

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

**Meeting Minutes  
July 11, 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	Present
Steve Pierce	Present
Steve Smith	Present
Mike Hamilton, Alternate	Present
Darin Hilt, Alternate	Present

**Review/Approve Minutes**

Motion to approve March 14, 2017 meeting minutes as presented by Mrs. Farneman and seconded by Mr. Pierce.

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

Motion passed

Motion to approve June 20, 2017 meeting minutes as presented by Mrs. Farneman and seconded by Mr. Pierce.

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

Motion passed

**Old Business**

The Trustees approved the updates to the website. The township calendar now shows the last name of the resident who is renting the building and 'Trustees', 'BZC', and 'BZA' for Trustee, Board of Zoning Commission and Board of Zoning Appeals meetings. This update was the only option for the calendar in order to show the name for township meetings. Zoning Minutes are being added to the website, under the Zoning Tab. The minutes should be on the website by the end of the week. Also, previous residents who offered their email addresses to be added to the township blast were unable to be added due to not having the needed information and/or an invalid email address. Also, a notice will be sent to residents every time a zoning change is made to the website.

**Meeting**

Chair, Resanovich said the process for the proposed changes, includes four previous meetings and two meetings regarding new developments. Chair, Resanovich said that the new developments are mentioned due to the resident's concerns discussed during those meetings. The BZC noted the concerns and included those concerns with the possible changes to the Zoning Resolution and Comprehensive Plan. The review is not a page by page review, but a review regarding the current issues in the township. The process for the proposed changes begins with a vote from the BZC to approve or deny the proposed changes discussed during the meeting. If the proposed changes are approved, Chair, Resanovich would then go to the Trustees to request approval to retain the township attorney to review the language of the proposed changes. After the attorney reviews the wording, the proposed changes go to Delaware County Regional Planning Commission (DCRPC) for their approval and

comments. The DCRPC meets at the end of July. The BZC would meet again to review their comments and then make a formal recommendation to the Trustees. The Trustees would not see the recommendation until late August or possibly early September. Chair, Resanovich spoke with DCRPC and they will attempt to add the changes to their Agenda for their next meeting. DCRPC would make a motion and vote regarding rezoning and resolution changes.

Chair, Resanovich read the purpose of the meeting into the minutes: Discuss updates/amendments to the 2016 Comprehensive Plan and the 2005 Zoning Resolution. If the Board reaches consensus on the wording of the amendments, a vote will be taken at the end of the discussion to approve or deny forwarding the changes to DCRPC for approval and comments. The BZC took their notes from the meetings and from discussions with other county representatives when addressing the changes. The proposed changes to the Zoning Resolution would be discussed first because they need to pass in order for the Comprehensive Plan changes to be applicable.

(Mr. Smith arrived for the meeting and confirmed "Present".)

Chair, Resanovich began by addressing the first proposed change.

Article XI Planned Residential District PRD

**ADD:** *Since Concord Township has a one-step zoning process requiring complete development plans be submitted along with change requests, we would encourage potential developers to engage in informal consultations with the Zoning Board prior to submitting formal plan to prevent extra time and costs for meeting extensions and changes. This is covered in 11.06.a. (page 64) and want to ensure that this process is followed.*

Chair, Resanovich explained that some townships have a two-step process in which the land rezoning is the first step and the development plan is the second step. Concord Township has a one-step process which means the request for rezoning is accompanied by a complete development plan. The BZC would encourage that a preliminary meeting be held with the BZC to eliminate changes and additional meetings. Those meetings are all open and advertised meetings, and considered Informal Discussions with the developer. The one-step process would remain and would allow discussions before the formal presentation for the rezoning and preliminary development plan are heard by the BZC. The BZC is attempting to encourage communication for a more complete agreeable presentation and also provides early notice of development in the area. The preliminary meeting would not be required but encouraged.

