

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION TUESDAY, JANUARY 2, 2024, 7:00 PM TOWN HALL - 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

Call to Order

- Roll Call of Members

Public Hearing for the following zoning text amendments to the Concord Township Zoning Resolution, as initiated by motion of the Zoning Commission:

- **Amendment #1:** Modify Section 16.13, Approval by adding a new requirement that the approved preliminary plan is an integral part of the Zoning Resolution and any deviations are considered a zoning violation.
- **Amendment #2:** Modify Section 16.14, Township Final Development Plan to have the Zoning Commission review and approve the Final Development Plan in lieu of the Trustees. Process and timeframe for submitting final development plan is being taken out of this section and updated in Section 16.16. Review criteria is being added for the Zoning Commission to consider while reviewing the final development plan.
- **Amendment #3:** Modify Section 16.15, Zoning Permits by deleting reference to the Trustees, and adding the requirement that the proposed improvements must be constructed and accepted by the applicable agencies prior to zoning permits being issued.
- **Amendment #4:** Modify Section 16.16, Modifications from an approved development plan by adding in new time limits and process for extensions on approvals. Clarification is made regarding modifications to previously approved preliminary or final development plans.
- **Amendment #5:** Modify Section 16.17(A)(1) and (2) by referring to the Zoning Inspector instead of he.
- **Amendment #6:** Modify Section 16.29(B) Township Preliminary and Final Development Plan Review Procedures by deleting a portion of subsection B that states the final development plan approval for the township occurs simultaneously with the approval of the final plat.
- **Amendment #7:** Modify Section 16.30, Zoning Permit by adding the requirement that the proposed improvements must be constructed and accepted by the applicable agencies prior to zoning permits being issued.
- **Amendment #8:** Section 16.31, Modifications by adding time limits and extensions.

Approval of Minutes

- December 5, 2023

Correspondence

Public Participation

New Business

1. Amended Site Plan Review Application #56, Submitted by Cold Harbor Building Company, on behalf of the property owner Auburn Vocational School District, for a Public Safety Training Building, located at 10985 Girdled Road, also known as current parcel number 08-A-021-0-00-007-0.

Old Business

1. Vote for the following zoning text amendments:
 - **Amendment #1:** Modify Section 16.13, Approval by adding a new requirement that the approved preliminary plan is an integral part of the Zoning Resolution and any deviations are considered a zoning violation.
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Next Meeting

- February 6, 2024

Adjournment