

June 19, 2019

Genoa Township
Development & Zoning
5111 S. Old 3C Highway
Westerville, Ohio 43082
Ph. 614-889-0725
Attn. Joe Shafer

Dear Genoa Township Zoning Commission,

Thank you once again for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church at the June 103th Zoning Commission Meeting. As stated previously, the Genoa Baptist Church has been growing and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a 54,727 square foot addition which includes new worship center, new offices, some additional classrooms for Sunday school and a new drive under entrance canopy. The feedback the church has received has been helpful with understand the needs of their neighbors and we appreciate the opportunity to make the requested corrections and resubmit to be heard again at the July 8, 2019 Zoning Commission meeting.

The church is intending to modify the previously approved landscaping and parking lot re-striping as originally agreed to in their 2014 submission to reflect the new additions being proposed with this submission. The church has also reached out to the neighbors to address some of the issues concerning the mounding and lighting. The items that have changed or are still open from the 2014 amendment have been addressed at the end of the development text. Also, the staff has requested the existing divergences that were approved for this property. Included below is the text from the approved 2005 amendment.

According to the information received from the Genoa Township Administration office, the following divergences were approved May 11, 2005 and in effect on June 11, 2005:

1. Article VI – 602.06 screening shall be required as provided in Article V section 510. The applicant is requesting that the required 5 ½' high parking lot screening adjacent to S.R. 3 and Lewis Center Road be reduced in height to 30" in lieu of the specified 66". The 30" height will be accomplished through a combination at the time of planting of mounding, plantings, etc. The heights and elevations relative to the highway will provide the desired screening of vehicular headlights from the roadway and neighborhood, as well as create a soft visual barrier. Should any landscaping or mounding in the S.R. 3 reserve area be required to be modified in any way by ODOT, the applicant will remedy any issues and make provisions to replace/maintain the established required screening. The applicant is also requesting that no screening be required at this time along the east-west line of the southernmost existing parking lot perimeter. A divergence is being requested to also omit any additional screening at this time along the north-south line of the northwest most parking lot perimeter due to the great distance and relative (height) elevations to the adjacent properties. All plantings will be installed this spring, weather permitting, but no later than Dec. 1, 2005. All plantings required for established screening purposes shall be permanently maintained and require prompt replacement should any such plantings die. In addition, all screening requirements will continue to be re-assessed each time a future development plan amendment for the Genoa Baptist Church property is filed, which expands the current development.
2. The existing parking lots contain paved, non-landscaped island areas indicated on the site development plan. The applicant requests that these fifteen (15) identified islands remain paved until a new parking lot is constructed, or within five (5) years, whichever occurs sooner. At that time, the existing islands will be excavated and landscaped. An updated site development plan will be submitted to the Township Zoning Officer for approval at that time.

3. There are two (2) existing temporary storage pods indicated on the site development plan. This is not a specified permitted use. The applicant requests temporary approval to continue using the temporary storage units until a permanent storage building can be constructed. It is expected that these units will need to remain in service until approximately Aug. 2006. The pods have no signage on them and are currently located on unpaved ground at the northern parking lot boundary line. A new storage accessory building is being planned and proper zoning permit application will be made to oversee compliant location of said structure on the site. There will be no additional pods brought to the site and the two existing pods will be removed as soon as a foundation survey is furnished to the zoning office as required for certifying final zoning compliance of a future storage accessory building.
4. Section 532 "Lighting"
There are a total of ten (10) existing parking lot light fixtures that do not meet the outlined criteria due to their 30' height and these fixtures are not focused straight downward nor are of a cut-off type design. The applicant requests these fixtures be allowed to remain in place until such time that any new approved parking lot development occurs or within five (5) years, whichever occurs sooner. All existing fixtures and poles will then be replaced with approved cut-off, downlighting type fixtures at the maximum code height of 25'.
5. Section 538 of the Zoning Code requires outdoor playing fields to be screened with a minimum 8' mound and/or landscaping. The playgrounds shown on the site development plan are indicated areas for the school's outdoor recess activities and are not 'formal' organized public recreation fields. The southernmost playing field is already screened in this location by a natural tree line. The northern playing field is positioned outside the 200' setback requirements from residential areas. Except for this area between the existing and former Tepper properties fronting on Lewis Center Rd., it too is believed to be adequately screened by existing vegetation. The applicant therefore requests a divergence from any additional screening requirements (i.e. Along Lewis Center Rd.) for these recreational field/playground areas.
6. All work in right-of-way must receive proper permits from ODOT. Said ODOT approval document shall be furnished to the township zoning office for record. This work will need to seek approval as a divergence to zoning regulations.

Additional information has been provided in itemized responses to the Technical Review comments provided in the Memorandum dated June 3, 2019, immediately following the development text. In addition, drawings have been revised and improved, and are included for your review.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
jhutcheson@mcknightgroup.com

Plan Development Text:

This document is to supplement the drawings and application for zoning review of the following project:

**Genoa Baptist Church
7562 Lewis Center Road.
Westerville, Ohio, 43082**

**Initial submission: 3-11-19
Revised submission: 4-15-19
Revised submission: 5-17-19
Revised submission: 6-19-19**

Genoa Township – Article 14: PLANNED COMMUNITY FACILITY DISTRICT (PCF)

Section 1401: Intent and Purpose

The purpose of the Planned Community Facilities District is to provide zoning classification for governmental, civic, recreational, and similar community facilities in proper location and extent so as to promote the general safety, convenience, comfort, and welfare. The Planned Community Facilities District encourages the use of existing facilities and regulates the location of new facilities to ensure their proper functioning in consideration of traffic, access and general compatibility and to minimize the adverse visual effects on surrounding areas through design and Landscaping standards. The District is designed to protect community facilities and institutions from the encroachment of certain other Uses and to make sure Uses are compatible with adjoining residential Uses.

1401.01 It is the policy of the Township to permit the creation of Planned Development Districts to:

- A) Preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township;*
- B) Provide the economic and social advantages resulting from an orderly planned use of large parcels of land;*
- C) Provide a more useful pattern of Open Space and recreation areas;*
- D) Promote development patterns, which preserve and utilize natural topography and geologic features, scenic vistas, trees and other vegetation, and prevent the disruption of natural drainage patterns;*
- E) Promote a more efficient use of land than is generally achieved through conventional development resulting in substantial savings in utility and street extensions; and*
- F) Promote development patterns in harmony with land use Density, transportation facilities and community facilities.*

1401.02 This Section establishes standards for the Planned Community Facilities District in areas served by central sanitary sewers and Central Water Systems, or developments utilizing other sewage treatment options approved in the development plan.

1401.03 Pursuant to Ohio Revised Code Section 519.021(A), this District may be permitted upon application and approval of specific and detailed Final Development Plans and all shall require amendments to the official Zoning Map. Approval for Planned Development rezoning applications may be granted pursuant to ORC 519.12 only when the plan for the project complies with these regulations and promotes the general public health, safety, morals and welfare and encourages the efficient use of land and resources, promotes greater efficiency in providing public and utility services and encourages innovation in the planning and building of the development.

Section 1402: Contiguity of Land and Project Ownership

1402.01 All land within a proposed Planned Development shall be contiguous and shall not be divided into parts by any state or federal limited access highway or by any railroad Right-of-Way.

Acknowledged. This property is in compliance.

1402.02 The Planned Development area shall be under contract for purchase by a single entity or owned by a single entity at the time of application. For the purposes of this subsection a single entity includes the following: a husband and wife; corporation; partnership; or two or more property owners who have entered into a general development plan for a Planned Development.

Acknowledged. This property is in compliance.

Section 1403: Permitted Principal Uses

According to 1403.06, churches and places of worship are permitted (as regulated by Section 1706).

Section 1404: Permitted Accessory Uses

1404.01 Accessory Uses, Accessory Buildings, or other Accessory Structures as defined herein customarily incidental to any previously stated permitted Use, including smaller Structures such as pump stations.

1404.02 Bulletin Boards and Signs as regulated by Article 18. **Not Applicable.**

1404.03 Residences for custodians or guards. **Not Applicable.**

1404.04 Internal food service operated to accommodate the permitted Principal Use without any external advertising or signage.

A café is provided with the proposed addition for the sole use of the church.

Section 1405: Conditional Uses – None

Section 1406: General Requirements

No Certificate of Zoning Compliance shall be issued in a Planned Community Facilities District until the applicant shall have certified in their development plan that:

1406.01 The proposed Buildings or Use shall be located on a major arterial or collector street so as to generate a minimum of traffic on local streets. Elementary schools and playgrounds or parks intended for neighborhood use may, however, be located on local streets.

The proposed addition to the existing church located on the property is located on a major collector street (Lewis Center Road) so as to generate a minimum of traffic to other local streets.

1406.02 The proposed Buildings or Use shall be located properly in accordance with this Article.

The existing building and addition are located well within the required setbacks on the property.

1406.03 The location, design, and operation of the Community Facility shall not impose undue adverse impacts on surrounding residents.

The proposed addition to the existing facility is intended to be a positive influence on the surrounding community and we believe it will not impose undue adverse impacts on the surrounding residents.

1406.04 One or more Buildings or permitted Uses may be placed on a Lot, however the maximum square feet of first Floor Area for all Buildings on a site shall be determined by the ratio of: Maximum first floor Building area in square feet = lot size in acres x 7,500 sq. ft.

The total area of the property is 87.8 acres which would allow a maximum first floor building to be 87.8 X 7,500 = 658,500 allowable square feet. With the main building, the proposed addition, and the existing shed building (3,477 s.f.), the cumulative total building first floor area is 114,560 square feet.

1406.05 If multiple Buildings are constructed on a site there shall be a minimum of twenty (20) feet separating them.

The existing worship building with the new addition is separated from the maintenance building by a minimum of 40 feet.

1406.06 The maximum height for any Structure in this District with a 6/12 roof pitch or greater shall not exceed thirty-five (35) feet, with less than a 6/12 roof pitch, thirty (30) feet.

The existing building height at its peak is approximately 39'-0" tall with a pitch of greater than 6/12. We are requesting a divergence from the height requirements for a height allowance of 35' for less than 6/12 roof pitch.

1406.07 Parking accommodations and loading areas shall be provided pursuant to a layout plan designed by the applicant showing traffic movement, ingress and egress, traffic control points, the number and size of parking spaces, and service areas. All parking and loading areas shall conform to the requirements of Article 19.

A) Planned Community Facilities Districts less than twenty (20) or more acres in area shall have direct access to one (1) arterial street. Not applicable.

B) Planned Community Facilities Districts of twenty (20) or more acres in area shall have direct access to one (1) arterial street and to one (1) collector street and/or two (2) access points on an arterial street.

Parking accommodations currently have 613 existing parking spaces and 72 new proposed additional spaces bringing the total up to 687 (please see accompanying drawings). According to requirement B), there are currently two access points from Lewis Center Road: one main ingress and egress and one egress only. Police direct traffic at the end of events at the church.

1406.08 Parking areas shall be adequately lighted. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any adjoining property or upon any public street.

The additional drives and parking spaces shall be adequately lighted with three (3) additional 20'-0" tall pole lights and eight (8) bollard lights along the new drive. The lighting design shall **comply to be shaded wherever necessary to avoid casting direct light upon the adjoining properties or upon any public street. **Shielding has been ordered and will be installed by October 1, 2019.****

1406.09 Applicant shall submit a letter from the Genoa Township Fire Chief certifying that all applicable fire codes have been met and that the equipment of the Genoa Township Fire Department as well as that of those departments which provide mutual aid to the township are able to maneuver throughout the site.

A letter shall be submitted from the Genoa Township Fire Chief certifying that all applicable fire codes have been met with the site design and that the equipment of the Genoa Township Fire Department as well as that of those departments which provide mutual aid to the township are able to maneuver throughout the site once the review has been completed.

1406.10 All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.

All proposed walkways are to be constructed of either concrete, asphalt, or any other approved all weather hard surface.

1406.11 All signs shall conform to the requirements of Article 18.

Acknowledged.

1406.12 At least forty percent (40%) of the gross acreage shall be reserved as Open Space, as defined herein. In computing the amount of Open Space, entrance features, road Rights-of-Way of all types, paved vehicular areas including parking areas and driveways shall be excluded.

The total amount of lot coverage (all proposed impervious surfaces and building coverage) is approximately 498,086 square feet. This is a lot coverage percentage of 13.02%. This still leaves 86.98% of the 87.8 acres as available for definition of open area.

1406.13 Storm Water Management – all site plans must have a storm water management plan, approved by the Delaware County Engineer's Office, with the improvements constructed before a Zoning Permit will be issued for construction of Buildings.

The site plan is currently under review with the Delaware County Engineers office for their comments. A revised storm water management system has been included with this submission.

1406.14 Parking and Loading Areas

A) The overnight parking of automobiles and other vehicles on private or public streets within a Planned Development is prohibited.

With the on-site parking provided, no vehicles will be permitted to be parked overnight on the private or public streets. Existing church vehicles (bus, vans and maintenance vehicles) are parked on the church's private parking lots and not on the streets.

B) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.

The parking lots are already screened from adjoining lots by existing tree lines. Also, additional trees have been placed in islands at the end of the rows of parking as requested. Additional mounding and plantings are proposed on Lewis Center Road to comply with the requirements of the 2014 amendment to the development plan (see "C" sheets in this submission).

C) Parking spaces and loading areas shall be provided in accordance with Article 19.

Parking spaces and loading areas have been provided in accordance with Article 19 (please see our response following that section further on).

1406.15 Streets – All streets including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations. Public road improvements in Planned Developments shall require the following:

A) All street drainage shall be enclosed;

B) Curbs and gutters shall be installed; and

C) All streets shall have a minimum pavement width of twenty-two (22) feet.

At this time, no new streets are included with this proposed building addition.

1406.16 Walkways –All walkways shall be constructed of a suitable, dust free, hard surface material. Mulch or other similar surfaces may be permitted for walking trails in areas the Zoning Commission feels are appropriate.

As previously mentioned, all proposed walkways are to be constructed of either concrete, asphalt, or any other approved all weather hard surface. Should the Zoning Commission feel it would be appropriate, walking trails of mulch or similar material could be provided on the property. The pathway from the building to the soccer fields has been defined through the new parking area with paint.

1406.17 Trees

A) The clearing of land shall be kept to a minimum to help preserve the existing natural conditions.

B) No land shall be cleared of trees more than fifteen (15) feet from the foundation of a proposed Building. An exception to this requirement shall be granted in the case of those trees that should be removed due to malformation, disease, safety hazards, or to the general benefit of surrounding trees. The foregoing shall be considered as a guideline for preservation of the natural environment.

C) No trees shall be cleared further than five (5) feet from curbs of a parking lot. The foregoing shall be considered as a guideline for preservation of the natural environment.

The areas where development is occurring are already mostly bare of trees. Minor clearing of some trees will be required for the addition of the building or the parking, but additional trees are being planted to provide screening at the loading dock drive and the new drive on the west side.

Section 1407: Prohibited Uses

1407.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby prohibited.

Acknowledged.

1407.02 Outdoor Storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Such vehicles, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.

Acknowledged.

1407.03 Except as specifically permitted by Section 1702 and Section 1707 no Mobile Home or mobile office shall be placed or occupied in this District.

Acknowledged.

1407.04 Adult Entertainment and Adult Entertainment Facilities are prohibited.

Acknowledged.

