain approval for the purchase of new signs. Chair, Resanovich said that meetings are posted on the website and in the Delaware Gazette for Public Notice. Also, a notice is posted in the foyer of the Administrative building. A comment was made that the Developer could be responsible for placing notices on the property and in front of the Admin. Building.

Chair, Resanovich said the Comprehensive Plan and Zoning Resolution may need updated/changed. Chair, Resanovich said that it was not necessary to go through each document page by page, they only need to address specific issues for updates and changes. Chair, Resanovich met with Darin Hilt, Bart Johnson and Joe Thomas to discuss the future growth in the area. Mr. Hilt said that the Trustees manage the Township well and development was not necessarily needed in the immediate future for the Township's wellbeing. The Township could afford to manage the type of development that is proposed for the growth of the community. Annexation on the other side of the river was an issue however, it is not an issue on this side and the options are different. The two proposed Applications are owned by the developer so the situation is different. Chair, Resanovich said the growth

on this side of the river may look different from the other side of the river. Chair, Resanovich provided issues for discussion that were read into the minutes. (See attached.)

Chair, Resanovich added that Mr. Hilt had key points of positive change for the Township. Mr. Hilt said the positive changes include; increased tax revenue; increased growth will increase the property value if controlled; road improvements will be made in the township; parks and walking paths will be added; the school system will increase which will increase the value of the area. Chair, Resanovich said that the BZC needs to determine what, if any, changes need to be made to the Comprehensive Plan and Zoning Resolution. Page 127 of the Comprehensive Plan describes 1,000 acres of active farmland north and south of Moore road and west of Dublin road. They discussed the area in the meeting with Mr. Thomas and he asked if the township would be willing to have a public park in the open area that the Township would maintain.

BZC topics for discussion should include: Conservation Subdivisions for the area; possibly decreasing the current density; possibly increasing the side setback; keep/change/delete the current incentives without eliminating the paths, open space etc. in the developments; quality vs. quantity, do not want a large lot with poor quality home; possibly changing to all-natural building materials on the front only or wrapping house; houses backing up to undeveloped land; only allowing front facing houses on main roads; township managing open spaces if open to the public; reduce density if adjacent to high density development; commercial center in Jerome and Powell require east/west road improvements (Home road); what is the vision for SR 42 corridor. An overlay can be used which would change the zoning process to two steps. The fees and process would have to be discussed.

Chair, Resanovich asked the BZC what the most important issues are that the township is currently facing with future development. Mr. Hilt said the density and how to handle the new development were probably the current issues that should be discussed for possible changes. Mrs. Farneman said that if public parks are added with new development, the location of the park should not decrease the privacy of the homes in the development. The park should be located in a general area to prevent cars and pedestrian traffic through a development. Mr. Hilt added that the idea of a public park was more to use as open space not necessarily adding swings, slides etc. The main idea was to take the 'sea of rooftops' and create an open space with houses backing up to the space and create a wide open feel to the area. Mr. Smith mentioned, the Lakes of Worthington, which have houses surrounding the lake. They have small lots called carriage houses and they offer townhouses which are similar to condominiums.

The township does not have a conservation subdivision, other than Whisper Trace which is septic not sewer. The question was asked if these subdivisions are possible in Concord Township. Mr. Hilt said they discussed with Mr. Thomas using a percentage rather than depicting each specific size and location of each open space, retention pond, buffer etc. The developer needs to make a profit, if the density is lowered the higher cost in land development will draw a higher priced home. They could have some incentives with options to build condominiums in the rear of the development for higher density and provide a multi-use development. If large parks are developed with the new development it would help maintain an open feel to the community. Parks could be wide open spaces with paths through them.

Mr. Smith suggested looking at the township and discussing certain areas that could be Conservation Subdivisions. Mrs. Farneman said the original idea presented to the BZC was to have small lots with large open spaces in the Conservation Subdivisions. Chair, Resanovich said the open space should be usable space and include existing trees and natural resources. Discussion ensued regarding a master

plan for the township, what the master plan would look like in the township and how best to guide the growth. Mr. Thomas said that they do not have a master plan for the area. A master plan would be difficult to create, unless there was a single owner/developer to create the open space, parking, houses, etc. that would be necessary. The BZC can update the zoning code/comprehensive plan and make certain changes to guide the growth in the township. The BZC approved the two previous developments because the developer met the requirements and criteria in the zoning code and comprehensive plan. The question before the BZC, is what to change in the zoning code and comprehensive plan so they are approving more appealing development in the area? The Trustees may not approve the developments because they discussed less density in future development. If the developer continues to sell out the development, he will continue to build in the area. The cost associated with providing the sewer is immense and currently, Mr. Kenney has the money to get the sewer operational. The cost for the sewer to run from Hyatts road to Cheshire road was several million dollars.

