

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

Held June 18, 2024

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The Concord Township Board of Trustees met in special session on Tuesday, June 18, 2024 at 9:00 a.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order at 9:00 a.m. The roll was called: Jason Haney-absent, Joe Garrett-present, Bart Johnson-present. Guests in attendance included Mr. John Butya of Maronda Homes and Mr. Chris Rinehart of Rinehart Legal.

The purpose of the meeting is for the Board of Trustees to consider a vote by majority on rezoning application #ZC032024, to either approve, deny, or approve with modification.

[The application was recommended for conditional approval by the Concord Township Zoning Commission Board, and was filed by John Konovodoff with Maronda Homes, 5900 Wilcox Place, Dublin, OH 43016. The applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village on Bean Oller Road, parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms Ltd.]

No specific questions or statements were made by the applicant or the Trustees.

The Fiscal Officer and legal counsel discussed the previous clarifications and requests between the Trustees and applicant/developer from the first and second rezoning hearings.

A brief recess was held to prepare a Resolution for vote.

Mr. Johnson moved and Mr. Garrett seconded to adopt Resolution #24-0618-1 as follows:

The Concord Township Board of Trustees approve with modifications the rezoning Application #ZC032024, originally filed on November 20, 2023, as amended through May 31, 2024, for 95 units on +/- 63.63 acres with the following conditions:

1. Any changes to the development plan approved, whether made by the developer or any other government agency, must come before the zoning inspector for determination if it is a major or minor change. Any changes, major or minor, will follow the procedure outlined in the current Concord Township Zoning Resolution. If changes to the development plan are made, and have not gone through the change approval process, no zoning permits will be issued for the development until the process is completed.
2. No township zoning certificate shall be issued and no homes shall be constructed within the Clarkshaw Village development until such time as final engineering approval has been issued by the Delaware County Engineer's Office.
3. The applicant shall provide screening for neighboring properties across from the Clark Shaw Road entrance to the proposed development to minimize and/or eliminate headlight glare from traffic entering and exiting the proposed development.
4. The applicant shall provide final homeowners' association documents for any homeowners' association that exercises any authority over the proposed development. This shall include documents related to the principal homeowners' association that shall exercise authority over this development and any master association that the principal homeowners' association may associate with as part of this development, as discussed and documented during the public hearing

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regarding this project. No township zoning certificate shall be issued and no homes shall be constructed within the Clarkshaw Village development until such time as these documents are provided to the township.

5. The applicant shall maintain existing vegetation where at all possible.
6. Any other conditions that the applicant has agreed to that may not be specified in this Resolution, but which are documented in the meeting minutes, which are incorporated herein by reference.

In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the following requested divergence(s) are approved based upon the facts presented to the Township Trustees for this specific proposed development and as agreed to by the applicant as conditions of approval during the public hearing regarding this matter, as documented in the minutes of the hearing, incorporated herein by reference:

1. A divergence to Section 21.09(a)(12) of the township zoning resolution to permit driveways to be closer than one hundred feet (100') to an intersection of public roads as requested per the proposed development plan.
2. A divergence to Section 11.07(d) of the township zoning resolution to permit plant materials to be planted on top of proposed earthen mounds to promote sufficient and naturalistic screening of the development, as documented in the proposed development plan.
3. A divergence to the PRD Landscape Standards, Section 2, as contained in Section 11.09 of the township zoning resolution to permit landscape zones for Protected Natural Areas (PNA) and Public Open Space (POS) to be less than fifty feet (50') wide, as documented in the proposed development plan and in Exhibit D (Mounding and Screening) as presented to the Township Trustees during the public hearing regarding this matter on May 31, 2024.

Adopted this 18th day of June, 2024.

Upon roll call vote: Garrett-yes, Johnson-yes.

Discussion regarding possible tax increment financing on the property will be held at a later time.

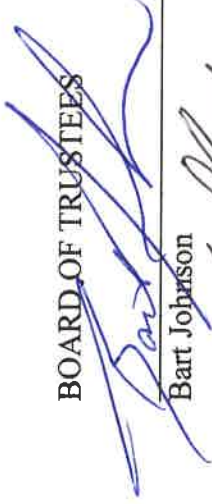
Mr. Johnson moved and Mr. Garrett seconded to adjourn. Vote: Garrett-yes, Johnson-yes.

ATTEST



Fiscal Officer, Jill Davis

BOARD OF TRUSTEES



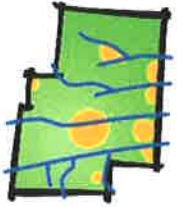
Bart Johnson



Joe Garrett

n/a

Jason Haney



Decision on Rezoning Application 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: 02/29/24	RPC# 07-24 ZON
Township: Concord	
Request by: Maronda Homes	
To rezone: 63.63 acres	
Located: south side of Bean-Oller Rd., east of S. Section Line Rd.	
From: FR-1	
To: PRD	
Units or Lots: 95	
To allow: Clarkshaw Village	

Zoning Commission Decision Date: 4/2/2024

Board of Trustees Decision Date: 6/18/2024

Density Approved: 1.49 Number of Units / Lots: 95

Effective Date: 7/18/2024

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: _____

(Handwritten signatures in blue ink)

Delaware County Regional Planning Commission, 1610 State Route 521, Delaware, OH 43015
Phone (740) 833-2260 or Fax (740) 833-2259

Effective 11/01/23

Concord Township Board of Trustees

Resolution No. 24-0618-1

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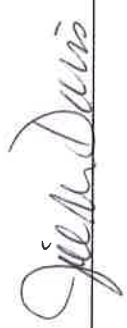
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Adopted this 18th day of June, 2024.



Attest

Board of Trustees



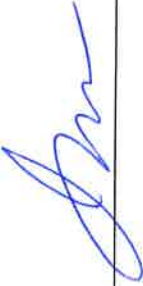
Concord Township Board of Trustees

Acknowledgement of Receipt

I, John Butya (print name), hereby acknowledge receipt of

Resolution# 24-0618-1 as adopted by the Concord Township Board of Trustees on this

18th day of June, 2024.


(Signature)