Section 1408: Dimensional Requirements

Minimum Setbacks and side and rear yard requirements will be according to the following table; shall be the highest Setback required by Zoning Districts on either side or directly across the street.

| | RR | SR | PRD/PRD-V | PCD | LI/PID | CB | PCF |
|----------------------|---------|---------|-----------|---|---------|----|-----|
| Front Parking | 75 feet | | | 30 feet | | | |
| Front Driveway | 75 feet | 50 feet | 30 feet | 30 feet | | | |
| Side Parking & Drive | 25 feet | | | 6 feet | | | |
| Rear Parking & Drive | 75 feet | | | 6 feet | | | |
| Building, Front | 75 feet | | | 100 feet existing, 50 feet new roads | 50 feet | | |
| Building, Side | Note A | | | 25 feet | | | |
| Building, Rear | Note B | | | 25 feet | | | |

Note A: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Side Lot Line. In no case shall the Setback be less than twenty-five (25) feet.

Note B: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Rear Lot Line. In no case shall the Setback be less than fifty (50) feet.

We have maintained the setbacks as dictated by the existing conditions on the site. As stated in the staff comments, the existing front parking adjacent to State Route 3 is not in compliance and is not being requested to comply. All portions of the building (new and addition) are at least 82'-0" away from the right of way (at the existing drive under canopy). Additional dimensions have been placed on the site drawings showing compliance with the 25'-0" setback as well.

Section 1409: Application Procedure

In addition to any other procedures set out in this resolution, all applications for amendments to the Zoning Map to rezone lands to this District shall follow the procedures hereinafter set forth:

1409.01 Application - The owner or owners of Lots and lands within the township may request that the Zoning Map be amended to include such tracts in the Planned Development District in accordance with the provisions of this resolution. Ten (10) copies of the application for the proposed amendment shall be submitted to the Zoning Inspector and shall contain at a minimum the following information:

A) Name, address, and telephone number of applicant;

B) Date;

C) Legal description of the property;

D) Present Use;

E) Present Zoning District;

F) Proposed Use;

G) Proposed zoning District;

H) Existing Features Plan (Site Analysis). Plans analyzing each sites special features are required for all proposed developments, as they form the basis of the design process for greenway lands, Building location, street alignments, and Lot Lines. Plans shall contain, at a minimum, the basic information contained within the Delaware County Regional Planning Commission's Geographic Information System (GIS) including:

1) A contour map based upon the most recent U.S. Geological Survey;

2) The location of severely constraining elements such as steep slopes (over 25%), wetlands, watercourses, intermittent streams and 100-year floodplain, and all Rights-of-Way and easements;

3) Soil boundaries as shown on the USDA Natural Resource Conservation Service maps;

4) The location of significant features such as woodlands, tree lines, open fields or meadows, scenic views into or from the site, watershed divides and drainage ways, existing Fences or stone walls, rock outcrops, and existing Structures, roads, tracks and trails, and sites or Buildings of historic importance; and

5) An aerial photograph of the site and surrounding area.

Similar data shall be made available regarding adjacent properties and existing developments in order to provide continuity of plans including streets, paths and walkways;

Acknowledged.

I) A development plan for the site;

J) A landscape plan;

K) A plan for any signage;

L) A Vicinity Map at a scale approved by the Zoning Commission showing property lines, streets, structures within five hundred (500) feet of the property's boundary, existing and proposed zoning, and such other items as the Zoning Commission may require;

M) A site review conducted by Delaware County Regional Planning Commission and their comments;

N) A traffic study, unless waived by the Zoning Commission;

A traffic study was waived by the meeting with the Delaware County Deputy Development Engineer and Traffic Engineer.

O) A list of all property owners, as appearing on the county auditor's current tax list within five hundred (500) feet of, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned, and others that may have a substantial interest in the case. For each of the property owners the applicant shall provide two sets of pre-addressed, stamped letter-size envelopes with postage sufficient to send a notice via first class mail; and

P) A fee as established by the Township Trustees.

All of the above requirements (A to O) are acknowledged and included with this submission.

1409.02 Development Plan – Ten (10) copies of the development plan shall be submitted with the application which plan shall include in the text and map form:

- A) The proposed size and location of the Planned Community Facilities District (PCF);
- B) The general development character of the tract including the limitations or controls to be placed on residential and related Uses, with probable Lot sizes, minimum setback requirements and other development features including Landscaping;
- C) Architectural design criteria for all Structures and criteria for proposed Signs with proposed control procedures;
- D) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness;
- E) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise;
- F) A traffic study examining the impact of the development on the existing infrastructure, modifications required to handle the increased traffic and the mechanism proposed to complete the necessary improvements;
- G) The relationship of the proposed development to existing and probable Uses of surrounding areas during the development timetable;
- H) Location of schools, parks, and other facility sites, if any;
- I) The proposed time schedule for development of the site including streets, Buildings, utilities, and other facilities;
- J) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases; and
- K) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
- L) Specific statements of Divergence shall be requested “per plan”; if any deviation from the development standards in Sections 1403 and 1406 or existing county regulations or standards are desired, an applicant making such a request shall specifically and separately list each requested Divergence and submit written development text justifying each deviation from any requirements of this Resolution and demonstrating how each Divergence will advance public interests and the General Purposes of this Zoning Resolution, by promoting one or more of the following purposes:
 - 1) The conservation and protection of the natural resources, scenic areas, wildlife habitat and the historical and unique natural features of the land;
 - 2) The health, safety, morals, and general welfare of the present and future inhabitants of Genoa Township;
 - 3) The quality of life within Genoa Township through the protection of the total environment, the prevention of nuisances and hazards, and the provision of adequate light, air, and convenient access to property;
 - 4) The assurance of the compatibility of land uses which are either adjacent or in proximity to each other;
 - 5) The orderly development of all lands within the Township to its appropriate use; and
 - 6) The most appropriate use of land to facilitate and provide adequate public and private improvements.

Unless a deviation from development standards is specifically approved as a Divergence, the same shall be complied with.

This project includes a larger, and dedicated, worship space of approximately 1,500 seats. The requested divergence of 35’-0” for the new worship center building is the minimum height that can work for a dedicated worship space of this size. This dedicated worship space will allow Genoa Baptist Church and Genoa Christian

Academy to continue to grow and serve the Genoa Township community with improved church and school amenities and services, which we believe will help develop the moral and general welfare of the present and future inhabitants of Genoa Township, as stated in Section 1409.02.L.2. In addition, since this requested divergence is necessary to enable the larger, dedicated worship space, we also believe that it will promote the most appropriate use of this land to provide improvements for the residents of Genoa Township as stated in Section 1409.02.L.6. Because of the additional services that the church provides to the community (voting, concerts, etc.) the new facility would further enhance the general welfare of the residents of Genoa Township. This new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).

1409.03 Administrative Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector or designated technical advisors for administrative review to ensure substantial compliance with the development plan as approved.

Section 1410: Action by Zoning Commission

The Zoning Commission shall hold a public hearing on the Proposed Amendment as provided by Article 26 of this Resolution. Such public hearing shall consider all aspects of the Proposed Amendment including the Final Development Plan as well as any proposed stages and/or units of development. The Zoning Commission shall within thirty (30) days after the final public hearing on such plan recommend the approval or denial of the proposed amendment, or the approval of some modification thereof and submit such recommendation together with such application or resolution, the text and map pertaining thereto and the recommendation of the Delaware County Regional Planning Commission thereon to the Township Trustees.

Section 1411: Final Development Plan General Requirements

The Final Development Plan submitted shall support the following requirements:

1411.01 The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.

Acknowledged.

1411.02 Any Divergence from the Zoning Resolution requirements is warranted per plan by the design and amenities incorporated in the development plan and each requested Divergence shall specifically and separately be listed in the Final Development Text in accordance with Section 1413.

We have revised the divergence request to only include a 35-foot building height for the main building addition where the roof has a pitch less than 6/12. We have revised the building elevations so that the raised entry gable roof is now in compliance with the 35'-0" maximum building height for roof pitches 6/12 or greater, as defined by the zoning code definitions. The average height of the gable roof is at 35'-0". We are still requesting a divergence for the lower slope worship building but instead of 40'-0", we are requesting a 35'-0" divergence to the top of the parapet. Our original proposal in the beginning had a 39'-0" parapet, but we have lowered it to only 35'-0". Because of the services that the church provides to the community (voting, concerts, etc.) the size of the facility requires the additional height in order to function properly. After having done additional analysis and speaking with an audio/video/lighting consultant for the project, the requested height is considered minimal in order to provide proper visibility for the events in the worship space. This new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).

1411.03 Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in Use.

Acknowledged.

1411.04 *The proposed change to a Planned Development District is in conformance with the standards, objectives, and policies of the Genoa Township Comprehensive Plan.*

Acknowledged.

1411.05 *The site must have direct access to a major street without creating traffic on minor residential streets outside the District.*

Acknowledged. Current site is compliant.

1411.06 *Existing and proposed utility services are adequate for the proposed development.*

Acknowledged. Current site is compliant.

1411.07 *Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.*

Acknowledged. Current site is compliant.

1411.08 *The proposed Planned Development including all proposed parking spaces, and landscape areas and utilities can be substantially developed, and all construction for public benefit has been approved by the Delaware County Engineer, within three (3) years of the establishment of the Planned Development District unless a different time schedule is set forth in the approved development plan.*

Acknowledged.

1411.09 *The developer either possesses or has access to sufficient funds for the initiation and completion of the project as described in the Final Development Plan.*

Section 1412: Action by the Township Trustees

The Township Trustees shall hold a public hearing on the Final Development Plan as provided by Article 26 of this Resolution. If the application is granted, the area of land involved shall be re-designated as a Planned Development District by resolution, and such resolution shall incorporate the Final Development Plan, including any condition or restriction or safeguard that may be imposed by the Township Trustees. Violations of such conditions, restrictions, or safeguards when made a part of the terms under which the Final Development Plan is approved, shall be deemed a violation of this Resolution and subject to the provisions of Section 116 of this Resolution.

Section 1413: Divergence Review and Conflicts with Other Sections

Because of the special characteristics of Planned Developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Sections of this Resolution, the provisions of this Article shall prevail. Subjects not covered by this Section shall be governed by the respective provisions found elsewhere in this Resolution. Unless formal variation from development standards is specifically approved as a Divergence, the same shall be complied with. Formal consideration must be requested by an applicant seeking approval of a Divergence to any development standards or requirements in this Zoning Resolution and no Divergence will be approved unless the provisions of this subsection are met in accordance with the terms set forth below.

1413.01 *The Genoa Township Zoning Commission and the Township Trustees may consider Divergences requested at the time of the filing of a development plan application, which is determined in compliance with all other general development standards listed in the zoning district where the proposed development will be occurring. The applicant shall provide written development text in accordance with Sections 1409.02 (L).*

1413.02 *Divergences may be granted “per plan” during a public hearing conducted by either the Genoa Township Zoning Commission, or the Township Trustees conducting a formal review of a development plan. The Township has discretion to determine whether requested Divergences are warranted based on the applicant’s particular case. When acting on a requested Divergence, the Zoning Commission and Township Trustees may approve a Divergence, provided they determine that the benefits, improved arrangement and the design of the proposed development justify the deviation from any requirements of this Resolution and that the proposed Divergence is consistent with the purpose and intent of this Resolution.*

Section 1414: Subdivision Plat and Subdivision Regulations

1414.01 *The uniqueness of each proposal for a Planned Development may require that there be modification from the specifications established in the Subdivision Regulations of Delaware County, Ohio. Modifications may be incorporated into the plan by the developer only after the review of the Delaware County Regional Planning Commission and the County Engineer for consideration by the Zoning Commission and the Township Trustees.*

1414.02 *No Certificate of Zoning Compliance shall be issued for any Structure in any portion of a Planned Development for which a plat is required by the Delaware County Subdivision Regulations unless and until:*

A) The final subdivision plat for that portion has been approved by the Delaware County Regional Planning Commission, Delaware County Commissioners and recorded.

B) A full size and an 11" x 17" copy have been filed with the Zoning Inspector. No modification of the provisions of the Final Development Plan, or part thereof, as finally approved and recorded shall be made unless the provisions of Section 1416 are followed.

Acknowledged. Submission is compliant.

Section 1415: Certificate of Zoning Compliance

After the Final Development Plan is recorded the Zoning Inspector may issue a Certificate of Zoning Compliance upon payment of the required fees and submission of the detailed Landscaping plan for each platted Lot. The Certificate of Zoning Compliance for a Planned Development shall be for a period not to exceed three (3) years or that period approved in the Final Development Plan. If no construction has begun within three (3) years after approval is granted the Final Development Plan approval shall be void.

Section 1416: Extension or Modification of Final Development Plan

1416.01 An extension of the time limit for the approved Final Development Plan may be granted by the Township Trustees without public hearing provided the Township Trustees find that such extension is not in conflict with public interest.

1416.02 A request for minor changes to the Final Development Plan may be approved by the Zoning Commission without being subject to the same procedures as the original application. A resolution to accept changes, which may include additional conditions, shall be required.

1416.03 In the case of a request for a modification or amendment to the Final Development Plan that represents a substantial departure from the intent of the original proposal, said modification or amendment shall be subject to the same procedure and conditions of approval as the original application. The following shall be considered substantial departures from the original application:

A) A change in the Use or character of the development;

B) An increase in overall coverage of Structures;

C) An increase in the Density;

D) An increase in the problems of traffic circulation and public utilities;

E) A reduction in approved Open Space;

F) A reduction of Off-Street parking and loading space;

G) A reduction in required pavement widths; or

H) A reduction of the acreage in the Planned Development.

Section 1417: Enforcement

1417.01 The Zoning Inspector shall review, at least once every six (6) months, all Zoning Permits issued and all construction that has taken place within the development area.

1417.02 If the Zoning Inspector shall find that the ratio of construction of residential units, non-residential Structures, Open Space and/or recreational facilities substantially differs from the approved phasing program, he shall follow the procedures of Section 116.02 in order to suspend further construction until compliance is achieved.

1417.03 If the Zoning Inspector shall find that the developer of a Planned Development has failed to meet the approved development schedule, he shall forward this information to the Township Trustees.

Genoa Township – Article 17 SPECIAL AND MISCELLANEOUS USES

Section 1706: Churches

The following standards shall apply to the development and construction of churches and their Accessory Uses within Genoa Township:

1706.01 The minimum lot area shall be three (3) acres and the minimum Lot Width shall be three hundred (300) feet.

The total acreage is 87.8 acres. With the exception of a portion of the property that reaches out to Worthington Galena Road (250 ft.), the minimum width of the lot across is over 800 feet.

1706.02 The lot area shall be adequate to accommodate the required Off Street Parking Space requirements of the church in accordance with Article 19. In no event shall parking be permitted on adjacent streets or within a street Right-of-Way.

None of the parking for the church is located on any adjacent streets or within the right-of-way areas.

1706.03 The church Building shall be set back from any adjacent residential property line a distance equal to or greater than the height of the Structure exclusive of the steeple or spire or the Setbacks determined according to Section 1706, whichever is larger.

The existing building as well as the proposed addition is a minimum of 82'-0" from any property line and the proposed height of the building is a maximum of 41'-0" to the peak of the new proposed main entry to the addition.

1706.04 The church lot shall be accessible to a major arterial street in a manner that does not require the passage of traffic through local residential streets.

