

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

**Meeting Minutes
November 21, 2017**

Call To Order

Chair, Resanovich called the Public Meeting to order

Roll Call

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

Alternate, Darin Hilt sat in as an active and voting Board Member in place of absent Board Member, Mrs. Farneman.

Swearing In

The secretary swore in all present

Public Present

See attached Sign In Sheet

Public Input

None

New Business

- Informal discussion with Windsor regarding possible request for zoning change

Mr. Alex Dorsey, owner of Windsor stated that they would like to develop land off of Butts road directly behind the River Bluff development. Mr. Dorsey distributed information to the Board which was noted as Exhibit A. Windsor prefers to build a unique product. They would need to request the property be rezoned from FR-1 to PRD. They are considering 3.4 units per acre with a total of 41 units. They plan to have abundant green space and they are asking for the Board's input for direction before continuing with the development plan. The site contains limestone and they are aware that blasting would be required and would also be a huge concern. The sewer still needs to be decided.

Chair, Resanovich commented that the area is filled with rock and agreed that blasting would be a concern. Chair, Resanovich asked if they had a target market for the development. Mr. Dorsey said that they would prefer it to be a 50+ community however, they do not restrict their market. Chair, Resanovich mentioned the size of the homes and that they appear to be one or two story homes. They replied that the homes would be approximately 50 x 100 sq. ft., rear loading garage, the homes would face the open space and the garages would face the road. The homes would be 1,400-2,000 sq. ft. of living space and the price would be \$295,000-\$350,000.

Mr. Hilt asked if the development was based on the Evans Farm concept and they said no, they are unaware of Evans Farm. Mr. Smith asked what kind of material would be used on the exterior. Windsor uses natural

materials including board-and-batten, LP SmartSide, Hardie board, synthetic slate, fiber cement, asphalt to keep a natural look. Chair, Resanovich asked if they would have a Home Owner's Association (HOA) and they said yes. Chair, Resanovich asked if they would have private or public streets. Mr. Dorsey said they would like to have public streets if possible however, that depends on the township's response. Windsor has been in contact with Epcon regarding the sewer system. They are working with Epcon and considering the west lot line. The current land owner said he has an emotional attachment to the property after living there for 28 years and raising 3 children. He likes the proposed development and feels it is a good fit for the area.

Mr. Smith asked if the houses would have basements. Mr. Dorsey said they would offer basements however, the rock would make digging a basement very expensive. Mr. Pierce asked how many different models they would build in the development. Mr. Dorsey said they anticipate six different model homes being offered. He said that it was important to keep the continuity in the development. They do not want to be Epcon and they want to separate themselves from the current market. They want to be as close to custom built as possible. They prefer several different roof lines, 10-12 pitch, to show character in each home. Chair, Resanovich asked if they would offer a clubhouse or other services for the residents. Mr. Dorsey said they would offer a common area, they don't refer to it as a clubhouse. Mr. Smith asked if the common area was included in the plat and he said no. Chair, Resanovich asked if they had spoken to Chief, Cooper and he said not yet. Chair, Resanovich advised them to contact Chief, Cooper before moving forward. Mr. Dorsey mentioned that they spoke with Epcon about going into their community and having an egress and helping them with sewer. Mr. Dorsey said they feel very good about the possibilities. Chair, Resanovich asked about their main entrance. Mr. Dorsey said they have one entrance off Butts road. Mr. Smith mentioned the solar panels and Mr. Dorsey said they were an option. Chair, Resanovich asked if they had reviewed the zoning code for requirements on landscaping etc. and they had. They said they provide extensive landscape around their developments.

Chair, Resanovich said that the BZC encourages developers to preview the development with the BZC because the township has a one-step zoning process. They would like to save the developer the time and expensive of having to go make changes to the development and hold multiple hearings in order to gain the approval of the Board. Chair, Resanovich said that density would be an issue. Mr. Dorsey asked if there were any other issues that the Board would like to mention so they could make changes. Mr. Pierce asked the percentage of green space and they said just under 20%. Mr. Smith suggested more landscaping for the surrounding property owners. Chair, Resanovich mentioned a second entrance would be necessary and they need to speak with Chief, Cooper for details. Chair, Resanovich asked if they had a timeline and they said as soon as possible. The purchase of the property is contingent on the development approval. Mr. Hilt said the two major concerns for the township are going to be density and buffering. The existing property owners do not want to see the new development. The increased traffic will be a topic of conversation for existing homeowners as well.

Mr. Dorsey said they felt good about the density. They are very pleased with the layout of the development and the ample green space. Mr. Dorsey said they are excited about this project, the location and providing a nicer, smaller option for buyers. They feel this is a current need for home buyers. Mr. Dorsey provided background information on Windsor for the Board; they own their own plumbing license, HAC license, sewer tap license, excavators, dozers, cabinetry manufacturer, which allows them to have a value added component to be able to have the dollars to make the development a little nicer and a little different. They have done cookie cutter products because it was approved, however they prefer a little different design. Mr. Dorsey said the sewer would be a major concern. Blasting on the west side is going to be important for the development and a concern for the surrounding property owners. Mr. Dorsey asked who he needed to contact regarding blasting. Mr. Hilt said the township does not control blasting.

Mrs. Resanovich suggested speaking with the neighbors and adding additional screening to keep a rural character for the area. Mr. Smith asked if they included on-street or overflow parking in the development. Mr. Dorsey said no, the driveways would fit two cars plus two cars in the garage. Mr. Pierce confirmed they are two car garage and they said yes. A traffic study for the county would need to be done for the development. The county decides

what requirements are necessary for all new development. Mr. Smith asked about the setbacks, which appear small on the plan. They said they proposed 20 ft. on the sides and 50 ft. in front.

