

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION

TUESDAY, OCTOBER 5, 2021 7:00 PM

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

Old Business

New Business

1. Public Hearing for the following Zoning Text Amendments to Section XVI of the Concord Township Zoning Resolution:

Amendment #1: Section 16.12(D), adds streams and wetlands to be shown on the existing conditions map.

Amendment #2: Section 16.19, revises purpose statement for a Residential Conservation Development District.

Amendment #3: Section 16.22, revises 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, revised 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, revised 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, revised 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), adds new perimeter building setback regulations.

Amendment #9, Section 16.26 Street, Drive and Walkway Requirements, adds 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, adds 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, revised 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.

2. Site Plan Review Application #047, submitted by HSB Architects & Engineers on behalf of the Auburn Vocational School District, for a First Responder Outdoor Training Facility for the property located at 8159 Auburn Road.
3. Approval of minutes of the September 7, 2021 Zoning Commission Meeting.
4. Correspondence Report by Zoning Commission Members.
5. Audience Participation.
Open for general public comment to Zoning Commission on items for which a public hearing is not scheduled.

Next meeting of the Zoning Commission – November 2, 2021.

Adjournment