In a previous amendment application, access to an additional arterial street was denied when it was proposed to create an access point off of Route 3 via a new subdivision street crossing over the church property from Worthington Galena Road to Route 3.

1706.05 Accessory living quarters may be provided on the church lot as a Conditional Use subject to location, Density, and additional lot area requirements approved by the Board of Zoning Appeals, except in a Planned Community Facilities District where such facilities are permitted without Conditional Use approval.

1706.06 Accessory recreational uses may be provided on the church lot as a Conditional Use subject to approval by the Board of Zoning Appeals, except in a Planned Community Facilities District where such facilities are permitted without Conditional Use approval, provided that other applicable standards contained in Section 1711 and in other sections of the Resolution are met.

1706.07 Minimum Setbacks and side and rear yard requirements will be according to the following table; shall be the highest Setback required by Zoning Districts on either side or directly across the street.

| | RR | SR | PRD/PRD-V | PCD | LI/PID | CB | PCF |
|----------------------|---------|---------|--------------------|---|---------|----|-----|
| Front Parking | 75 feet | | | 30 feet | | | |
| Front Driveway | 75 feet | 50 feet | 30 feet 30 feet | 30 feet | | | |
| Side Parking & Drive | 25 feet | | | 6 feet | | | |
| Rear Parking & Drive | 75 feet | | | 6 feet | | | |
| Building, Front | 75 feet | | | 100 feet existing, 50 feet new roads | 50 feet | | |
| Building, Side | Note A | | | 25 feet | | | |
| Building, Rear | Note B | | | 25 feet | | | |

Note A: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Side Lot Line. In no case shall the Setback be less than twenty-five (25) feet.

Note B: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Rear Lot Line. In no case shall the Setback be less than fifty (50) feet.

Front setback is in line with current parking lot limits. Staff comments recommend that the edge of proposed parking be allowed to align with limits of current parking. Building is setback a minimum of 82.

1706.08 Lighting – All lighting shall be in compliance with Article 21.

Please see additional responses to Article 21 following.

1706.09 Temporary Signs – All signage shall comply with Article 18.

Temporary construction signage is shall be submitted for compliance prior to installation. Please see additional sheets for sign details and placement.

1706.10 Required Parking Plan – All parking shall comply with Article 19.

Acknowledged.

1706.11 Accessory private school Buildings associated with a church may be located on a church lot subject to a Conditional Use approval being granted by the Board of Zoning Appeals, except in a Planned Community Facilities District where such schools are permitted without Conditional Use approval, provided that said institution occupies not less than twenty (20) acres and adequate parking areas for faculty, staff, and students in accordance with Article 19. A site plan shall be prepared and submitted for consideration and shall provide screening adjacent to residential areas.

Acknowledged. The church has reached out to the neighboring residents to make sure that the site is in compliance with additional mounding and screening (see “C” sheets). Please also see response to Mr. Jenkins letter to the Zoning Commission at the end of the development text for additional information

Genoa Township –Article 18 SIGN STANDARDS

Section 1801: Intent and Purpose

1801.01 Signs obstruct views, may distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. In addition to causing distractions and obstructions that may contribute to traffic and pedestrian accidents, Signs are as much subject to control as noise, odors, debris and like characteristics of a use that, if not controlled and regulated, may become a Nuisance to adjacent properties or the community in general.

1801.02 The intent and purpose of this Article is to regulate the size, color, illumination, movement, materials, location, height and condition of all Signs for exterior observation and to balance the protection of public health, safety, general welfare, and morals of Genoa Township with the need to adequately identify, communicate, and advertise via Signs, by:

- A) *preserving the noncommercial character of residential neighborhoods;*
- B) *providing reasonable, yet appropriate, conditions for identifying businesses and services rendered in commercial districts;*
- C) *reducing traffic and pedestrian hazards by restricting Signs, including Signs with lights and/or motion, which may exceed the viewers' capacity to receive information or which increase the probability of accidents created by distracting attention or obstructing vision;*
- D) *promoting expeditious and safe navigation and wayfinding for pedestrian and vehicular traffic through legible and appropriate Signs;*
- E) *preserving order, attractiveness, and cleanliness; maintaining open spaces, avoiding the appearance of clutter, and preventing Nuisances and invitations to vandalism;*
- F) *requiring Signs be constructed and maintained in a structurally sound and attractive condition;*
- G) *maintaining property values and ensuring compatibility with surrounding landscape and architecture including, but not limited to, areas of historical significance;*
- H) *encouraging aesthetic quality in the design, location, and size of all Signs; and*
- I) *protecting and encouraging a more attractive economic, business, and overall physical appearance of the community.*

1801.03 This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this article which can be given effect without the invalid provision.

1801.04 Genoa Township does not have jurisdiction to regulate Signs on property of the United States Government, the State of Ohio, Delaware County, or those Signs erected pursuant to, and in furtherance of, a governmental function thereof.

Section 1802: General Provisions and Safety Requirements

1802.01 Scope and Applicability.

- A) *The requirements of this Article apply to all Signs, Sign Structures, Awnings, and other types of Sign devices located with Genoa Township, as defined within this Resolution, except as may be exempted or otherwise specified.*
- B) *All Government Signs are hereby exempted from the restrictions of this Article and need not comply with any restriction contained hereinafter. The inclusion of "government" in describing some Signs does not intend to subject any of the aforementioned entities to regulation but, instead, is intended to help clarify the type of Sign that falls within the immunities of government from regulation.*

1802.02 No Zoning Permit shall be issued for an existing or proposed Sign requiring such permit pursuant to this Zoning Resolution unless said Sign is found to be consistent with the requirements of this Resolution as well as with any Legal Approval applicable to said Sign.

- A) *Content of the message displayed on the Sign, whether it be Commercial Speech or NonCommercial Speech, shall not be reviewed or considered in determining whether to approve or deny a Zoning Permit for a Sign, unless said speech is found to be Illicit.*
- B) *Any conflicting or more restrictive Sign provision located within any Legal Approval granted prior to adoption of this Article shall supersede this Article unless said provision is found to be illegal or content-based, in which case this Article shall prevail.*
- C) *Modifications or alterations to a Sign with pre-existing Legal Approval may require new or amended Legal Approval as established within, and in accordance with, this Zoning Resolution.*

Acknowledged Sections 1801.01 – 1802.02.

1802.03 Measurement.

- A) *With regards to any existing or proposed Sign, the Zoning Inspector shall be authorized to determine each of the following:*
 - 1) *The type of Sign (including the type of Temporary Sign) within the definitions contained within this Resolution; or*

- 2) Whether a Sign Structure has a communicative element to it and is therefore part of the Sign Area; or
- 3) The Height, Width, or other measurable characteristics of a Sign or component thereof; and
- 4) Whether a Sign is Abandoned or Deteriorated as defined herein.

B) For Signs with Internal Illumination, the entire lighted surface shall be considered part of the Sign Area.

Acknowledged. Current sign design is compliant.

C) For spherical Sign Structures or portion(s) thereof, the sphere shall be dissected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the Sign Face. The Zoning Inspector shall have discretion to use similar methods.

D) For cubical Sign Structures or portion(s) thereof, the area of all display faces (all faces not parallel to the ground) shall be included in determining the Sign Area. The Zoning Inspector shall have discretion to use similar methods.

E) The Zoning Inspector shall have discretion to use a similar method of calculation identified in Sections 1803.02.C and 1803.02.D for Sign Structures that are not flat but have non-cubical or non-spherical shapes.

F) Where a Sign has two (2) or more display faces, the area of all faces of the Sign shall be included in determining the Sign Area unless:

- 1) Two (2) display faces join back-to-back, parallel to each other, and are not more than twenty-four (24) inches apart; or
- 2) Such faces meet and form a V-angle of less than forty-five (45) degrees.

Acknowledged. Temporary construction sign is two sided in a "V" configuration that meets these criteria.

1802.04 Prior to occupancy, each Building within Genoa Township shall be identified with street address numbers in Arabic numeral form.

A) Residential Buildings shall be identified with reflective address numbers, not less than three (3) inches in height, posted on both sides of the mailbox for that Building. Address numbers may also be posted on the principal residential Structure. For residences located on a Common Access Drive, address numbers shall be located at the split of the drive and also at the street. Common Wall Single-Family Attached Units and Residential Buildings whose mailboxes are located on the opposite side of the street shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses shall also be required on the mailbox(es).

B) Non-Residential Buildings shall be identified with street numbers not less than six (6) inches in height, which shall be posted on the Structure no more than three (3) feet from the main entrance. Large Buildings containing multiple units shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses will also be located on the mailbox(es).

1802.05 All Signs erected or located within Genoa Township shall be in conformance with the following requirements unless otherwise exempted and/or regulated by this Resolution:

A) Sign Structures, and any Sign affixed to a Sign Structure, shall not be erected within, nor project into, any public Right-of-Way unless otherwise specified within this Article or authorized by the entity owning said Right-of-Way. Written proof of such authorization shall be required at the time of permit application.

B) Signs shall not be erected on, or project over, any public property unless otherwise authorized by the public entity owning said property. Written proof of such authorization shall be required at the time of permit application.

C) Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.

D) Signs shall not obstruct free and clear visibility at any intersection.

E) Signs shall not be located or designed so as to interfere with, obstruct the view of any authorized traffic control Sign, signal, or device.

F) No Sign shall be designed so as to mimic, or cause a reasonable person to confuse said Sign, with, a Government Sign or any public safety, warning, or notice Sign or device.

G) Illumination.

1) External Illumination. External Illumination of a Sign shall be permitted by a white, steady, stationary light of reasonable intensity directed solely at the Sign and/or otherwise prevented from beaming directly onto adjacent properties or Right-of-Ways. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted.

2) Internal Illumination. Internal Illumination of a Sign shall be permitted by white interior light of reasonable intensity with primary and secondary images lit or silhouetted on an opaque background. No additional background lighting or illuminated borders shall be permitted. This standard shall not apply to Electronic Message Center (EMC) Signs or Changeable Copy signs, where permitted.

Acknowledged. Current sign design is compliant.

3) The level of illumination emitted or reflected from a Sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular or pedestrian traffic on any Right-of-Way, Lot, easement, or parking lot from which the Sign may be viewed.

3) No Sign shall make use of rotating, fluctuating, blinking, flashing, or intermittent lights. All lighting, indirect or internal, shall consist of constant illumination which is uniform in intensity.

4) All lighting shall be properly directed and shielded so as to not create a Nuisance to surrounding properties or Right-of-Ways because of glare.

Acknowledged.

5) Illumination of Signs via band or strip lighting shall be prohibited.

6) Illumination shall not exceed one (1) Foot-candle at any Lot Line located immediately adjacent to a Planned Residential or Residential Zoning District.

7) No Sign within a Planned Residential or Residential Zoning District, or within one-hundred and fifty (150) feet of a Residential Zoning District, shall be illuminated between the hours of 12:00 a.m. midnight and 6:00 a.m.

The new proposed monumental sign is within 150 feet of residential properties and as such, the sign is proposed to be externally illuminated by ground mounted lights which will be on a separate circuit controlled by a timer and will not be illuminated at least between the hours of 12:00 am midnight to 6:00 am as required.

H) Signs shall not be posted, Attached, or otherwise applied to; trees, vegetation, rocks, traffic control Signs, bus shelters, utility poles, benches, street lights, trash receptacles, newspaper vending machines or boxes, or any other unapproved supporting Structure, unless otherwise permitted by this Resolution.

I) Signs shall not be erected or located upon any property or Building without the consent of the owner(s) or an authorized representative. Written proof of such authorization shall be required at the time of application for Signs requiring a Zoning Permit.

J) All Signs shall be placed so that at least six (6) feet of sidewalk, walkway, bikeway, pathway, or trail width clearance is provided and maintained at all times to allow for safe and convenient movement of pedestrians and bicyclists. No Signs shall be placed within a sidewalk, walkway, bikeway, pathway, or trail improvement less than six (6) feet wide.

K) The maximum permitted Sign Height of a Sign shall be eight (8) feet unless otherwise regulated or exempted by this Article.

Maximum height of temporary sign is 6'-0" and monument sign is 8'-0"

L) No Sign shall extend or project above or beyond the roof line of a Building, Awning, Canopy, or Marquee.

M) *The minimum vertical clearance for all Building Mounted Signs shall be ten (10) feet, measured from the bottom of the Sign Structure to the finished grade immediately below the Sign. Such Signs erected over an area inaccessible to pedestrians or vehicles shall have no minimum vertical clearance requirement.*

N) *The maximum projection distance from a Building for any Building Mounted Sign shall be four (4) feet.*

O) *Signs shall not contain movement, the appearance of optical illusion or movement, or varying light intensity.*

Acknowledged Section 1805.05, items A - O. Current sign design and placement being submitted for approval in our understanding is compliant.

1802.06 *All Signs shall be designed, constructed, and maintained in accordance with the following standards:*

A) *Any and all applicable building, electrical, or other such third-party permits shall be obtained from Delaware County or any other public agency having authority prior to erection of a Sign.*

B) *All Signs shall be maintained in good structural condition and in compliance with this Resolution as well as any and all applicable building codes, electrical codes, or other such codes, standards, or resolutions adopted by a legitimate public entity.*

C) *All Signs shall be maintained in good physical condition with no chipped, peeling, or fading faces or structures and no loose or missing material or lettering. Metal surfaces shall be maintained free of rust. All Signs shall be maintained free of Deterioration, decomposition, and/or decay.*

D) *Maintenance of Signs and associated landscaping shall be assumed to be the responsibility of the owner of the property or Building where the Sign is located unless a legally executed easement, covenant, maintenance agreement, contract or other such document stating otherwise is provided to the township as evidence proving otherwise.*

1802.07 *The standards, restrictions, provisions, or requirements of any legitimate and recognized public government entity, agency, law, act, or order, having jurisdiction, such as, but not limited to, the Americans with Disabilities Act (ADA), shall supersede any conflicting standards, restrictions, provisions, or requirements within this Zoning Resolution. Approval of a Zoning Permit for a Sign by Genoa Township shall not constitute verification of compliance with the Americans with Disabilities Act (ADA) or any other standard, restriction, provision, or requirement of any non-Township entity, agency, law, act, or order.*

1802.08 *Refacing or repainting of any existing Sign, whether it be a legal Nonconforming Sign or erected under an approved Zoning Permit, shall be permitted without obtaining a Zoning Permit so long as said Sign has no open or pending zoning violations and is one-hundred (100%) consistent with the existing Sign that is being replaced in regards to; Sign Area, Sign Structure, Sign Height, type, location, spacing, number, dimensions, Setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether or not the refacing or repainting of a Sign complies with the spirit and intent of this sub-section.*

1802.09 *Any Refacing of a Sign that requires the modification, alteration, or expansion of the aforementioned shall not be eligible for Zoning Permit exemption and shall be required to comply with all applicable standards of this Resolution. Such a Sign must be brought into compliance with all provisions of this Resolution within thirty (30) days.*

Section 1803: Authorized Signs for All Zoning Districts

1803.01 *The following Signs are authorized in every zoning District without a Zoning Permit, unless otherwise restricted or prohibited by the Table of Permitted Sign Types by Zoning District:*

A) *Government Signs in accordance with Section 1802.01.B of this Article.*

B) *Any Sign required to be posted by the Federal government, the State of Ohio, Delaware County, Genoa Township, or sub-entity thereof.*

C) *Traffic control devices on private or public property erected and maintained to comply with the Manual on Uniform Traffic Control Devices (MUTCD) adopted by the Federal Highway Administration (FHA).*

D) *Any non-Temporary Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area equals eight (8) square feet or less and whose Sign Height measures four (4) feet or less.*

E) Any Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area is sixty (60) square feet or less in size, is set back one-hundred (100) feet or more from any Lot Line, and is not intended to be visible from any immediately adjacent Right-of-Way.

