

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION

Tuesday, December 5, 2017 7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

1. Work Session to discuss proposed text amendments to the following sections of the zoning resolution:

Amendment #1 - Section V – Definitions. Section 5.02 add new definitions for terms related to parking, urban winery, and modify others.

Amendment #2 - Section XI - Zoning Permits. Revise Section 11.01 to require zoning permits for porches, retaining walls, and change in occupancy of a vacant commercial building. Revise all other sections to include headings and reorganize existing provisions.

Amendment #3 - Section XIII - Conditional Use Permits. Revise Section 13.06 to eliminate reference to R-5 district. Revise sections 13.07, 13.08, 13.11, and 13.12 to reference compliance with all parking regulations in Section XXIX. Revise 13.12, 13.14 to eliminate the need for additional parking lot screening in excess of what is required in Section 38. Revise 13.16 to reference sign and parking regulations. Revise Sections 13.17, 13.25, 13.26, and 13.28 for compliance with the waiting space requirements in Section XXIX. Revise 13.33 to require adequate parking for outside dining. Revise 13.36 to include urban winery.

Amendment #4 - Section XV - Residential Districts. Revise table 15.02-1 to reference off-street parking. Revise Table 15.03-1 to clarify accessory building requirements for lots 2 acres and greater. Revise Section 15.03 (I), to require that all residential districts comply with the parking regulations in Section 29. Modify Section 15.05 to clarify that minimum “residential” floor area are set forth in table 15.05-1, and off-street parking regulated in Section 29. Revise 15.04 (C)(e) to require dwellings to be setback 36 feet from the curb of a private street in the R-3 district.

Amendment #5 - Section XVI - R-2 PUD & RCD. Revise Section 16.07 (C) to reference Section 13 for a conditional use permit for a commercial center, and site plan review. Revise Section 16.09 to require a commercial center in a PUD to meet the requirements of Section 29. Revise 16.12, Township Preliminary Plan, 16.13, Approval, and 16.14 Final Development Plan. Revise zoning permit process in Section 16.15 to reference Section XI. Clarify section 16.16 for minor or major modifications to an approved development plan. Revise 16.24(C)(4), to require a landscape plan to be submitted for any open space area disturbed during construction. Revise sections 16.29, 16.30 and 16.31.

Amendment #6 - Section XXII - Commercial and Industrial Districts. Revise Section 22.03 Table of Uses to expand the use districts to allow microbrewery, microdistillery, urban winery, and personal services. Remove drive-thru facilities as conditional use in the Capital District. Revise Table 22.04 to clarify that the building heights are maximums and move the footnote reference next to the term to which it applies. Revise 22.09(A) to require where feasible loading docks to be located on facades that do not face public right-of-ways.

Amendment #7 - Section XXIX - Off-Street Parking. Revise Section 29.01 to add new purpose statements related to green infrastructure and reducing impervious surfaces in parking areas. Revise sections 29.02 Applicability, 29.03 General Standards, 29.04 Off-street parking requirements, 29.05 alternative parking options, 29.06 parking lot design standards, 29.07 access drive regulations, 29.08 bicycle parking, 29.09 waiting space requirements, and 29.10 parking in residential districts.

Amendment #8 - Section XXXIV – Fence. Revise Section 34.02 to require all properties to obtain a zoning permit for construction of fences.

Amendment #9 - Section XXXVI - Site Plan Review. Revise Section 36.01 to include purpose and intent and renumber the subsequent sections. Revise 36 .02 to require all site plans to be reviewed by Zoning Commission. Revise Section 36.04 required plan items to be submitted. New Section 36.08, significance of an approved plan. Revise 36.10 to add new standards for minor and major modifications.

Amendment #10 - Section XXXVII - Design Standards. Revise Section 37.03 (A) to specify accessory uses subject to design review. Revise 37.04 to include “or as otherwise required in this resolution.” Revise 37.05 (K), lighting to renumber the section as 37.06.

Amendment #11 - Section XXXVIII - Landscaping and Screening. Revise Sections 38.02, 38.03, 38.05, 38.06 (A), 38.07, 38.08, 38.10, and 38.12 as modified.

2. Approval of minutes of the October 3, 2017 meeting.
3. Approval of minutes of the November 7, 2017 meeting.
4. Correspondence Report by Zoning Commission Members.
5. Audience
6. Next meeting of the Zoning Commission – January 2, 2018.
7. Adjournment