

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

Legal Notice:

Concord Township Board of Zoning Commission

Will meet at 7:00 p.m. Tuesday June 12, 2018 at the Concord Township Administrative Building, located at 6385 Home Road, Delaware, Ohio, 43015 for the following purpose: To continue the meeting from May 15, 2018, Application ZC042018, filed by Dublin Farms LLC of 2779 Peachblow Rd, Lewis Center, OH, 43035. The Applicant is requesting approval for rezoning and a preliminary development plan referred to as The Concord Business Park & Self Storage for Planned Commercial District on 29.33+/- acres on Dublin Road, Powell, OH, 43065, Parcel #60031101001000, owned by Dublin Farms LLC and 26.47+/- acres on Dublin Road, Powell, OH, 43065, Parcel #60024004009000. At the conclusion of the Public Meeting(s) and the BZC vote, the matter will be submitted to the Board of Trustees for review and action. The Application is available for public review at the Ostrander Branch of the Delaware County District Library, 75 North Fourth Street, Ostrander, Ohio 43061 and on the township website. The Zoning Commission will also conduct other business as needed. Area residents are encouraged to attend.

Concord Township Board of Zoning Commission

Connie Resanovich, Chair

Ric Irvine, Zoning Inspector

Meeting Minutes
June 12, 2018

Call To Order

Chair, Resanovich called to order the Continued Public Meeting from May 15, 2018

Roll Call

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

Chair, Resanovich asked if the Applicant would approved Chair, Resanovich and Mr. Davis on the Board as voting members, since they were absent from the previous meeting and the Applicant approved.

Also Present

Ric Irvine, Zoning Inspector
Chris Rinehart, Rinehart Legal Service, LTD
Angie Moore, Higgins & Associates Court Reporting

Swearing In

Court Reporter swore in all present

Public Present

See attached Sign In Sheet

Begin Meeting

The Legal Notice was read into the minutes. (see Legal Notice top of page)

Exhibits

- Updated Application **Date of Text: June 5th, 2018**
- June 12, 2018 Legal Notice
- June 12, 2018 Sign In Sheet

Chair, Resanovich opened the floor to the Applicant

Application ZC042018

Jack Brickner, Planned Communities, introduced Jeff Cutler and Pat Paykoff with Dublin Farms. Mr. Brickner began with an over view of the Original Application: which included the entire property as part of the rezoning, and now only includes the property with the storage units; went from 13 to 11 buildings; reduced building size from 260,000 sq. ft. to 190,000 sq. ft., which is a reduction of 60,000 sq. ft.; the first phase of construction would include the front 3 buildings along Dublin road along with a couple of the rear buildings.

Mr. Brickner stated the Updates for the Application include: a letter from the Health Department for the septic system location; a Health Department feasibility letter for the project; update on correspondence regarding a turn lane; letter from Mike Williamson, Ohio Engineer; emails stating turn lane not needed, (the BZC did not receive a copy of the emails and Mr. Brickner stated they would provide them before the next meeting); Legal description for the property; survey drawing; proposed updated landscaping, includes an updated consistent 4 ft. high mound along Dublin round, spruce trees along the length of the mound, which would include a total of 80 trees planted at 8 ft. tall, totaling 12 ft. high screening along Dublin road; detailed landscaping for the west side of the property; additional spruce trees along the south side of the emergency drive, per the request of the fire department; after follow up with the fire department, Note 6 Plan SP1 meeting the county building code, include firewalls and no sprinkler system; final engineering and design would determine the fire hydrant locations and water lines; the Zoning Inspector's possible issues regarding parking requirements, would be handled by requesting a divergence if necessary however, after further discussion it would not be needed; provided copy of lease agreement for review, (the BZC did not receive a copy of the lease agreement and Mr. Brickner said they would provide a coy before the next meeting.)

Chair, Resanovich opened the floor to Attorney, Rinehart.

Open Floor to Legal Counsel

Attorney, Rinehart mentioned that the lease agreement was not included in the updated information and was requested in order to answer several questions from the Public during the previous meeting. Inspector, Irvine added that the lease agreement require title and insurance for stored vehicles which would prove the vehicle is current and probably operable. Mr. Brickner agreed to include the lease agreement in the updated application for the Trustees. Attorney, Rinehart added that the Health Department letter was included however, the Applicant needs to provide the emails from ODOT for the Trustees. Attorney, Rinehart also stated the legal description still shows a portion of the southern lot, so before the Applicant receives final approval the lot must be split in order to conform with the description. Mr. Brickner added they would do an adjoiner transfer on the property. Attorney, Rinehart mentioned the updated landscaping and the fire department agreeable with the fire hydrants so, he had no further issues.

Chair, Resanovich opened the floor to the Zoning Inspector.

Open Floor to Zoning Inspector

Inspector, Irvine said that Note 6 of the Development Plan says the fire hydrants would be decided by the township. The Ohio Building Code dictates the fire walls, separation, distances, etc., so Inspector, Irvine said the Applicant should delete Note 6. Tony Huelsman, Harper Architects said that 12,000 sq. ft. is the required fire separation per the fire department. Mr. Huelsman said the fire department's concern is if the water pressure is adequate because they are using separation rather than installing a sprinkler system. The Ohio Fire Code wants to determine the separation and the developer is willing to go beyond what is required and work with the fire department. Inspector, Irvine said the Applicant and the fire department may decide to do more than what is required however, the building code has the final decision. Inspector, Irvine said the issue is what agency supersedes another and to have accurate information in the Application. Inspector, Irvine said the information currently submitted on the Development Plan is not permitted by the Ohio Revised Code nor the Ohio Building Code. Mr. Brickner said they would reword Note 6.

Chair, Resanovich opened floor to the BZC

Open Floor to BZC

Chair, Resanovich said the current meeting is the third meeting regarding the Application. Several questions and issues have been discussed and resolved. The Zoning Commission does not approve or deny rezoning in the township. They BZC decipher if the Application is in compliance with the zoning resolution and make a recommendation to the Trustees.

Motion to Approve ZC042018 with the following Conditions;

1. Lot Split is required for Final Approval. The Lot Split only includes the small area where the building crosses the property line.
2. Copy of emails from ODOT to Jack Brickner regarding traffic study
3. Delete *Note 6 on Exhibit SP1-SITE DEVELOPMENT PLAN*
4. Copy of the Lease Agreement

By Mrs. Farneman and seconded by Mr. Davis

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

Motion passed

The next step for the Application will be to go before the Trustees for Approval. The meeting will be scheduled within 40 days. The Trustees receive the BZC's recommendation within 10 days and the Trustees meeting will be within 30 days. The meeting will be on the website, posted on the building and in the Delaware Gazette.

Old Business

Motion to Approve May 15, 2018 Meeting Minutes as presented by Mrs. Farneman and seconded by Mr. Pierce

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

Motion passed

New Business

BZC will schedule another meeting to begin review of the Zoning Resolution and Comprehensive Plan. Mr. Smith asked inspector, Irvine if the township could enforce upkeep of the Columbus City property/Juvenile Detention Facility. Inspector, Irvine said the city is planning to level the site. The site is scheduled to be a water treatment plant possibly in 2028.

Motion to Adjourn

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

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

Motion passed

ATTEST

DATE APPROVED

Angie Ellerbrock
Angie Ellerbrock
Administrative Assistant

07/17/2018

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