F) Address Signs subject to the size and location restrictions contained in this Article.

Acknowledged. Proposed new entry sign for the church is to comply (see attached).

G) Awning Signs.

H) Billboard Signs Not applicable

1) Minimum Acreage required: One (1) acre.

2) Maximum Number permitted: One (1) per Lot or Tract.

a) No Billboard Sign shall be located within two-thousand six-hundred and forty (2,640) feet in any direction of any other existing or proposed Billboard Sign.

b) No Billboard Sign shall be permitted on any Lot or Tract which already contains a Sign.

c) No other Sign shall be permitted on any Lot or Tract containing a Billboard Sign.

3) Maximum Sign Area permitted:

a) Non-Residential Zoning Districts: Three-hundred (300) square feet.

b) Planned Residential and Residential Zoning Districts: Sixty-four (64) square feet.

c) No Billboard Sign shall have more than two (2) sides or surfaces and the display area of any one (1) side or surface shall not exceed one-half of the total display area permitted.

d) The length of a Billboard Sign shall not be in excess of four (4) times the height of the Sign Area.

4) Maximum Sign Height permitted:

a) Non-Residential Zoning Districts: Thirty-five (35) feet.

b) Planned Residential and Residential Zoning Districts: Fifteen (15) feet.

5) Minimum Setbacks:

a) Seventy-five (75) feet from any right-of-way or Lot Line adjacent, in part or in whole, to a Non-Residential Zoning District.

b) One-hundred (100) feet from Lot Lines which are immediately adjacent, in part or in whole, to a Planned Residential or Residential Zoning District.

c) One-thousand (1,000) feet from any Residential Dwelling.

6) Illumination permitted: External Illumination in accordance with Section 1802.05.G. No direct ray of light shall extend above or beyond the face of the Sign.

7) No Billboard, or portion thereof, shall consist of an Electronic Message Center (EMC) Sign or an Animation or Video Display Sign.

I) Bulletin Boards of twelve (12) square feet or less. Not applicable.

J) Flags. Sign Height restrictions within this Article shall not apply to Flags. Flags may encroach into a public Right-of-Way so long as:

1) The Flag's supporting Structure does not encroach into the public Right-of-Way pursuant to Section 1802.05.A; and

2) *The minimum vertical clearance of the bottom of the Flag over the public Right-of-Way is at least ten (10) feet.*

K) *Human Signs.*

L) *Integral Ground Signs.*

M) *Landscape Signs.*

N) *Light Pole Signs.*

O) *Monuments, sculptures, and other similar forms of public or private artwork.*

P) *Sidewalk Signs;*

1) *Any such Sign shall not exceed ten (10) square feet in area per side.*

2) *Any such Sign shall not exceed four (4) feet in total height, including the Sign Structure.*

3) *Location:*

a) *Any such Signs shall only be placed within two (2) feet of a sidewalk, walkway, bikeway, trail, or other similar non-motorized pedestrian way.*

b) *Any such Signs shall be located no closer than two (2) feet to any public or private street Right-of-Way.*

Q) *Temporary Signs.*

1) *Temporary Signs, Large.*

a) *Such Signs shall not require a permit so long as they are erected for no more than seventy-two (72) consecutive hours in a thirty (30) day period.*

b) *Such Signs shall still be required to comply with the standards established in Section 1803.01.Q3) below.*

2) *Temporary Signs, Small.*

a) *The maximum number permitted on a Lot shall be as follows:*

i) *Non-Residential Zoning Districts: One (1) per Lot plus one (1) per every two hundred (200) feet of Lot Frontage on a public or private street.*

ii) *Planned Residential and Residential Zoning Districts: One (1) per Tract plus one (1) per every one-hundred and fifty (150) feet of frontage on a public or private street.*

iii) *Small Temporary Signs located seventy-five (75) or more away from a Right-of-Way, regardless of zoning district, shall not count towards the aforementioned maximums.*

b) *Such Sign shall have no minimum spacing requirements.*

c) *Such Sign shall be placed no closer than two (2) feet to any property line or street Right-of-Way.*

d) *Such Signs shall be permitted to be erected without a Zoning Permit for no more than ninety (90) consecutive days. Small Temporary Signs erected for more than ninety (90) consecutive days shall require a permit and be subject to the restrictions set forth under Section 1803.01.Q3) below.*

3) *All Temporary Signs which are not exempt from permit, as identified above, shall adhere to the following:*

a) *Maximum number permitted: One (1) per Lot or Tract.*

i) *Small Temporary Signs not requiring a permit pursuant to Section 1803.01.Q shall not count towards this requirement.*

ii) *Temporary Signs that are erected in lieu of a permitted Sign that is being repaired or replaced shall not count towards this requirement so long as said Sign is erected in the exact same location and is equal to or smaller than the Sign it is temporarily replacing.*

b) *Maximum Sign Area permitted per Lot or Tract:*

i) *Non-Residential Zoning Districts: Sixty (60) square feet.*

ii) *Planned Residential and Residential Zoning Districts: Thirty (30) square feet.*

iii) *Temporary Signs erected in lieu of a permitted Sign that is being repaired or replaced, for a period less than ninety (90) consecutive days, shall be permitted to be as large as the Sign it is temporarily replacing so long as it is erected in the exact same location as the Sign being repaired or replaced.*

c) *Maximum Sign Height permitted: Six (6) feet.*

d) *Minimum Setbacks: Ten (10) feet from any Right-of-Way or Lot Line.*

e) *Illumination permitted: External Illumination in accordance with Section 1802.05.G.*

f) *Zoning Permits for such Signs erected longer than ninety (90) consecutive days shall be renewed by the applicant of record for the Sign, or his/her designee, once a year. For the purposes of this provision, a year shall be measured from the date the original Zoning Permit was issued.*

R) *Vehicle Signs and other Signs and/or graphics which are printed, wrapped, painted or otherwise permanently or semi-permanently adhered or incidental to machinery, computers, pumps, and/or other similar pieces of equipment.*

S) *Window Signs located on the interior side of said window.*

T) *Any Sign located inside a Building or a Structure.*

U) *Signs specifically related to the practice of Agriculture, Agritourism, or the operation of a Farm Market pursuant to ORC 512.21, as may be amended.*

V) *Any existing Sign, whether it be a legal Nonconforming Use or erected under an approved Zoning Permit, that has no open or pending zoning violations may be replaced with a new Sign, regardless of content, without having to obtain a new Zoning Permit so long as the new Sign is one-hundred percent (100%) consistent with the existing Sign that is being replaced in regards to type, location, spacing, number, Sign Area, dimensions, Sign Height, setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. Any replacement Sign which requires the modification, alteration, or expansion of the structure(s) or components supporting the Sign shall not be eligible for Zoning Permit exemption and shall be required to obtain a Zoning Permit and comply with all applicable standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether or not the replacement of a Sign complies with the spirit and intent of this subsection.*

Acknowledged. Proposed signage for the project, both temporary and permanent, shall meet the applicable regulations.

1803.02 Any Sign permitted by the Table of Permitted Sign Types by Zoning District but not specifically identified as being exempt from obtaining a Zoning Permit in Section 1803.01 above, shall require a Zoning Permit be obtained prior to installation unless otherwise specified herein.

Acknowledged. Proposed drive entry sign is being submitted with this application (see attached sheets).

Section 1804: Non-Residential Zoning District Regulations

1804.01 The following restrictions shall apply to all Lots and Tracts within a Non-Residential Zoning District.

1804.02 Explanation and Rationale. The purpose of these Non-Residential Zoning District Regulations is to allow for commercial character of non-residential neighborhoods in accordance with Section 1801 of this Article. As such, the regulation of Sign types, sizes, colors, illumination, movements, materials, location, height, and other non-content related matters related to Signs on Lots or Tracts located within Non-Residential Zoning Districts will be different than those established for Signs located on Lots within Planned Residential or Residential or Zoning Districts.

1804.03 Authorized Signs and Prohibited Signs. Signs within Non-Residential Zoning Districts shall be authorized or prohibited in accordance with the Table of Permitted Sign Types by Zoning District and Sections 1802 and 1808 of this Article.

1804.04 Base Restrictions on Signage. The amount of signage permitted shall be determined by the amount of Frontage of each Lot or Tract.

| Frontage | Max. # of Signs | Sign Structure | | | Max. Message Area | Max. Chngbl. Copy/EMC Area ² |
|--|--|--------------------------------|----------------|------------|--|---|
| | | Total Permitted Size (sq. ft.) | Max. Height | Max. Width | | |
| ≤ 99.99 feet | One (1) Building Mounted One (1) Freestanding ¹ | n/a | Eight (8) feet | n/a | Building Mounted = One-quarter (0.25) of a square foot per one (1) linear foot of Lot or Tract frontage (cumulative) Freestanding = Twenty-five (25) square feet per side | Fifty percent (50%) of the Max Message Area or fifty (50) square feet, whichever is smaller |
| 100 – 299.99 feet | Two (2) Building Mounted One (1) Freestanding ¹ | | | | | |
| ≥ 300 | Two (2) Building Mounted, Two (2) Freestanding ¹ | | | | | |
| ¹ See Section 1803.01.H for Billboard Sign regulations. ² See Section 1804.10 for Electronic Message Center (EMC) Sign regulations. | | | | | | |

Per Section 1804.04, since we have over 300 feet of frontage, we are permitted to have a maximum number of two (2) freestanding signs of 25 square feet on each side of the sign, with 50% of that area can be changeable copy. The sign can be 8' tall with the base included.

1804.05 Adjustments to Base Restrictions. The Base Restrictions on Signage permitted in Section 1804.04 hereinabove may be adjusted based upon the following (where any calculation results in a partial number, the calculation's result shall be rounded to the nearest usable unit, with any calculation of 0.500 or lower being rounded down, and any calculation of 0.501 or higher being rounded up):

A) Lot or Tract Size. Lots or Tracts of the following sizes shall be entitled to increase any or all Base Restrictions of Signage stated in Section 1804.04 as defined below:

| LOT OR TRACT SIZE | PERCENTAGE |
|-------------------|-------------------|
| ≤ 1.99 acres | No Bonus |
| 2 – 9.99 acres | Five percent (5%) |
| ≥ 10 acres | Ten percent (10%) |

Per Section 1804.05(A), we are allowed a +10% increase to the sign area for having 31.92 acres of development out of the 87.8 total acreage.

- B) Width of Right-of-Way. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the width of the Right-of-Way that abuts the Lot or Tract. For purposes of this subsection, the width shall be measured at the narrowest point directly adjacent to the Lot or Tract.

| WIDTH | PERCENTAGE |
|-----------------|-------------------|
| ≤ 74.99 feet | No Bonus |
| 75 - 99.99 feet | Five percent (5%) |
| ≥ 100 feet | Ten percent (10%) |

- C) Speed Limit on Roadway. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the speed limit upon the Right-of-Way that abuts the Lot or Tract. The speed limit shall be measured at the slowest permitted speed directly adjacent to the Lot or Tract.

| SPEED LIMIT | PERCENTAGE |
|--------------------|-----------------------|
| ≤ 34.99 MPH | No Bonus |
| 35 - 44.99 MPH | Five percent (5%) |
| 45 - 54.99 MPH | Ten percent (10%) |
| 55+ MPH | Fifteen percent (15%) |

Per Section 1804.05(C), we are allowed a +10% increase to the sign area because the speed limit on Lewis Center Road is 45 mph.

- D) Height of Building. Any or all Base Restrictions on Signage stated in Section 1804.04 may be increased based upon the height of the largest Building which is visible from the public Right-of-Way on the Lot or Tract.

| HEIGHT | PERCENTAGE |
|-----------------|-------------------|
| ≤ 19.99 feet | No Bonus |
| 20 - 34.99 feet | Five percent (5%) |
| ≥ 35 feet | Ten percent (10%) |

Per Section 1804.05(D), we are allowed a +10% increase because the building height of the new entry is at the code maximum allowable of 35'-0".

- E) Square footage of Building on Property. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the Floor Area of all permitted Primary Structures on the Lot or Tract.

| TOTAL SQUARE FOOTAGE | PERCENTAGE |
|-----------------------------|-------------------|
| ≤ 9,999 square feet | No Bonus |
| 10,000 - 64,999 square feet | Five percent (5%) |
| ≥ 65,000 square feet | Ten percent (10%) |

Per Section 1804.05(E), we are allowed a +10% increase due to the building square footage being in excess of 65,000 square feet (114,000 total with proposed addition).

F) Square footage on a façade. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the total square footage of the façade of the largest Building which faces the public Right-of-Way on the Lot or Tract.

| TOTAL SQUARE FOOTAGE | PERCENTAGE |
|---------------------------|-------------------|
| ≤ 1,999 square feet | No Bonus |
| 2,000 – 5,000 square feet | Five percent (5%) |
| ≥ 5,000 square feet | Ten percent (10%) |

Per Section 1804.05(F), we are allowed a +10% increase due to the square footage of the façade of the new addition facing Lewis Center Road being in excess of 5,000 square feet (6,295 square feet).

1804.06 Maximum Sign Restrictions Regardless of Adjustment.

A) All applicable Signs shall comply with the following restrictions, which may not be adjusted according to the Adjustments to Base Restrictions in Section 1804.05.

| Frontage | Max. # of Signs | Sign Structure | | | Max. Message Area | Max. Chngbl. Copy/EMC Area ² |
|-------------------|---|--------------------------------|---------------|------------|--|---|
| | | Total Permitted Size (sq. ft.) | Max. Height | Max. Width | | |
| ≤ 99.99 feet | Two (2) Building Mounted, Two (2) Freestanding ¹ | n/a | Ten (10) feet | n/a | Building Mounted = One-third (0.33) of a square feet per linear foot of Lot or Tract frontage (cumulative) Freestanding = Thirty-five (35) square feet per side | Sixty percent (60%) of the Max Message Area or sixty (60) square feet, whichever is smaller |
| 100 – 299.99 feet | Three (3) Building Mounted, Two (2) Freestanding ¹ | | | | | |
| ≥ 300 | Three (3) Building Mounted, Three (3) Freestanding ¹ | | | | | |

¹ See Section 1803.01.H for Billboard Sign regulations.
² See Section 1804.10 for Electronic Message Center (EMC) Sign regulations.

All of the adjustments totaled equals a 50% increase, or a maximum area of 37.5 square feet, but we are limited by Section 1804.06 to a maximum sign message area of 35 sq. ft on each side, and 10' tall with the base. Our proposal is for 8'-0" maximum height and a sign area of 31.5 square feet.

1804.07 Setbacks. All Signs shall be set back a minimum of ten (10) feet from the Right-of-Way unless otherwise permitted by this Resolution.

Both the temporary and new monument signs are indicated to be a minimum of 10'-0" from the right of way (see sign location detail sheets).

1804.08 Illumination of Signs shall be as specified in Section 1802.05.G.

Acknowledged. Proposed new entry sign for the church is to be externally illuminated.