Chair, Resanovich thanked Windsor for their presentation. The Board cannot currently give approval however, the development plan appears to be moving in the right direction. Chair, Resanovich shared a copy of the Windsor plan for those in attendance to view. Mr. Dorsey provided a summary of the information provided during the meeting for the Board and it was noted as Exhibit B.

- Update on 2017 Township Official Training workshop held on November 18th
Board Member, Mr. Smith and Admin. Assistant, Mrs. Ellerbrock were the only people from Concord Township who were able to attend the training. A copy of the information may be forwarded upon request. The new information encouraged a few changes for the meetings which include; swearing in all present, sign in sheet, record every meeting and summarize conversation amongst the Board regarding any given issue. Mr. Smith mentioned they discussed a 'floating PUD', which is considered a grey area that can change when they do the development. Mr. Smith suggested having an attorney discuss with the Board details on what is possible and could be brought before the Board for consideration. The developer can do a Planned Unit Development (PUD) and how it appears on paper may change when they pull the PUD down onto the property. The PUD only has to comply with the constraint requirements. Chair, Resanovich asked how they prevent that from happening, and Mr. Smith said he was not sure. The developers like them for the very reason that they can change. Mr. Smith is concerned that the Board may soon experience this issue in the township. He specified he is speaking of a 'floating' or 'cloud' PUD and there is a PUD that cannot be changed. Chair, Resanovich said that minor changes can be approved by Trustees but major changes need to be brought before the Board. Chair, Resanovich agreed they should look into PUD and more information. There are currently PUD's in Genoa and Lewis Center, so they are close to Concord Township.

Old Business

- Update on status of proposed zoning resolution amendments
Chair, Resanovich said that the Board would need to approve the previous meeting minutes in order to discuss the proposed zoning changes. The attorney who reviewed the changes moved and was ill which caused a long delay in receiving his review of the changes. The attorney simplified the verbiage on Intensity of Use to read as follows; "a) Intensity of Use - The maximum density shall be one and one-half (1 ½) dwelling units per gross acre within the are to be developed, unless a divergence is approved in accordance with Section 11.06 of this Article." Chair, Resanovich asked the Board their opinion regarding the last sentence which reads as follows; "However, under no circumstances shall the total density for the entire area of development exceed the density recommended by the Concord Township Comprehensive Land Use Plan." The Board felt the last sentence contradicted the first sentence and does not address condominiums etc. Chair, Resanovich suggested contacting the attorney for an explanation of the last sentence and deleting it if it is not necessary, and the Board agreed. Chair, Resanovich said the Zoning Commission is able to ask for what they want to see in new development for the good of the township and do not necessarily need to approve everything brought before the Board just because it is in accordance with the zoning code. Moving forward, the Board can and should make sure that new development is what the Board would like to see for the area.

The attorney also added language to Landscape to read as follows; "d) Landscape – All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas, including, but not limited to, road setbacks and subdivision entrances, shall be landscaped and, as it relates to nonresidential use areas, should reasonably incorporate screening features such as mounding, fencing, and low walls. Such landscape plans shall be submitted with the zoning application and shall meet the requirements of Article XXIII." Mr. Hilt asked if the Board should be more specific with the details. Mr. Hilt said that most residents complain about the type of landscaping provided, such as mounding being very small, tree calipers are little and too few trees planted. Mr. Smith asked if the developer should be asked to provide specific landscape detail. Chair, Resanovich said they discussed the recommendation of screening and they decided that it would be dependent on the site and

topography. The details could be added as a condition of approval. Mr. Hilt said if the details were given then it would be at the Board’s discretion to dictate what is used for the area. Chair, Resanovich said the developer can meet the requirements however, they may still require more than what is in the code. Mr. Hilt said they should have something that dictates the caliper of trees and type of mound required to help with the minimum language that is in the code.

Mr. Pierce said the developer used large caliper trees on Section Line road. Chair, Resanovich said that Mr. Pierce has been a great ambassador for the township with the development on his road. Chair, Resanovich said she would speak to the attorney regarding adding details under Landscape to allow the Board discretion regarding the type of landscaping, mounding, tree caliper etc., which would remain dependent on the site. Chair, Resanovich said the attorney removed the language encouraging informal discussion for new PRD which read as follows; “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 11.06a. (page 64) and want to ensure that this process is followed.” The Board agreed that the informal discussion should remain in the changes.

Chair, Resanovich said the changes to the Comprehensive Plan were updates and corrections rather than specific changes. The attorney did not review those changes. The timeline for the changes would be to review the discussed changes with the attorney and then forward the changes to Delaware County Regional Planning (DCRPC) and then when the Board receives the DCRP recommendations, the Board would vote to recommend the changes to the Trustees.

• **Review/Approve Minutes**

Motion to approve July 11, 2017 meeting minutes as presented by Mr. Pierce and seconded by Mr. Davis
Vote: Pierce, yes; Davis, yes; Hilt, yes; Resanovich, yes; Smith, yes
Motion passed

• **Additional New Business**

The proposed Buckeye Valley School site on Hyatts road was discussed due to the possibility of an application to build on the site now that Buckeye Valley is building a school in a different area. The BZC discussed the type of application and possible changes. The change would be a Modification to the PRD, rather than rezoning since the land was included in the original application.

• **Additional Old Business**

Mr. Smith asked if there was an update on the quarry property development and Chair, Resanovich mentioned that it is still being considered. Mr. Smith asked if the proposed storage unit was still being considered and there was no information.

Motion

Motion to Adjourn by Mr. Smith and seconded by Mr. Davis
Vote: Pierce, yes; Davis, yes; Hilt, yes; Resanovich, yes; Smith, yes
Motion passed

ATTEST

DATE APPROVED

Angie Ellerbrock
Angie Ellerbrock
Administrative Assistant

12-19-2017