



**CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO**

Trustees: Bart Johnson ▪ Joe Garrett ▪ Jason Haney

Fiscal Officer: Jill Davis

Del. Co. Regional  
Planning Commission

January 10, 2024

Mr. Scott Sanders, Executive Director  
Delaware County Regional Planning Commission  
1610 State Route 521  
P.O. Box 8006  
Delaware, Ohio 43015

RE: DCRPC Zoning Reviews Pursuant to Ohio Revised Code §519.12

Dear Mr. Sanders:

We are writing to follow-up on recent discussions between your office and the township regarding the zoning amendment reviews performed by the Delaware County Regional Planning Commission pursuant to Ohio Revised Code §519.12. Specifically, as it relates to Concord Township, the township has raised concerns with projects receiving a recommendation of approval and/or conditional approval when such projects contradict one or more provisions of Concord Township's comprehensive plan or zoning resolution.

Based upon our understanding, Ohio Revised Code §519.12(E)(1)(a) requires the Delaware County Regional Planning Commission to review any proposed zoning amendment and to provide a recommendation of (1) approval, (2) denial, or (3) approval of some modification of it. However, beyond the language contained in Ohio Revised Code §519.12(E)(1)(a), there does not appear to be any specific guidance, policy, or standard that the Delaware County Regional Planning Commission must follow in reaching the recommendation required by Ohio Revised Code §519.12(E)(1)(a), including in the By-Laws for the Delaware County Regional Planning Commission.

Accordingly, the Concord Township Board of Trustees would propose that the Delaware County Regional Planning Commission adopt a policy / standard for conducting its reviews pursuant to Ohio Revised Code §519.12(E)(1)(a), which requires the Commission to either recommend approval or denial of any particular amendment based upon compliance or non-compliance with a township's comprehensive plan and zoning resolution or approval of some modification of the proposed zoning amendment, which also must comply with a township's comprehensive plan and zoning resolution. In addition, if the Commission wishes to provide suggestions and/or recommendations for a township to consider with regard to a proposed zoning amendment that do not comply with the then-existing township comprehensive plan and zoning resolution and the reasons therefore, then the Commission should provide those

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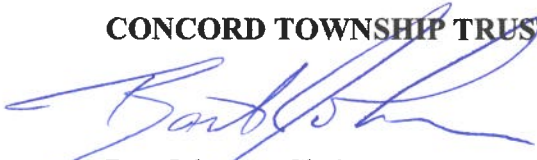
recommendations in a separate portion of its report to the township, separate and apart from its recommendation of approval or denial.

In adopting a proposed standard, this standard should apply to all townships in Delaware County. Accordingly, we would request that a multi-jurisdictional meeting be conducted involving all townships who wish to participate in defining what an ultimate policy / standard should be with respect to the Commission's required reviews. We would request this meeting take place before the end of February 2024. In order to facilitate such a meeting, we have copied all of the townships in Delaware County so that they may respond accordingly.

We look forward to hearing from you.

Sincerely,

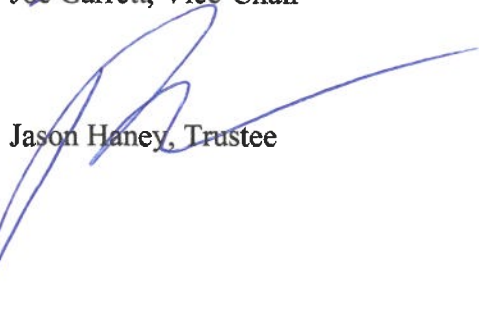
**CONCORD TOWNSHIP TRUSTEES**



Bart Johnson, Chair



Joe Garrett, Vice-Chair



Jason Haney, Trustee