1804.09 Temporary Signs shall be permitted in accordance with Section 1803.01.Q.

Acknowledged. Construction signs will be designed for compliance.

1804.10 Electronic Message Center (EMC) Signs **Not applicable**

Section 1805: Planned Residential Zoning District Regulations **Not applicable.**

Section 1806: Residential Zoning District Regulations **Not applicable**

Section 1807: Nonconforming Signs

1807.01 The continuance of an existing Sign that does not meet the regulations and requirements of this Resolution shall be deemed a Nonconforming Sign that shall terminate upon becoming an Abandoned Sign.

Acknowledged.

1807.02 A Sign that is deemed a Nonconforming Sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this section.

Acknowledged.

1807.03 A Sign that is deemed a Nonconforming Sign shall be maintained or repaired in accordance with the following provisions:

A) The size and structural shape shall not be changed or altered.

B) In case damage occurs to the Sign to the extent of fifty percent (50%) or more of either the Structure or the replacement value of the Sign, said Sign shall be brought into one hundred percent (100%) compliance with this Zoning Resolution. Where damage to the Sign is less than fifty percent (50%) of the Structure or its replacement value, the Sign shall be repaired within sixty (60) days. If the Sign is not repaired, it shall be removed in accordance with Section 1809.

Section 1808: Prohibited Signs

1808.01 The following Signs are prohibited within the Township:

A) All Signs not expressly authorized or exempted from regulation in accordance with this Resolution, including those identified as being prohibited on the Table of Permitted Sign Types by Zoning District.

B) Any Sign which has been constructed or installed without obtaining all required permits or is otherwise in violation of the provisions of this Resolution.

C) Abandoned Signs.

D) Non-Government Signs erected on public property without consent of the owner of said property.

E) Any Sign containing content that is considered Illicit unless said content is a permissible expression under the First Amendment of the United States Constitution and therefore not subject to regulation by Genoa Township.

F) Animation or Video Displays on any Sign requiring a Zoning Permit or that is intended to be viewed from the Right-of-Way.

G) Window Signs located on the exterior side of said window and larger than eight (8) square feet in size unless otherwise exempted or expressly permitted within this Resolution; and

H) Temporary Signs exceeding sixty (60) square feet in total Sign Area, unless otherwise expressly permitted by this Resolution.

Acknowledged.

Section 1809: Removal of Signs

1809.01 All Signs erected within Genoa Township under this Zoning Resolution are subject to inspection, whether a Zoning Permit is required or not.

Acknowledged.

1809.02 The Zoning Inspector, or his/her designee, may revoke a Zoning Permit for the following reasons:

- A) Information provided in the Zoning Permit application is found to be materially false or misleading;
- B) The Sign as installed does not conform to its Legal Approval;
- C) The Sign is in violation of this Resolution or any other applicable laws or codes adopted by a legitimate government agency having jurisdiction;
- D) The Sign has not been maintained in accordance with the provisions of this Article;
- E) The Sign has been determined to be objectionable, noxious, or dangerous pursuant to Section 1611;
- F) The Sign has been determined to be insecure, unsafe, or structurally defective pursuant to Section 1612;
- G) The Sign is prohibited by Section 1808.

Acknowledged.

1809.03 Unattended Signs on public property, including, but not necessarily limited to, parks and Rights-of-Way shall be considered Abandoned Signs and may be disposed or destroyed without notice. Such disposal or destruction is not subject to appeal.

1809.04 Signs found to be in violation of this Article shall be subject to the provisions of Section 116 of this Resolution.

1809.05 Abandoned Signs shall be removed, replaced, or repaired within thirty (30) days of notification by the Zoning Inspector or his/her designee.

Section 1810: Substitution

1810.01 Signs containing Non-Commercial Speech are permitted anywhere that Signs containing Commercial Speech are permitted, subject to the same regulations applicable to any such Sign.

Acknowledged.

Table of Permitted Sign Types by Zoning District

Y = Permitted by Right, Zoning Permit(s) may or may not be required, additional restrictions may apply

N = Prohibited

| <u>Sign Type</u> | <u>Residential Zoning Districts</u> | <u>Planned Residential Zoning Districts</u> | <u>Non-Residential Zoning Districts</u> |
|-----------------------------|--|--|--|
| Building Mounted | | | |
| Blade | N | N | Y |
| Bulletin Board | N | Y | Y |
| Canopy | N | N | Y |
| Channel Letter | Y | Y | Y |
| Integral, Building | N | N | Y |
| Marquee | N | N | Y |
| Original Art Display | Y | Y | Y |
| Roof | N | N | N |
| Roof Integral | N | N | Y |
| Suspended | Y | Y | Y |
| Wall | N | N | Y |
| Window | Y | Y | Y |
| Freestanding | | | |
| Feather Banner | N | N | N |
| Ground Mounted | Y | Y | Y |
| Kiosk | N | N | Y |
| Pole or Pylon | Y | Y | Y |
| Post and Panel | Y | Y | Y |
| Sidewalk | Y | Y | Y |

| <u>Sign Type</u> | <u>Residential Zoning Districts</u> | <u>Planned Residential Zoning Districts</u> | <u>Non-Residential Zoning Districts</u> |
|---|--|--|--|
| Miscellaneous | | | |
| Billboard | N ¹ | N ¹ | Y |
| Changeable Copy, Manual | N | N | Y ² |
| Changeable Copy, Mechanical | N | N | N |
| Electronic Message Center (EMC) | N | N | Y ³ |
| Flag | Y | Y | Y |
| Flashing | N | N | N |
| Government | Y | Y | Y |
| Human | N | N | Y |
| Inflatable | N | N | N |
| Integral, Ground | Y | Y | Y |
| Landscape | Y | Y | Y |
| Light Box | N | N | N |
| Light Pole | N | N | Y |
| Projection | N | N | N |
| Temporary (Large or Small)⁴ | Y | Y | Y |
| Trailer | N | N | N |
| Vehicle | Y | Y | Y |
| Windblown Device | N | N | N |

¹ In Planned Residential and Residential Zoning Districts, Billboard Signs shall only be permitted on Lots or Tracts utilized for Agriculture, pursuant to ORC 519.20. See Section 1803.01.H for further regulations.

² Manual Changeable Copy Signs shall not be permitted on an existing or proposed Electronic Message Center Sign and shall only be permitted when incorporated into a Ground Mounted or Wall Sign.

³See Section 1804.10 for specific regulations.

⁴See Section 1803.01.Q for specific regulations.

Genoa Township –Article 19 PARKING STANDARDS

Section 1902: Required Parking Plan

A parking plan shall not be required for single-family residential Uses. All other land Uses shall submit a parking plan to the Zoning Inspector as a part of the application for a Zoning Permit. The parking plan shall show boundaries of the property, setback lines, parking spaces, driveways, circulation patterns, drainage plans, construction plans for any boundary Accessory Walls or Fences, a screening plan, and the location of adjacent houses or Buildings.

Section 1903: Off-Street Parking Design Standards

All parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications:

1903.01 All parking spaces shall be in accordance with the following design requirement:

| | 45 degree | 60 degree | 90 degree | Parallel |
|-------------------------|-----------|-----------|-----------|----------|
| Width of Parking Space | 14' | 11' 5" | 10' | 9' |
| Length of Parking Space | 21'6" | 22' | 20' | 23' |
| Width of Parking Aisle | 13' | 17' 6" | 25' | 12' |

The minimum parking Setback from the property line on the side and rear shall be six (6) feet unless specified otherwise within the specific District requirements.

All of the additional parking is at 90 degrees to the aisles, and each space measures 10' x 20' and parking aisles are 25'-0"

1903.02 All parking spaces, except those required for single-family Uses, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.

Currently, all of the parking enters and exits from access points off Lewis Center Road.

1903.03 All required parking spaces including driveways and other circulation areas, except for single family dwellings in the Rural Residential District and other specified Uses, shall be hard- surfaced with asphaltic concrete or Portland cement concrete pavement.

All of the existing and proposed parking areas are asphaltic concrete or Portland cement concrete pavement.

1903.04 All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water that might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties or walkways and damage to public streets.

All parking and access aisles have been designed to comply and is to be directed to the on-site storm water management areas.

1903.05 Wherever a parking lot extends to a property line, a suitable barrier such as fencing, wheel stops, or curbs, shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.

None of the parking extends beyond the setbacks, so no barrier is required.

1903.06 Screening shall be required as provided in Article 20.

Acknowledged.

1903.07 No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any Off-Street parking area.

No vehicle repair or service is planned for this site.

1903.08 Display or sales of any merchandise within any parking area shall be permitted only in accordance with Section 1702 and 1707.

Acknowledged.

1903.09 All parts of open Off-Street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.

Acknowledged. Please see proposed landscaping plan.

1903.10 Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.

Acknowledged. Driveway entrance is existing and complies with this requirement.

1903.11 All parking spaces shall be marked with paint lines or curb stones and maintained in a clearly visible condition.

Acknowledged. Spaces are marked with painted lines.

1903.12 The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Acknowledged. The owner is responsible for proper maintenance of on-site parking areas in compliance with this regulation.

1903.13 Any parking area that is intended to be used during non-daylight hours shall be properly illuminated as to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

Acknowledged. New 20'-0" light poles have been included to illuminate areas of importance as well as bollard lights used to mark the drive. Appropriate cut off shields and proper positioning of light fixtures will be used to reflect light away from the adjoining properties. Additional information has been provided with this resubmission concerning the building mounted light fixtures. Included with this submission are additional photographs of the existing parking lot light fixtures as well as the an example of the front entry wall sconce fixtures used on another building.

1903.14 Entrances, exits, and intended circulation patterns of parking areas shall be clearly marked.

Section 1904: Parking Space Requirements

For the purposes of this Resolution the following parking space requirements shall apply. The number of parking spaces required for Uses not specifically mentioned shall be determined by the Board of Zoning Appeals:

1904.03 Churches and other places of religious assembly - one (1) for every four (4) seats in main sanctuary;

Maximum capacity of worship center as it is currently designed is 1,450. Minimum number of parking spaces is 1,450 / 4 = 363 spaces. The current layout of the parking area includes 687 spaces, meeting this requirement.

1904.06 Elementary and junior high schools - two (2) for every classroom and one (1) for every eight (8) seats in auditoriums or assembly halls;

Minimum number of parking spaces is (2) x 40 maximum classrooms plus 866 / 8 = 188 spaces. The current layout of the parking area includes 687 spaces, meeting this requirement. Adding the school required spaces to the worship center spaces = 363 + 188 = 551 maximum required spaces if the entire facility was being utilized at the same time. Current uses of the building are non-simultaneous and would not require as many spaces listed.

Section 1905: Off-Street Loading Areas

A permanently maintained area for standing, loading, and unloading materials shall be provided for on the same Lot with every Building, Structure, or part thereof erected and occupied for office, business, or industrial Uses. These off-street loading areas shall be required to avoid undue interference with public use of streets in Planned Commercial-Office Districts, Planned Industrial-Warehouse Districts, and Community Business

Districts or other Districts where the Use requires the receipt or distribution by vehicles of material or merchandise. All loading facilities shall be in accordance with the following specifications:

1905.01 Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.

One truck dock space measuring 16' x 90' is included and meets this requirement. There is no overhang over the dock area and it is unobstructed overhead.

1905.02 Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.

All of the existing and proposed parking is in compliance.

1905.03 All required, off-street loading spaces shall have access to a public street in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion.

All of the existing and proposed parking is in compliance.

1905.04 All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphaltic concrete or Portland cement concrete pavement in order to provide a durable and dust free surface.

All of the existing and proposed loading spaces and parking is in compliance. A note has been added to the Concept drawings indicating that the new parking is to be asphalt.

1905.05 All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water onto adjacent properties or walkways and damage to public streets.

All drives and parking have been designed to drain to an onsite storm water management system.

1905.06 Screening shall be required as provided in Article 20.

Acknowledged.

1905.07 Any loading area that is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.

Proposed loading dock is to be illuminated with exterior mounted wall light. The approach ramp to the dock to be illuminated by new site light on 20'-0" pole with head pointed toward the church and away from the residents as well as an LED downlight wall pack fixture.

1905.08 No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than fifty (50) feet from any Lot zoned for residential Use.

The proposed loading dock is over 500'-0" away from the nearest residential property line. Additional plantings along the truck ramp has been provided per the Genoa Township zoning staff recommendations (see landscape plan L-1).

1905.09 For Uses in excess of ten thousand (10,000) square feet of gross Floor Area one (1) additional off-street loading space shall be required for each additional twenty thousand (20,000) square feet of gross Floor Area or fraction thereof.

Genoa Township – Article 20: LANDSCAPING STANDARDS

Section 2001: Intent and Purpose

The following regulations are applicable to the districts within which they are specified unless otherwise stipulated or modified by the regulations within a specific zoning District.

Section 2002: Fences, Accessory Walls and Vegetation

No person shall erect or construct a fence or Accessory Wall within Genoa Township without first obtaining a Zoning Permit as per Section 115 of this Resolution. A plot plan or site plan must be provided along with a completed permit application showing the location of the proposed Fence or Accessory Wall and accurate distance measurements from all existing Structures and property lines.

Acknowledged.

Each property owner shall determine exact locations of property lines to ascertain no encroachment upon another Lot or parcel of land. The issuance of a Zoning Permit by the Genoa Township Development & Zoning Office shall not certify the location of lot lines, which is the property owner's duty otherwise imposed.

The location and height of all Fences, Accessory Walls, and vegetation shall be in accordance with the following provisions.

2002.01 No Structure, Fill or vegetation shall be erected, placed, planted, or allowed to grow on any Corner Lot so as to create a sight impediment within seventy-five (75) feet of the intersecting center lines of any two or more streets. In determining if any sight impediment exists, the Zoning Inspector shall measure the sight distance between the center lines of such streets at a height of three feet, nine inches (3'9") above the actual grades of the streets.

All conditions located at the intersection of Lewis Center Road and Westerville Road (3) are existing and are assumed to meet this requirement.

2002.02 Fences and Accessory Walls shall not be permitted within any Right-of-Way.

No fences or accessory walls are in the right-of way currently, and none are planned to be.

Section 2003: Screening

When screening is required in any District the provisions of this Section shall apply. In addition, the Board of Zoning Appeals may require a screening plan in approving a Conditional Use. In such instances the Board of Zoning Appeals shall determine the need for screening and shall review a proposed screening plan in accordance with the following provisions:

2003.01 Screening shall be provided for one or more of the following purposes:

- A) A visual barrier to partially or completely obstruct the view of Structures or activities, (e.g., parking and loading areas);
- B) As an acoustic screen to aid in absorbing or deflecting noise, (e.g., HVAC units); or
- C) For the containment of debris and litter, (e.g., trash containment receptacles).

A new trash corral made of stained or painted wood dog-eared fencing matching the existing screening to be created around the new dumpster location (see additional screen detail sheet. The pad of the dumpster area to be concrete.

2003.02 Screening may be one of the following or a combination of two or more, as determined by the Board of Zoning Appeals:

- A) A solid masonry wall;
- B) A solidly constructed decorative Fence;
- C) Louvered Fence;
- D) Dense evergreen plantings; and/or
- E) Landscaped mounding.

2003.03 Visual screening Accessory Walls, Fences, plantings, or mounds shall be a minimum of five and one-half (5 ½) feet high in order to accomplish the desired screening effects.

