

CONCORD TOWNSHIP BOARD OF TRUSTEES  
DATE: November 3, 2021

**7:00 PM PUBLIC HEARING FOR ZONING TEXT AMENDMENTS TO SECTION XVI AS OUTLINED BELOW:**

**AMENDMENT #1: SECTION 16.12(D),** ADDING STREAMS AND WETLANDS TO BE SHOWN ON THE EXISTING CONDITIONS MAP.

**AMENDMENT #2: SECTION 16.19,** REVISING PURPOSE STATEMENT FOR A RESIDENTIAL CONSERVATION DEVELOPMENT DISTRICT.

**AMENDMENT #3: SECTION 16.22,** REVISING MINIMUM PROJECT AREA TO EXCLUDE EXISTING RIGHT-OF-WAYS, UNLESS EXTINGUISHED AT THE TIME OF DEVELOPMENT.

**AMENDMENT #4: SECTION 16.23(B)(7),** DECKS: REVISED TO INCLUDE RIPARIAN SETBACKS.

**AMENDMENT #5: SECTION 16.24(A)(B)(C) AND (D) PERMITTED DENSITY AND OPEN SPACE REQUIREMENTS,** REVISING TO ELIMINATE THE BASE DENSITY AND YIELD PLAN REQUIREMENTS FOR AN RCD DISTRICT. INCLUDES NEW DEFINITION OF OPEN SPACE. ESTABLISHES NEW MINIMUM OPEN SPACE REQUIREMENTS FOR AN RCD. REVISES OPEN SPACE DESIGN CRITERIA. REVISES THE AREAS NOT COUNTED AS OPEN SPACE TO ALSO INCLUDE UTILITY EASEMENTS AND STORMWATER INFRASTRUCTURE. REVISES THE PROCESS FOR RESTORING ANY DISTURBANCES WITHIN THE OPEN SPACE. ADDS LANGUAGE TO ALLOW OPEN SPACE TO ABUT THE ROAD RIGHT-OF-WAY.

**AMENDMENT #6: SECTION 16.24 (E) OWNERSHIP AND MAINTENANCE OF OPEN SPACE,** REVISING TO ADD STRONG DESIRE FOR THE OPEN SPACE TO BE PROTECTED WITH A CONSERVATION EASEMENT.

**AMENDMENT #7: SECTION 16.25(D) DEVELOPMENT AND SITE PLANNING STANDARDS,** REVISING TO ALLOW FRONT BUILDING SETBACKS TO VARY, AND ADDS PROVISION FOR A MINIMUM 40 FT. FRONT YARD SETBACK UNDER CERTAIN CIRCUMSTANCES.

**AMENDMENT #8: SECTION 16.25(E),** ADDING NEW PERIMETER BUILDING SETBACK REGULATIONS.

**AMENDMENT #9, SECTION 16.26 STREET, DRIVE AND WALKWAY REQUIREMENTS,** ADDING PROVISIONS FOR LANDSCAPED CUL-DE-SACS, AND DESIRE FOR RIGHT-OF-WAYS TO BE CURVED WHEN POSSIBLE.

**AMENDMENT #10: SECTION 16.27, DWELLING UNIT REQUIREMENTS,** ADDING REQUIREMENT THAT DWELLINGS SHOULD BE ORIENTATED TO APPRECIATE THE TOPOGRAPHY AND NATURAL FEATURES OF THE LAND.

**AMENDMENT #11: SECTION 16.28, PRE-APPLICATION CONFERENCE AND TOWNSHIP SKETCH PLAN REQUIRED,** REVISING TO ADD STORM WATER MANAGEMENT DEPARTMENT, AND SOIL AND WATER CONSERVATION DISTRICT TO ATTEND PRE-APPLICATION MEETING; DELETES YIELD PLAN REQUIREMENTS, AND ADDS SPECIFIC ITEMS THAT SHALL BE SHOWN ON THE SKETCH PLAN.

**AMENDMENT #12: SECTION 16.20, GENERAL GUIDELINES AND APPLICABILITY,** REVISING TO MOVE THE PHRASE "IN REGARDS TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND THE CITIZENS OF THE TOWNSHIP AND THE SURROUNDING COMMUNITIES" FROM THE END OF 16.20(E) AND INSTEAD ADD IT TO THE END OF SECTION 16.20.

**7:30 PM REGULAR MEETING**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES:

October 20, 2021 Regular Trustees Meeting

V. ELECTED OFFICIAL REPORTS:

A. FISCAL OFFICER – Amy Dawson

B. TRUSTEES

Mrs. Lucci –

Mr. Dondorfer –

Mr. McIntosh –

VI. DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Report read by Debra Bechel-Esker, Recreation Diector

B. FIRE DEPT. – Chief Sabo

C. SERVICE DEPT. – Tim Brown, Service Director

- D. ZONING DEPT. – Heather Freeman, Zoning Director
- E. REC. DEPT. – Debra Bechel-Esker, Recreation Director
- F. CONCORD LAW – Sheriff's Office

VII. AUDIENCE:

VIII. OLD BUSINESS:

None

IX. NEW BUSINESS:

- A. VOTE – OCTOBER FINANCIAL REPORT
- B. VOTE – FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO GRANT EGENSPERGER, PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL
- C. VOTE – CLOSE CORONAVIRUS RELIEF FUND #2272 AS IT HAS A ZERO BALANCE AND HAS BEEN AUDITED
- D. VOTE – FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO NICHOLAS LIGHT, PART-TIME PROBATIONARY FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL
- E. DECISION ON PUBLIC HEARING FOR ZONING TEXT AMENDMENTS TO SECTION XVI AS FOLLOWS:

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F. FUTURE MEETINGS & ANNOUNCEMENTS:

11/10 7:00 PM BZA / Town Hall

11/11 CLOSED IN OBSERVANCE OF VETERANS DAY

11/17 6:30-7:30 PM TRUSTEE OFFICE HOURS /Conference Room  
7:30 PM TRUSTEE MEETING / Town Hall