Future growth in the township was discussed, as well as resident's wants and needs in the area. Many people today do not want or have time for lawn care. People are also looking to move to lower tax areas. Chair, Resanovich said that Conservation Subdivision is in the Comprehensive Plan but it is not shown in specific areas. Larger lots are not necessarily the answer.

Chair, Resanovich said the current density verbiage in the zoning code reads as follows; 1.5 dwelling units per gross acre, plus $\frac{1}{2}$ as incentive if property is adjacent and easily accessible to major thoroughfare so that goes up to 2 units, if the property is adjacent and easily accessible to recreation facility which would only be near the park. If the developer provides usable parks or public open space that would go up to 2.5, if paths are included that goes up to 3 units. The retention and protection of natural resources is also an incentive. Discussion commenced regarding deleting the incentives and adding verbiage saying that concessions can be made if these items are provided in the development and the Trustees may/may not approve larger density. The developer has the ability to go up to 3 units with the verbiage in the zoning code and the BZC would have to approve the application. Several of the BZC members voiced their concern that changes needed to be made in this area of the zoning code. (Zoning Code pages 66-67.) Discussion ensued that if the density is decreased and the code allowed for concessions with Trustee's approval, the developer would have a starting point for density and then they could provide further information on options for higher density for Trustee's approval. The concessions would give the developer options to improve the area that might not be covered in the zoning code. An option could be that a percentage of green space could be given and work the density for the development from there. That removes density from the issue because then it would be possible to include condos in the back and homes in the front and each property would be unique in the possibilities.

'Conservation Subdivision, 50% of the gross tract acreage should be designated as open space minimum tract of 10 acres, 15% of the minimum required open space should be suitable for active recreation purposes. Density for land served by centralized sanitary sewer multiply the gross acreage to be developed by .75 dwelling units per gross acre to obtain max number of dwelling units permitted. Provide 50% of gross acreage is open space.' Zoning Code, Pages 38-39. The BZC said that a developer would not be able to develop property with these percentages. Chair, Resanovich read from the zoning code that all land currently zoned FR-1 is eligible for PRCD overlay zoning. The 50% open space needs to be lower.

Minimum lot size 12,000 sq. ft. for single family detached, and 80, 90, and 100 ft. lots. BZC felt this was restrictive.

The BZC discussed reaching out to the Delaware County Regional Planning Commission (DCRPC) and Scott Sanders for information on how to move forward with any changes. The discussion continued on how to increase the quality of the houses that are built to create a development above the 'starter home' community. Ideas included minimum setback, minimum square footage, minimum two car garage, wrap houses with all natural materials. Conservation Subdivision will probably not work in the area due to the requirements however, they are a consideration if the open space is reduced.

Chair, Resanovich read a discussion summary; Conservation Subdivision are a consideration with the reduction of minimum open space, the density depends on the type of open space provided, requirement to possibly 25%, defined open space vs. providing recreational space, 1.5 units per acre for density with the incentives removed with increased density possible upon Trustee's approval, 10 ft. side yard setback, minimum road frontage, minimum distance and/or buffer from existing residences, no rear or side facing houses, maintain existing fence row/natural resources, minimum 1,500-1,800 sq. ft. single family/single story house, 2,100+ sq. ft. single family/two story house, no accessory buildings. Chair, Resanovich mentioned that Scott Sanders would be contacted for advice and possibly to attend the next BZC meeting. The Board discussed dates for the next meeting and they agreed on April 25 for the next meeting.

Motion

Motion to Continue the Workshop on April 25, 2017 at 7:00 pm in the Concord Township Administrative Building by Mrs. Farneman and seconded by Mr. Pierce.

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

Motion passed

ATTEST

Angie Ellerbrock
 Angie Ellerbrock
 Administrative Assistant

DATE APPROVED

4/20/2017

cc: ZC Members, Fiscal Officer, Zoning Inspector, File