Visual wood fence screening is to be provided around the new dumpster location (see screening detail sheet).

2003.04 Screening for purposes of absorbing or deflecting noise shall have a depth of at least fifteen (15) feet of dense planting or a solid masonry Accessory Wall in combination with decorative plantings.

None is planned for this project.

2003.05 Whenever required screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, posts, or curbing to avoid damage by vehicles. All screening shall be trimmed, maintained in good condition, and free of advertising or other Signs.

Parking islands are curbed so to protect the trees.

Section 2004: Retaining Walls

Construction of a retaining wall shall not require a Zoning Permit, but must meet the following standards:

2004.01 Retaining walls shall not be located in the right-of-way, exceed thirty (30) inches in height between the Principal Structure and the Right-of-Way or exceed six (6) feet in height at any other location.

The retaining walls are against the building to allow for truck deliveries. None are located in the right of way.

2004.02 Retaining walls shall be setback from adjacent property lines at a distance of twice the height of the retaining wall;

The only retaining walls within the project are at the loading dock and at the rear of the building. None are located close to the property lines.

2004.03 Retaining walls shall be constructed and maintained allowing for property drainage and not allowing soils to erode the wall.

Proper engineering shall be done to endure that no soil erosion shall happen at the retaining walls.

Section 2005: Street Trees

2005.01 All street trees, whether required or voluntarily installed, shall comply with the requirements of this section.

At this time no street trees are required.

2005.02 Street trees installed along any public Right-of-Way shall be restricted to the following species:

A) In lawn strips two (2) to four (4) feet in width:

Armstrong Red Maple, Bowhall Red Maple, Washington Hawthorn

B) In lawn strips exceeding four (4) feet in width:

American Hophornbeam, Amur Cork Tree, Armstrong Red Maple, Bowhall Red Maple, Cleveland Norway Maple, Crimean Linden, Crimson King Norway Maple, Fassens Black Norway Maple, Hardy Ruber Tree, Japanese Scholar Tree, Kwanzan Japanese Cherry, Littleleaf Linden, Norway Maple, Red Maple, Ruby Red Horsechestnut, Shademaster Honeylocust, Skyline Honeylocust, Sunburst Honeylocust, Schwedler Norway Maple, Sweetgum, Washington Hawthorn, White English Hawthorn

This requirement shall be in compliance when items are purchased for planting near the end of the project. All species of plantings shall come from this list of acceptable trees as indicated on the civil drawings.

Section 2006: Size Requirements

2006.01 The following regulations are applicable wherever specified by this Resolution unless otherwise stipulated or modified.

Acknowledged.

2006.02 All deciduous trees shall be a minimum of two and one-half (2 ½) inch caliper in size, measured six (6) inches above the ground.

This requirement shall be in compliance when items are purchased for planting near the end of the project. The trees selected for this project include littleleaf linden, skyline honey locust, emerald queen Norway maple and American hop hornbeam.

2006.03 All evergreen trees shall be a minimum of five and one-half (5 ½) feet in height, measured from finished grade.

This requirement shall be in compliance when items are purchased for planting near the end of the project. The trees selected for this project are Norway spruce and Serbian spruce, selected to be between 6-7 feet tall, balled and burlapped.

2006.04 All shrubs shall be a minimum twenty-four (24) inches in height at the time of planting.

This requirement shall be in compliance when items are purchased for planting near the end of the project. The shrubs selected for this project are to be emerald arborvitae, Hetz columnar juniper, Wards yew, sea green juniper, green velvet boxwood, dwarf Korean lilac, autumn magic black chokecherry and cardinal red twig dogwood. All are to be 24" minimum in height at the time of planting.

Genoa Township – ARTICLE 21: LIGHTING STANDARDS

Section 2101: Intent and Purpose

The following regulations are applicable to the districts within which they are specified unless otherwise stipulated or modified by the regulations within a specified zoning district.

Section 2102: General

All lighting shall be controlled in such a way as to not shine up into the sky or onto any neighboring properties.

The lighting design and fixtures selected for site illumination shall comply with this regulation. Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. The lighting design photometrics indicate that the light level (in foot candles) is at the proper design number of zero before it encounters the neighboring resident's properties across the street. **Additional photometric readings are to be taken to indicate compliance before and after the shields are installed prior to October 1, 2019.**

Examples of ways in which this shall be accomplished are:

2102.01 Use of fully shielded cut-off fixtures;

Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. **The existing light fixtures from the 2014 zoning approval were replaced by the church in 2018 after many requests were made from the congregation for better lighting in the parking area. After having contacted the supplier of the replacement lights, the church has ordered new cut-off shields made for the fixtures and will have them in place by October 1, 2019.** Information has been provided with this resubmission in the lighting tab indicating that the new bollard lights will include factory installed 180-degree cutoff shielding to direct the lighting away from the neighboring residences. Also provided with this resubmission are photographs taken at the site at approximately 9:45 PM **on Tuesday June 19, 2019 showing existing lighting conditions at the site** including the new driveway intersection at Lewis Center Road as well as the parking lot.

2102.02 Directing light fixtures downward rather than upward;

The light fixtures chosen for this project comply with this requirement. Installation of the fixtures will be closely monitored to ensure proper placement to provide illumination of the site without being detrimental to the neighbors. The existing light pole fixtures were modified to place the heads parallel with the ground so as to further comply.

2102.03 Shielding the light in such a way that the light-emitting portion of the fixture cannot be seen at a reasonable distance;

Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. In addition to the shielding, the church is working with the neighbors to come up with solutions to the neighbors lighting concerns including planting of trees, mounding, etc.

2102.04 All outdoor light pole fixtures shall not exceed a maximum height of twenty-five (25) feet measured from the finished grade established not closer than fifteen (15) feet to the pole; and/or

Acknowledged. Three (3) new 20'-0" light poles have been included along the new drive to illuminate areas of importance as well as six (6) bollard lights every 100'-0' used to mark the drive.

2102.05 In addition to the provisions of this Article all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this Resolution.

Acknowledged.

TECHNICAL REVIEW ITEMIZED RESPONSES:

DEVELOPMENT REVIEW

1. ~~Add disclaimers to the Concept Plan drawing and concept plan drawing L-1 to explain that these reflect the originally approved development plans from 2014, ZC 2014-05. RESOLVED 4/15/2019~~
2. ~~Revise concept plan drawing L-1 to cross out any elements of the approved plan which are no longer being constructed/proposed. Providing an existing conditions plan reflecting the site's condition at the time of application may also be helpful. RESOLVED 4/15/2019~~
3. Provide an updated phasing plan letter which revises the approved phasing document from ZC 2014-05. This document should indicate which items have and have not been completed, which items are no longer being pursued, which items are still being proposed, which items are being revised, and the new phasing program. If there is no phasing program, this should be made clear in the updated document. NOTE (4/15/2019) Updated phasing letter was not submitted with revised materials, despite it being noted in the applicant's response to comments dated April 15, 2019. This item is still considered to be outstanding. NOTE (5/23/2019): The May 17, 2019 response to comments note that the development will no longer be phased. All improvements will be considered a single phase. The development text needs to be revised to reflect this.
4. ~~Revise the site plan to illustrate the required 20-foot minimum building separation distance (1406.05). RESOLVED 4/15/2019~~
5. The proposed building expansion exceeds the maximum permitted building heights in Section 1406.06, which are 35 feet for sections with a roof pitch of 6/12 or greater and 30 feet for sections with a roof pitch less than 6/12. NOTE: The applicant has requested a divergence for this standard. NOTE (4/15/2019) Proposed building no longer exceeds maximum height for sections with roof pitch 6/12 or greater. Applicant is still requesting divergence for height of roof with less than 6/12 slope (35 feet to the top of the parapet).

We have revised the divergence request to only include a 35-foot building height for the main building addition where the roof has a pitch less than 6/12. We have revised the building elevations so that the raised entry gable roof is now in compliance with the 35'-0" maximum building height for roof pitches 6/12 or greater, as defined by the zoning code definitions. The average height of the gable roof is at 35'-0". We are still requesting a divergence for the lower slope worship building but instead of 40'-0", we are requesting a 35'-0" divergence to the top of the parapet.

6. ~~Identify the dimensions of proposed parking spaces on the site plan (Sections 1406.07.A and 1903.01). RESOLVED 4/15/2019~~
7. ~~Identify proposed pavement materials of all proposed paved areas on the site plan (Section 1406.10). RESOLVED 4/15/2019~~
8. ~~Provide a drawing of the tract which clearly illustrates the designated common open space areas of the tract (Section 1406.12). RESOLVED 4/15/2019~~
9. ~~Provide a response in the development text for Section 1408. Said response should provide exact measurements to demonstrate compliance with these standards. RESOLVED 4/15/2019~~
10. Illustrate the required 50-foot front yard building setback from State Route 3 and Lewis Center on the site plan (Section 1408). RESOLVED 4/15/2019

- ~~11. Illustrate the required 25-foot side yard building setback from all other lot lines not mentioned in comment #9 above on the site plan (Section 1408). Be advised that since the tract is a corner lot, it has no designated rear yard per Section 1603. NOTE (4/15/2019) This item is still considered to be outstanding. RESOLVED 5/28/2019~~
- ~~12. The applicant's response to Section 1706.03 in the development text is incomplete. Revise the text to provide a complete response. RESOLVED 4/15/2019~~
- ~~13. Revise the development plan text to specifically respond to Sections 1706.04 – 1706.07 and 1706.10 – 1706.11. NOTE (4/15/2019) Revised development plan text includes responses to Sections 1706.04 – 1706.07, Responses are not included for sections 1706.10 and 1706.11. This item is still considered to be outstanding. RESOLVED 5/23/2019~~
- ~~14. Provide design details for the proposed bollard lights. RESOLVED 4/15/2019~~
15. Identify whether or not any new building mounted lighting is proposed. Any such lighting would need to comply with Article 21. NOTE (4/15/2019) Applicant states there are proposed building mounted lights. Site plan, elevation drawings, and photometric plan do not indicate location of proposed building mounted lights. This item is still considered to be outstanding. Identify the location(s) of said lighting. NOTE (5/23/2019) – The locations of fixtures are difficult to see on drawing P1; revise the drawing to embellish the fixtures. Different fixture types should be discernable from one another. Finally, identify how the design of the proposed “Building Lights At The Main Entrance” complies with Section 2012 or replace it with a code-compliant fixture.

Additional exterior building mounted lighting on the proposed addition is being included with this resubmission. Lighting shall comply with Article 21. Sheet A201 BUILDING ELEVATIONS has been revised to indicate the location and type of building mounted lights we are proposing. The light fixture product cut sheets have been included with this resubmission in the binder under the tab “LIGHTING”. The building lighting includes exterior LED wall sconces located at the new main entry and the drive under canopy as well as LED downlight wall packs over the exterior doors and the dock door to the south and west sides of the building. The entry wall sconce fixtures are architectural in nature and throw light through the face of the fixture and not upwards. Additional photos from a previous project using this fixture have been included.

- ~~16. Clearly identify the location of the proposed dumpster on the site plan. RESOLVED 4/15/2019~~
- ~~17. Provide design details for the proposed dumpster screening which demonstrate compliance with Sections 2003.01-2003.03). RESOLVED 4/15/2019~~
- ~~18. The applicant needs to provide a document that states their position regarding whether the proposed amendment should be considered a Minor Amendment or a Major Amendment pursuant to Section 1416.03.A-H of the Township's Zoning Resolution. RESOLVED 4/15/2019~~
19. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.
20. All required permits shall be obtained prior to the commencement of any work. A zoning permit for the improvements approved via ZC 2014-05 was previously issued (#2014238). Should this application be approved, a new zoning permit(s) would need to be obtained prior to construction. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.
21. All comments in this development report shall be sufficiently addressed to the satisfaction of Township staff prior to the issuance of any Zoning Permits for the project. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.

22. The applicant shall provide a response to comments letter and a CD with a full set of revised plans in digital format with any revised plan submission which addresses or acknowledges all outstanding comments in this report. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.
23. Should the proposed plan amendment be approved, it shall only constitute approval of those changes which were explicitly proposed by the applicant and approved by the Township. Further changes or alterations which were not specifically proposed and approved as part of the aforementioned application may require additional approval from the Township be applied for and obtained. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.
24. (5/23/2019) – Drawing L-1, which analyzes the 2014 plan, notes that two items are outstanding for the 2014 plan: mounding along Lewis Center and verification of lighting. The revised materials dated May 17, 2019 do not appear to speak to the applicant's plans or intentions for the outstanding items. Revise the plan text and site plans according to peak to and clarify these matters.
 - a. The screening on Lewis Center needs to be consistent with the 2014 approval (ZC 2014-05) and Section 2003 of the Zoning Resolution.
 - b. Any changes, omissions, or additions to lighting from the 2014 plan, retroactive or planned (i.e. pole height, number of poles, types of fixture, types of bulbs, etc.) also needs to be clarified and documented. Furthermore, there appears to be existing parking lot lighting along the westernmost driveway into the parking lot. The current plan is proposing bollard lights along a re-configured driveway in this vicinity. It is unclear if these bollards will be in addition to said existing lights or will be replacing said lights. Revise the submitted materials to clarify this matter.
25. (5/23/2019) – Identify the location and fenced in boundaries of the trash corral on the site plans.

DIVERGENCE REVIEW

1. Applicant is requested a divergence to Section 1406.06. The applicant is proposing a 35-foot building height where roof pitches are less than 6/12.

We have revised the divergence request to only include a 35-foot building height for the main building addition where the roof has a pitch less than 6/12. We have revised the building elevations so that the raised entry gable roof is now in compliance with the 35'-0" maximum building height for roof pitches 6/12 or greater, as defined by the zoning code definitions. The average height of the gable roof is at 35'-0". We are still requesting a divergence for the lower slope worship building but instead of 40'-0", we are requesting a 35'-0" divergence to the top of the parapet.