11.07 Development Standards

The BZC discussed current zoning resolution incentives for additional density. The BZC determined that Concord may be the only township that has their code worded that if the developer provides specific options than they are almost guaranteed additional density. The BZC may turn down a proposed development however, it is more likely to be challenged if the development complies with the requirements. The code includes five incentives;

1. *If the property is directly adjacent and easily accessible to major thoroughfares.*
2. *If the property is directly adjacent and easily accessible to publicly controlled and maintained community recreational facilities or service.*
3. *If the developer provides usable parks or public open or recreational space as part of the design of the development.*
4. *If pedestrian or bike trails are provided as part of the design of the development.*
5. *The retention and protection of natural or historic areas.*

The incentives can go up to a maximum of 3 units per acre. The BZC felt this was being handled by the township and developers as a guarantee for higher density. The BZC would like to eliminate the incentives from the code. The wording would be similar to:

- a) *Intensity of Use* - The maximum density shall be one and one-half (1 ½) dwelling units per acre within e area to be developed. Unless a variance, divergence or exception allowing higher density is specifically justified and approved, (e.g. road improvements, usable open space, senior targeted housing, etc.) the same shall be complied with.

The wording is similar to Liberty Township’s code and allows higher density if the developer agrees to other options that would benefit the township. Chair, Resanovich asked the BZC for comments/questions. Mr. Smith verified that a vote on these changes would not change development previously approved by the Trustees. Chair, Resanovich confirmed that the changes would only affect future development. The wording on page 65, precluding the incentives would be deleted from the code.

Section 11.07.a. – Development Standards:

**DELETE;**

*The maximum density shall be one and one-half (1 ½) dwelling units per gross acre within the area to be developed, unless the physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of one and one half (1 ½) dwelling units per gross acre. Increased densities of one-half dwelling unit per quality item may be approved by the Concord Zoning Commission and Township Trustees if it is determined that any of the following quality items are included in the development plan:*

11.07.a. Development Standards

<u>Type of dwelling</u>	<u>Maximum Dwelling Units Per Gross Acre</u>
Single Family	1 ½ <del>(plus incentive units)</del> <b>DELETE</b>

11.07.b. Arrangement of Structures

**ADD NEW #3;**

*3) Structure Separation: No structure shall be located closer than 20 ft. to another principal structure and shall be measured from the greater of roof overhangs, cantilevers of structure, generators, egress window wells and all other structures attached to primary resident.*

11.07.c. Building Dimension (Floor space requirement)

**ADD;**

*Minimum habitable living area: All living areas should be exclusive of basements, porches or garages.  
Ranch: 1500 sq. ft.  
Single Story with Loft: 1500 sq. ft.  
Two-story: 2000 sq. ft.*

11.07.d.

**ADD ADDITIONAL SENTENCE;**

*Road setbacks and entrances shall be designed with appropriate screening such as mounding, landscaping attractive fencing and low walls that minimize the appearance of rooftops and “row housing” from the street.*

Chair, Resanovich added that the Trustees had previous discussions regarding adding the recommendation of “screening on all four sides with two layers of hardwood trees i.e. pine/hardwood”. However, there could be the possibility that two developments side by side would mean four rows of trees between developments. The option for this to be a negotiable item is under discussion with the idea that the topography could be a deciding factor. The wording could change under this section depending on future discussion.

11.07.e. INSERT NEW e. (and move current e. down)**NEW e. TO READ AS FOLLOWS;**

*11.07.e. Building Materials: All natural finishes or any preferred synthetic materials (i.e. hardi-board/plank) as approved by the Zoning Board and Trustees. Materials must be placed on the final development plat.*

11.07.f. INSERT NEW f. (and move current f. down)**NEW f. TO READ AS FOLLOWS;**

*11.07.f. Pedestrian paths and/or bike trails must be included as part of the development design with a width of 8-10 ft.*

Chair, Resanovich added that the specific width would depend on the topography and design and recommended on and application by application basis.

Chair, Resanovich mentioned that with the inclusions, Sections e. through l. would move down to g. through m. Chair, Resanovich said that these topics were the most warranted issues that the township is currently addressing. The BZC would address additional issues in the future and make changes as necessary for the good of the township. Mr. Smith mentioned that the square footage for condominiums should be considered. Discussion ensued and the decision was made to review the condo sizes in the near future for possible changes/updates.

