

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION

Tuesday, November 7, 2017 7:00 PM

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

1. Amended Site Plan Review Application #28 from Mr. Lance Osborne, of Crile Road Partners, LLC for a proposed freestanding restaurant at the Crile Crossing retail center located at 7689 Crile Road, and being permanent parcel number 08-A-019-0-00-027-0.
2. Design Review Application #028 Amended from Mr. Lance Osborne of Crile Road Partners, LLC for a proposed freestanding restaurant at the Crile Crossing retail center located at 7689 Crile Road, and being permanent parcel number 08-A-019-0-00-027-0.
3. Site Plan Review Application #031 from Mr. Donald Plunkett of Studio One Design Group, Inc. for a proposed building addition and reconstruction of a commercial building at 8109 Crile Road, and being permanent parcel number 08-A-021-0-00-044-0.
4. Design Review Application #031, Mr. Donald Plunkett, of Studio One Design Group, Inc. is requesting design review approval for an addition at 8109 Crile Road, and being permanent parcel number 08-A-021-0-00-044-0.
5. Work Session to discuss proposed text amendments to the following sections of the zoning resolution:

Section 5, Definitions: Revise Section 5.02, to include new definitions for terms related to parking and revise others.

Section 11, Zoning Permits: Revise Section 11.01 to require zoning permits for porches, and retaining walls that require a permit from the building department. Revise all other sections to include headings and reorganize existing provisions.

Section 13, 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 29. 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 29.**

Section 15, Residential Districts: Revise table 15.02-1 to reference off-street parking. Revise Section 15.03 (I), to require that all residential districts comply with the parking regulations in Section 29. Revise table 15.03-1. Modify section 15.05 to clarify that minimum "residential" floor area and garage requirements 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 ft from the curb of a private street.

Section 16, 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. Modify Section 16.08

and 16.09 to require a commercial center in a PUD to meet the requirements of Section 29. Revise 16.12, Township Preliminary Plan, and 16.13, Approval. 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.

Section 22, Commercial and Industrial Districts: Revise Section 22.03 to 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.

Section 29, 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 parking lot access drive regulations, 29.08 bicycle parking and waiting space requirements.

Section 34, Fences: Revise Section 34.02, to require all properties, not agriculturally exempt, to obtain a zoning permit for construction of fences.

Section 36, Site Plan Review: Revise Section 36 .03 to require all site plans to be reviewed by Zoning Commission. Revise Section 36.04 required plan items to be submitted. New Section 36.09, significance of an approved final site plan. Revise 36.11 to add new standards for minor and major modifications.

Section 37, 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.

Section 38, Landscaping and Screening: Revise Landscaping and Screening Sections 38.02, 38.03, 38.05, 38.06 (A), 38.07, 38.08, 38.10, and 38.12 as modified.

6. Work session to discuss research on microbreweries and urban wineries.
7. Correspondence Report by Zoning Commission Members.
8. Audience
9. Next meeting of the Zoning Commission – December 5, 2017.
10. Adjournment