- ~~2. Provide justification(s) for the Section 1406.06 divergence request pursuant to, and in accordance with, Section 1409.02.L. RESOLVED 4/15/2019~~
- ~~3. List any granted divergences approved in previous zoning cases in the development plan text and cite the case number and date they were granted. NOTE (4/15/2019) Applicant states no previous divergences have been approved. There have been previously approved divergences in the Final Development Plan approved May 11, 2005. This item is considered to be still outstanding. RESOLVED 5/23/2019~~

According to the information received from the Genoa Township Administration office, the following divergences were approved May 11, 2005 and in effect on June 11, 2005:

1. Article VI – 602.06 screening shall be required as provided in Article V section 510. The applicant is requesting that the required 5 ½' high parking lot screening adjacent to S.R. 3 and Lewis Center Road be reduced in height to 30" in lieu of the specified 66". The 30" height will be accomplished through a combination at the time of planting of mounding, plantings, etc. The heights and elevations relative to the highway will provide the desired screening of vehicular headlights from the roadway and neighborhood, as well as create a soft visual barrier. Should any landscaping or mounding in the S.R. 3 reserve area be required to be modified in any way by ODOT, the applicant will remedy any issues and make provisions to replace/maintain the established required screening. The applicant is also requesting that no screening be required at this time along the east-west line of the southern most existing parking lot perimeter. A divergence is being requested to also omit any additional screening at this time along the north-south line of the northwest most parking lot perimeter due to the great distance and relative (height) elevations to the adjacent properties. All plantings will be installed this spring, weather permitting, but no later than Dec. 1, 2005. All plantings required for established screening purposes shall be permanently maintained and require prompt replacement should any such plantings die. In addition, all screening requirements will continue to be re-assessed each time a future development plan amendment for the Genoa Baptist Church property is filed, which expands the current development.
2. The existing parking lots contain paved, non-landscaped island areas indicated on the site development plan. The applicant requests that these fifteen (15) identified islands remain paved until a new parking lot is constructed, or within five (5) years, whichever occurs sooner. At that time, the existing islands will be excavated and landscaped. An updated site development plan will be submitted to the Township Zoning Officer for approval at that time.
3. There are two (2) existing temporary storage pods indicated on the site development plan. This is not a specified permitted use. The applicant requests temporary approval to continue using the temporary storage units until a permanent storage building can be constructed. It is expected that these units will need to remain in service until approximately Aug. 2006. The pods have no signage on them and are currently located on unpaved ground at the northern parking lot boundary line. A new storage accessory building is being planned and proper zoning permit application will be made to oversee compliant location of said structure on the site. There will be no additional pods brought to the site and the two existing pods will be removed as soon as a foundation survey is furnished to the zoning office as required for certifying final zoning compliance of a future storage accessory building.
4. Section 532 "Lighting"
There are a total of ten (10) existing parking lot light fixtures that do not meet the outlined criteria due to their 30' height and these fixtures are not focused straight downward nor are of a cut-off type design. The applicant requests these fixtures be allowed to remain in place until such time that any new approved parking lot development occurs or within five (5) years, whichever occurs sooner. All existing fixtures and poles will then be replaced with approved cut-off, downlighting type fixtures at the maximum code height of 25'.
5. Section 538 of the Zoning Code requires outdoor playing fields to be screened with a minimum 8' mound and/or landscaping. The playgrounds shown on the site development plan are indicated areas for the school's outdoor recess activities and are not 'formal' organized public recreation fields. The southern most playing field is already screened in this location by a natural tree line. The northern playing field is positioned outside the 200' setback requirements from residential areas. Except for this area between the existing and former Tepper properties fronting on Lewis Center Rd., it too is believed to be adequately screened by existing vegetation. The applicant therefore requests a divergence from any additional screening requirements (i.e. Along Lewis Center Rd.) for these recreational field/playground areas.

6. All work in right-of-way must receive proper permits from ODOT. Said ODOT approval document shall be furnished to the township zoning office for record. This work will need to seek approval as a divergence to zoning regulations.

SIGN REVIEW

- ~~1. Provide a plan which illustrates the location of the proposed temporary sign. Such plan should demonstrate compliance with any and all applicable dimensional requirements found in Article 18. RESOLVED 4/15/2019~~
- ~~2. Revise the development plan text to clarify how many large temporary signs are proposed (Section 1803.01.Q.3.a). RESOLVED 4/15/2019~~
- ~~3. Revise the plans to illustrate the proposed height of the large temporary sign (Section 1803.01.Q.3.c). RESOLVED 4/15/2019~~
- ~~4. Revise the plans to illustrate the proposed setback of the large temporary sign (Section 1803.01.Q3.d). RESOLVED 4/15/2019~~
- ~~5. Revise the development text to clarify whether or not the existing sign on the site is changing. If so, clarify whether or not any revisions to the existing sign are being proposed with this application. RESOLVED 4/15/2019~~
- ~~6. The proposed freestanding ground mounted sign has a sign area of 31.5 square feet (5'3" x 6'0") per side. The maximum permitted sign area for such a sign is 25 SF unless bonus provisions can be applied (Section 1804.04). If bonus provisions are being claimed, provide a breakdown of Section 1804.05 A – F and 1804.06.A to fully demonstrate and prove of which bonuses the development qualifies. RESOLVED 4/15/2019~~
- ~~7. Provide a detailed breakdown of Section 1804.04 to identify what regulations the development qualifies for and to demonstrate how the site's signage plans comply with said requirements. Note that any existing signs are permitted to stay in their current configuration/location even if they are non-conforming; however, they shall be counted towards any requirements of the new code. An inventory of any existing on-site signage will need to be provided to confirm compliance with applicable sign regulations. RESOLVED 4/15/2019~~
- ~~8. Revise the development plan text to remove text referring to Sections 1805 and 1806 in their entirety. Neither of these sections are applicable to this development. RESOLVED 4/15/2019~~
- ~~9. Verify in the plan text and/or on the drawing that the proposed changeable copy is a manual changeable copy sign and not a mechanical changeable copy sign (see Article 18, Table of Permitted Sign Types by Zoning District and Article 4, "Signs" sub-sections L and M as well as "manual" and "mechanical" definitions). RESOLVED 4/15/2019~~
- ~~10. Identify if the proposed sign is within 150 feet of a Planned Residential or Residential zoning district. If so, identify that said sign will not be illuminated between the hours of 12:00 am midnight and 6:00 am. NOTE (4/15/2019) Acknowledgement is given in the response to technical review, but not included in the proposed revised final development plan. Identify acknowledgement for the proposed sign to section 1805.05.G.7 in the proposed revised final development plan. This item is still considered to be outstanding. NOTE (5/23/2019) — Previously referenced code Section (1805.G.7) was incorrect. The correct citation is 1802.05.G.7. RESOLVED 5/23/2019~~
11. Zoning permits for each sign will need to be obtained. Duration of each permit shall be pursuant to the terms of the Genoa Township Zoning Resolution. Permits for large temporary signage may require renewal as further specified in the Resolution. Fees for permits and renewals will be charged pursuant to the fee schedule in effect at the time of such application or renewal. NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.

12. (5/23/2019) Provide a specific lighting plan and illumination design details for the proposed sign which demonstrate that sign lighting will be directed and shielded so as not to create a nuisance to surrounding properties or right of ways. Glare from these lights into the eyes of motorists also is a general safety concern. The lighting source should be concealed to greatest extent from view of neighbors as well as motorists on Lewis Center Road.

ENGINEERING REVIEW

1. Prior to obtaining a Zoning Permit, the Applicant will need to provide proof that the Delaware County Engineer's Office has approved the proposed Stormwater Management Plan (Section 1406.13). NOTE (4/15/2019) Applicant has acknowledged. No further response needed. This comment will remain open for reference purposes.

TRAFFIC REVIEW

1. In an e-mail dated March 14, 2019, Delaware County informed staff that a traffic study is not required.

PUBLIC SAFETY REVIEW

1. Genoa Township Fire Department had no concerns.
2. The Genoa Township Police Department did not provide any comments.

MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department had no concerns.

ZONING COMMISSION REVIEW

1. The Zoning Commission conducted a hearing on the subject application during the regular meetings on April 8, 2019.
2. The Zoning Commission will hold the continued hearing for the subject application during the regular meeting on May 13, 2019 at 7 PM in the Genoa Township Hall. NOTE (5/28/2019) – The application was continued to the June 10, 2019 Zoning Commission meeting. The meeting will begin at 7 PM and will be held in the Genoa Township Hall.
3. (5/28/2019) Public comments regarding the following items have been raised during the hearing and need to be addressed by the applicant:
 - a. Site lighting is not consistent with development plan amendment approval granted in 2014. Comments note that the location of poles, number of poles, and/or type of illumination differ from the 2014 plan. A comparison to the 2014 plan, highlighting any and all revisions pertaining to the site lighting, should be documented within the current application for clarity and transparency. The lighting plan should also contain a note which states the development will comply with Article 21 of the Zoning Resolution and directing attention to development text which contains further lighting specifications, should be provided.
 - b. Parking lot lights are left on all night. The Zoning Resolution does not regulate this matter. If this is being done, the applicant should speak to why so that it is on record.
 - c. Site lighting is bright and should be shielded. See item a. above for needed action. The applicant should be aware that Sections 2102.01 – 2102.05 are noted as being examples of ways lighting can be controlled to not shine up into the sky or onto neighboring properties. The word "examples" implies that

the applicant is free to choose one or more of those standards to achieve the overarching goal or may chose an alternative method so long as they can demonstrate said goal is being achieved.

- d. Screening promised and required in 2014 (ZC 2014-05) along Lewis Center Road has not been provided. See comment #24 under 'Development Review' above for further information.

RESPONSE TO COMMENTS:

During a follow up meeting that was scheduled with Genoa Township Zoning staff (Joe Shafer and Susan Dorsch) to review the most recent memorandum we received dated June 3, 2019 concerning our most recent zoning resubmission (May 17, 2019), it was brought to our attention that a second letter was submitted to the zoning staff from the neighbor Mr. Don A. Jenkins at 7441 Lewis Center Rd. Westerville, Ohio 43082. This was the second such letter with the first being dated May 28th and the most recent one of June 3rd, 2019. We feel it necessary to respond to both the staff comments and the items brought up by Mr. Jenkins directly with this letter for your consideration during our presentation on June 10, 2019 in order to give proper attention to each item that was presented.

First, we would like to address the staff comments/concerns that were presented in the most recent memorandum of June 3, 2019:

Staff Comments:

b. The staff commented: This drawing needs to be updated as there are still outstanding issues as it relates to mounding/landscaping along Lewis Center Road and site lighting. **Response: The drawings were revised to include the additional mounding and additional landscaping on the top of the mounding, but it was requested that additional information concerning the exact mounding and landscaping be included on the drawings. This has been included along with additional sections through the mounding showing compliance on page C4.**

c. The staff commented: The lighting plan needs to be revised to better identify the locations of all proposed fixture types as well as to clearly identify the type of fixture in each location. **Response: Revisions have been made to the photometric plan P1 indicating the fixture types and their location on the proposed addition as well as the existing site.**

d. The staff commented: The trash compactor is no longer being proposed. The site plan needs revised to identify the exact location of the corral around the existing dumpster site. **Response: The C2 and C4 drawings have been modified to point directly to the location of the dumpster corral location.**

f. The staff commented: A condition of the 2014 plan was that screening in the form of mounding and landscaping would be provided along Lewis Center Road. These improvements do not appear to be complete and are not clearly illustrated or referred to in the latest submission. Screening of parking is required under Section 2003 of the Zoning Resolution. The applicant needs to demonstrate compliance with this requirement. **Response: The civil drawings C2 and C4 have been revised to indicate the proposed mounding and landscaping on the north side of the property along Lewis Center Road to indicate compliance with the 2014 requirements.**

i. The staff commented: Since there was at least one condition of the 2014 approval which was not adhered to, the applicant should review the July 14, 2014 Zoning Commission minutes and speak to each condition, so it can be determined if they were complied with or if they need to be documented in the current amendment application. Said conditions appear the July 14, 2014 Zoning Commission minutes (see pages 2 and 3, items 1-10). These conditions were automatically adopted via the Board of Trustees approval motion for ZC 2014-05 made on, and reflected in the minutes of, August 7, 2014 (Resolution 14-0807).

The items that were referred to from the 2014 zoning resolution are as follows:

1. Trash compactor entrance shall contain safety signage, a locking mechanism, safety lighting shall be provided per sample photo, **(this item no longer is in the scope of work as the church decided not to install the compactor)**

2. Trees screening the trash compactor shall be no closer than 20 feet from the compactor, **(this item no longer is in the scope of work as the church decided not to install the compactor)**
 3. The soccer fields adjacent to the gymnasium shall not be lighted, **(this item was completed as no lights have been installed)**
 4. Applicant agrees that they shall maintain live trees in parking islands as per plan and traffic sight line shall be appropriately preserved, **(this item was part of the phased plan and is included in this amendment application)**
 5. Applicant commits to fund their share of road improvements as assessed by Delaware County, **(this item has been completed)**
 6. As previously agreed, the conditions set forth in the report from Lieutenant Craig Skeel from the Genoa Township Fire Department will be met, **(church has verified this item has been met)**
 7. Applicant's water remediation efforts will not result in additional water accumulation on the adjoining Tepper property, **(this item is being resolved with the replacement of some discovered crushed drain tile and the removal of dirt from the side of the property to cover over a new storm water pipe to fill in the drainage ditch and to create mounding along Lewis Center Road as previously agreed to)**
 8. In negotiation with the Martin Neighbors, the applicant committed to providing up to (5) trees for screening, **(this item was not completed because of differing requests from the Martins over the years. The church has been discussing with the Martin's about modifying this agreement so they can come up with a mutually beneficial solution.)**
 9. The improved mounding shall average five (5) feet and be a minimum of three (3) feet above the level of the edge of the pavement of the parking lot, **(the current submission has been changed to indicate compliance with this requirement) and**
 10. All prior restrictions set forth in the prior development plans, including the use of the emergency drive closest to State Route 3 shall be retained **(the existing drive closest to State Route 3 was closed, but the previous main entry was required to remain due to the fire marshal's requirement for a secondary site access to the site)**
- k. vi - The staff commented: A deadline, documented in the plan text, be established for the installation of mounding and along Lewis Center Road. **A deadline of August 1, 2020 has been decided to complete the mounding along Lewis Center Road because of the necessity to place the culvert in the existing swale and fill in over the pipe to be able to move the dirt. This deadline shall be placed in the development text prior to going before the Trustees.**
- k. vii - The staff commented: A deadline, documented in the plan text, be established for any necessary revisions, alterations, or changes to site lighting for the purposes of compliance, abating potential nuisances, or addressing safety concerns. **A deadline of October 1, 2019 has been decided to complete the installation of shielding to the parking lot lights in the north parking lot in order to address current complaints by the neighboring residents.**
- k. viii - The staff commented: A deadline, documented in the plan text, be established for when the large temporary sign will be removed from the site. **At this time, the large temporary sign is to be installed from October 21, 2019 until January 1, 1021.**

Secondly, we would like to address the items brought up my Mr. Jenkins' letter dated June 3, 2019:

June 3, 2019 Comments on ZC Case No. 2019-05

Please review so I will not be required to go over them during the June 10, 2019 meeting. Don A Jenkins

Cover Letter:

1. First page 2014 amendment item 2 – the church has not reached out to me to address the lighting issues. **Response: According to the church staff, repeated times they have reached out to Mr. Jenkins in an effort to try to resolve the lighting issue. Here is a statement from Mr. Chuck Miller of the church:**

11/2018

When the new pole lights were first installed, they were 300watt which we thought were too bright. We changed them to 200watts. They were installed flat so they would not shine onto neighbor's houses. They were designed to be at a 30degree angle. There were dark spots in our parking lot so we changed lights back from flat to 30degree angle.

Don Jenkins first called to say that the lights on the north end of chapel were too bright and was shining into his house and that the lights in parking lot were lighting up the trees in the back of his house and were shining over his house. Rick Steininger replaced the chapel lights with much dimmer downward focused light fixtures.

Don Jenkins called again and said parking lot lights were causing shadows on his house and that the light on the barn and above Shelby's door were too bright. I changed the angle of every light on every pole in the north parking lot away from his house and told him we would replace building lights when they came in.

Don Jenkins called again and said we hadn't done anything to address his concerns and that the shadows on his house are worse now that the leaves were gone. I readjusted the lights along drive to the point that our entrance on Lewis Center Road is too dark. The lights for the barn and over Shelby's door came in and I installed them.

I adjusted the parking lot lights three times to try to appease Mr. Jenkins. I have walked along Lewis Center Road in the dark and there is no direct light shining onto Lewis Center Road. I have always been respectful when I was talking to him, but also told him we need lights for safety and security.

Sincerely,

Chuck Miller

Initially after the lights were installed in 2018, Pastor Frank Carl went to see Mr. Jenkins around September and made the offer to provide motorized blinds to help the situation.