Motion to approve the changes/updates for the Zoning Resolution by Mrs. Farneman and seconded by Mr. Pierce. See attachment with all changes/updates included in the Motion.

Vote: Davis, no; Smith, yes; Pierce, yes; Farneman, no; Resanovich, yes

Motion passed

Chair, Resanovich reiterated the process for the proposed changes to the zoning code; the wording would be reviewed by the township attorney, the proposed changes would be reviewed by DCRPC and a recommendation made by the DCRPC, the BZC would meet again to discuss the recommendation by DCRPC and then the BZC could forward their recommended changes to the Trustees. All meetings are public meetings and advertised.

Discussion began regarding the vote on the code changes. Mr. Davis said that he has lived in the township for 45 years. There was a time when they did not want any kind of development in the township. Mr. Davis said that he is in favor of all proposed changes except the density. Mr. Davis's concern is that they are reducing the density by 25%. The proposed changes retain the quality of materials etc. and Mr. Davis supports all of that. Mr. Davis believes that these changes will close the door for future development. Mr. Davis works/farms and lives in the township, he added that it benefits his business not to have the development. However, Mr. Davis believes that this area, northwest of Columbus, is going to develop. The possibility is that we dissuade development in our area and it moves around the township and we still have all of the traffic and density without it actually being in the township and we would not receive any of the revenue. Mr. Davis mentioned that 1.75 or 1.8 density would have been a good compromise. A great deal of thought and consideration went into the vote. Mr. Davis works and lives in the township and knows many of the residents. Chair, Resanovich added that they do not know how the developers would react to the changes. However, Liberty is 1.5 and they average 1.7 with very similar verbiage in their code. Chair, Resanovich said that she understands the different views of the residents and land owners. The main concern was to eliminate the incentives because they appear as a guarantee for higher density. Mr. Smith asked if the developers were aware of the proposed changes. Chair, Resanovich said they were aware and currently out of town or they would have attended the meeting. Chair, Resanovich added that hopefully the proposed changes would allow the township to keep the items they

prefer without giving up density. The proposed changes would not affect current development, only new development submitted to the township.

Chair, Resanovich continued with the proposed changes to the 2014 Comprehensive Plan.

Page 62; Fire Protection, Amend the Fire Station address to; "7990 Dublin Road".

Page 64; Former State of Ohio Correctional Institutions, Amend the language on township opportunity for development due to Columbus City purchasing the correctional facility.

Delete the language; "while the township and county want to see at least part of the site be available for development."

Page 103; Concord Township's Planned Residential District requires the following design characteristics:

Delete the second bullet;

*" .Additional density allowed of one-half unit per acre for each of the following features:*

*Adjacency to major thoroughfares;*

*Adjacency to publically controlled and maintained recreational facilities;*

*Provision of usable parks or public open or recreational space;*

*Provision of pedestrian or bike trails as part of the design;*

*Retention and protection of natural or historic areas."*

Page 126; Subarea 2 change the density to 1.5 units per acre to remain consistent.

Page 126; Subarea 3 change the density to "1.5"

Action Steps; Delete the verbiage regarding the Scioto Juvenile Corrections and Freedom Center.

Change the Action Steps density to "1.5 per gross acre"

Page 129; Subarea IV; PRD density changes to 1.5 units per gross acre

Page 130; Subarea V; same as IV

Page 132; Subarea VI; same as V

Motion to Approve the recommended changes to the Comprehensive Plan by Mrs. Farneman and seconded by Mr. Pierce.

Vote: Davis, no; Smith, yes; Pierce, yes; Farneman, yes; Resanovich, yes

Motion passed

Chair, Resanovich said that the BZC appreciates the resident's participation. Both the Zoning Resolution and Comprehensive Plan are living documents and the BZC would continue to review them. The possibility for more changes as needed would be made in the future. The BZC hopes the proposed changes would pass through DCRPC and then the Trustees. Due to the current growth and changes in the township, the issues discussed appeared to be the most important issues to address first.

No further discussion.

**Motion**

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

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

Motion passed

**ATTEST**

Angie Ellerbrock  
Angie Ellerbrock  
Administrative Assistant

**DATE APPROVED**

11 / 21 / 2017

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