In addition to Mr. Miller and Pastor Frank Carl, Scott Lewald had interaction with Don Jenkins. In April, in Jenkins driveway, Scott walked over to ask about his concerns and tell him we were working on screening.

In May, Scott informed Jenkins (again walking over to his driveway) that we were assessing all solutions and once again mentioned screening.

One other time, within the past year, Pastor Joe Stoll spoke with Jenkins on the phone as he called to complain about the lights. Pastor Joe told him we were looking at all options on what to do to resolve the issue.

- 2. Second page 2005 divergences stem 2 – indicates that within 5 years or sooner existing islands will be excavated and landscaped. It is now 15 years and this has not been done. Response: A number of the islands have the curbing installed and grass has been planted in them, but the trees have not currently been included. It is the desire of the church to complete all of the landscaping by the deadline previously mentioned as August 1, 2020.**

Code Comments:

- 1. Section 1406.03 – Their comment is the facility is intended to be a positive influence and will not impose undue adverse impact on surrounding residents. The facility does not have a positive influence and does have an adverse impact on the property at 7441 Lewis Center Road. The exterior lighting is the biggest problem. Response: As previously mentioned above, a deadline of October 1 2019 has been decided to complete the installation of shielding to the parking lot lights in the north parking lot in order to address current complaints by the neighboring residents**
- 2. Section 1406.06 – No divergence for the maximum height should be allowed. If they cannot structurally design the building to meet this requirement, then maybe they need to redesign the layout of the Worship Center or reduce its size so the building height does not exceed the maximum allowed. Response: Because of the needs of the church and its desire to provide for and to meet the needs of the community, the design of the building has been carefully considered in order to meet these needs. Because of this, the design is best served by the height of 35'-0" as a minimum. The design has been modified as much as responsibly possible to the minimum height to achieve the functionality of the building.**
- 3. Section 1406.07 – Their comment that police direct traffic at the end of events at the church. This is not done on Lewis Center Road at least from what I have observed on Sundays. Response: The church maintains that they have police presence at the completion of community held events at the church.**
- 4. Section 1406.07 – Their comment about two access points one being egress only. Per their 2014 permit the existing drive (which is now the egress only drive) was to be removed when the new main drive was installed. Since they were allowed to install the new drive should they not be required to keep their word and remove the other drive? Also, by observing traffic on Sunday mornings the egress drive probably slows traffic because of the merging of traffic from the main drive. Traffic turning or crossing Route 3 controls the flow of traffic not 2 egress drives. Response: As previously mentioned, the existing drive closest to State Route 3 was closed, but the previous main entry was required to remain due to the fire marshal's requirement for a secondary site access to the site**
- 5. Section 1406.08 – Their comment is that they will strive to avoid casting direct light upon adjoining properties and any public streets. Striving should not be acceptable they need to meet the requirements of their section Response: The wording of "striving" has been replaced with "comply". Please refer to previous comments concerning shielding and the deadline of October 1, 2019 for completion of their installation.**
- 6. Section 1406.13 – Their comment is that a site plan is currently under review with the Delaware County Engineers office for their comments. When I checked with the Engineers office on May 31, 2019, I was told County Engineer they have not received any submission for the plan. They (McKnight) indicated a revised storm water management system has been included with this submission. Is the proposed stormwater area at the southeast corner of the parking lot the extent of the system? Response: The**

site was originally taken to the County for initial comments concerning traffic study, etc. The drawings have not been submitted as they are not complete. The drawings indicate that the additional storm water management system is to be in the southeast corner of the property, along State Route 3.

7. Section 1406.14B – Their comment is that additional trees have been placed in islands at the end of the rows of parking. As of May 31, 2019 these trees have not been planted. **Response: The trees are included with this resubmission. Installation of the trees shall be by the same deadline of the mounding along Lewis Center Road, August 1, 2020.**
8. Section 1409.02 – Their comment is that this facility would help develop the moral and general welfare of inhabitants. They have not succeeded with the resident. An additional comment of theirs is to provide additional services and hosting of different events. The schools and other public buildings can handle these. All this extra stuff degrades the residential neighborhood. **Response: The church provides a number of needed services to the community in a location that is convenient to the residents of Genos township such as election polling and other community events.**
9. Section 1411.02 – In reference to their comments see above items. **Response: Please refer to response to item 2 above.**
10. Section 1706.03 – Their comment of maximum height of 41' – 0' is greater than 35' per section 1406.05. **Response: This comment was in keeping with the requirement that the building be set back from any adjacent residential property line, not in reference to the allowable height requirement which has been met because for the 6:12 pitched roof or greater, the height is taken from the average of the roof, which is at 35'-0", as indicated on the drawings.**
11. Section 1706.04 – Their comment that a new street from Route 3 to Worthington Galena Road was denied. This does not prohibit an access drive from the church to Worthington Galena Road which if installed would reduce or delete the problem with the drives off Lewis Center Road. **Response: This is not part of the submission, nor was it a requirement by the zoning code.**
12. Section 1706.11 – Their comment is that they have reached out to neighboring residents. They have not reached out to me on this since 2014. **Response: Please see response to item 1 above.**
13. Section 1804.08 – Their comment is new entry sign to be internally illuminated. This is in conflict with Section 1802.05 where they say this sign is externally illuminated. **Response: the text has been corrected and it will be externally illuminated.**
14. Section 1903.13 – Their comment is cut-off shields and positioning of fixtures will be used to reflect light away from adjoining properties. Shield not show on cut sheets. Existing lights do not fulfill this statement. **Response: Please refer to previous comments concerning site lighting and shielding.**
15. Section 2002.01 – Their comment is that they assume their requirement is met. Has anyone verified that this requirement is met? **Response: The assumption that this requirement has been met has been verified by no citations being given to the church from the zoning board for this requirement.**
16. Section 2012 General – Their comment is that the design photometrics indicate compliance with this section as the lights are already in place and do shine on neighboring properties the design photometrics must not be correct. **Response: Verification of this was stated by Chuck Miller. The staff comments also state "Staff does not believe any direct light of any significance will be cast onto the road or neighboring properties; assuming the proposed lighting plan is adhered to. Being able to see lights on a site from a road or neighboring property does not mean direct light is being casted upon adjoining properties or public streets."**
17. Section 2102.01 – Their comment indicates 180-degree cutoff shields for bollards. Unless bollards are pointed SE, they will shine to NE. **Response: The lights will be placed to provide lighting for the drive and the shields will be placed so that the 180-degree cut-off is parallel with the drive. Please see comment to item 16 above.**
18. Section 2102.01 – Their comment about photos of drive and parking lot. One photo does show lights shining onto trees on the property at 7441 Lewis Center Road. No photos taken of lights shining onto

house at this location. **Response: The picture referred to shows the light coming from an automobile sitting at the end of the church drive and getting ready to turn. This shows that the lights do not shine directly on the property at 7441 Lewis Center Road.**

19. Section 2102.01 – Their comment indicate existing light fixtures are being investigated but does not indicate fixtures will be corrected. **Response: Please refer to previous comments in this response concerning the site lighting and shielding.**
20. Section 2012.03 – Their comment they are working with neighbors about lighting concerns. They have not contacted me. **Response: Please see response to item 1 above.**

Light Fixture Cut Sheets:

1. Cona 15 W (LED) RFT Bollard Lights – these lights do not meet the requirements of section 1406.08, 2102 General, 2102.01, 2102.02 and 2102.03. Although the fixture has a 180-degree shield if installed along the proposed N – S drive on the west side of the drive, light will still shine to the east and northeast. Do these fixtures shine up? **Response: Please refer to response to item 17 above. Also, the lights do not shine upward.**
2. LED Walking Lights – These lights do not meet the requirements of sections 1406.08, 2102 General, 2102.01, 2102.02 and 2102.03. **Response: The information referred to concerns the cut-off shielding for the bollard lights. Please refer to response to item 17 above.**
3. 7335 LED (I assume this is a wall mounted light) – These lights do not meet the requirement of sections 1406.08, 2102 General, 2102.01, 2102.02 and 2102.03. **Response: The proposed lighting is an architectural wall sconce and is not an up-down throwing light.**
4. Energy Saving 175 LM/W Parking Lot Light – these lights do not meet the requirements of sections 1406.08, 2102 General, 2102.01 and 2102.03. It does not appear that there are any accessories to make these fully shielded fixtures. **Response: Please refer to previous comments in this response concerning the site lighting and shielding.**

Photographs:

1. Show that exterior lighting does not meet section 2102.03 requiring shielding the light that the light emitting portion of the fixture cannot be seen at a reasonable distance. **Response: Please refer to previous comments in this response concerning the site lighting and shielding as well as staff comments referenced in item 16 above.**
2. Photo at main drive looking north shows light on Lewis Center Road and onto the trees and into the backyard of the property at 7441 Lewis Center Road. **Response: Please see response to item 18 above.**
3. There are no photos taken which would show how the lights light up the front yard and house at 7441 Lewis Center Road. **Please see the photos that have been included with this submission.**

Monument Sign Cut Sheet:

1. Sign does not meet the requirement of section 1401.01A to preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township. 01 **Response: The sign is using the same materials as have been used in other areas of surrounding communities (Heritage Christian Church in Westerville is one example) and does not take away from the character of the Genoa Township. Most properties have a monument sign placed at their main drive to indicate where people are to enter. It has been observed on occasions that the drive is hard to see if someone is not familiar with the property. The sign will be helpful in directing people to the proper entrance either day or night, but it will comply with lighting restrictions and be turned off from between 12 Midnight to 6 AM.**

Concept Plan ZC – 2014-05

1. Items completed Second Note – indicates original main entrance remain. Since it was supposed to be removed it should be part of outstanding items. The new access drive was installed on the condition that the existing drive would be removed. Is this what the drawing shows? **Response: The existing drive closest to State Route 3 was closed, but the previous main entry was required to remain due to the fire marshal's requirement for a secondary site access to the site.**
2. Items Completed Fourth Note – Indicates Lewis Center Grading. What grading has been done at this location? **Response: Please refer to section indicated on revised C4 document.**
3. Items Completed Fifth Note – Indicates old entrance kept. See comment above or Items Completed Second Note. **Response: Please refer to response for item 1 of this section.**
4. Outstanding Items First Note – To make the mounding extend to the new access drive, a pipe will need to be installed parallel with this drive to carry the storm water from the ditch on the southside of Lewis Center Road to the new ditch located south of the mounding. **Response: A new pipe is being proposed with this amendment application along the drive and the ditch will be filled in.**
5. Outstanding Items – Should there be a note to close off existing entry drive as shown on the approved 2014 Concept Plan? **Response: Please refer to response for item 1 of this section.**
6. Outstanding Items – Should there be a note to install the landscaping in the new and existing parking lots? **Response: These items are being addressed with this amendment application.**
7. Items Not Completed and included with this application First Note – Why are the islands part of this application? They were to be completed by now. **Response: They are included in this amendment application to ensure they are completed.**

Landscape Plan L1 ZC-2014-05

1. See comments on Concept Plan ZC-2014-05. **Please see responses to comments above.**
2. Why are the six trees in the northwest parking area being deleted? **Response: Because of the configuration of the island, this would limit the expansion of the root ball required for the trees at those locations and would likely kill the trees after a while, requiring replacement. Also, current utilities run under two of these islands prohibiting the planting of trees in those locations.**

Artist Rendering

1. Does not comply with section 1401.01 to preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township. **Response: The addition is using the same materials as were used in previous approved building projects and does not take away from the character of the Genoa Township and it helps to create an identity for the community as a whole.**

Existing Conditions Plan C1

1. Looks like the monument sign on the east side of the main entrance drive is shown. This is not existing but proposed. **Response: The outline of the new sign did show up on the C1 EXISTING CONDITIONS PLAN, and has removed.**

Site Concept Plan C2

1. Where the new west drive angles to the northeast to meet the main access drive, at night vehicle headlights exiting the site will shine directly onto the house at 7441 Lewis Center Road. **Response: The additional section A-A on sheet C4 indicated that by the time the cars arrive at the existing drive, the elevation of the car is a minimum is 2'-6" below the level of the drive as it intersects Lewis Center Road. Trees have been indicated along the west side of the proposed drive to minimize any effect of cars as the travel the new drive that connects to the parking on the south side of the building and addition.**

2. The north south section of the new west drive. Vehicles exiting at night their headlight will shine directly on the property at 7421 Lewis Center Road. Mounding running west from the main access drive to the adjacent property line with landscape plants on top might reduce some of the light. **Response: Additional mounding and landscaping has been proposed in the areas indicated on L-1, C2 and C4 in the areas allowed due to current swale limitations.**
3. On three of the traffic islands north of the existing out building, there is only one tree shown in each island. Why are there not two trees in each island? **Response: Because of the configuration of the island, this would limit the expansion of the root ball required for the trees at those locations and would likely kill the trees after a while, requiring replacement. On the middle islands, the trees were removed because the utilities are located at that location so planting trees over them is not recommended.**

Site Grading Plan C4

1. At the northwest corner of the lot, are the first four contour lines west from the existing swale starting at the bottom, middle or top of the swale. If from the top, then the top of the mounding areas would be about eight to ten feet above the top of the swale and the property at 7380 Lewis Center Road. **Response: The mounding is intended to be a maximum of five (5) feet high above grade and above the upper limit of the swale.**
2. At the northeast corner of the lot near the intersection of SR3 and Lewis Center Road, the existing swale from the west drains into the ditch along Lewis Center Road. There is no north-south swale along the east edge of the parking lot. There is a storm sewer at this location. **Response: At the intersection of State Route 3 and Lewis Center Road, grades continue to drop down from 948 to at least 944.**
3. The existing egress drive near Treeline Court was to be removed as part of the 2014 Permit which allowed for the new main access drive. Should drive be removed and mounding installed. **Response: The existing drive closest to State Route 3 was closed, but the previous main entry was required to remain due to the fire marshal's requirement for a secondary site access to the site.**

Landscape Plan L1

1. On three of the traffic islands north of the existing out building there are only one tree shown in island. Why are there not two trees in each island? **Response: Please refer to response to item 3 on comments to sheet C2.**

Exterior Elevations A201

2. See comment on Artist Rendering drawing that building does not comply with Section 1401.01 **Response: The addition is using the same materials as were used in previous approved building projects and does not take away from the character of the Genoa Township and it helps to create an identity for the community as a whole.**

Site Photometric Plan P1

21. Shows 0.0 light across Lewis Center Road. Something is faulty with the design as most of these lights are installed and the lights light up the outside and inside of the house at 7441 Lewis Center Road. Zoning Compliance does not want to do anything until after the Zoning Commission rules. You both are probably wrong and the situation needs to be corrected before a permit is issued for this phase. **Please see comment to item 16 in the previous Code Comments section.**

Site Photometric Details P2

1. With the exception of the wall pack at doors and truck dock the lights shown do not comply with 2102 General, 2102.01, 2102.02 and 2102.03. See also the comments on the cut sheets of these lights. **Response: The proposed lighting is an architectural wall sconce and is not an up-down throwing light. Please see additional photos taken from another church that is using the same fixture.**

Cover Letter

1. On the first page paragraph 1 indicates the church has also contacted the refuse company to make sure that the trash pickup will not be in the early morning hours as was recently reported. Unfortunately, this has not been followed as the trash truck made a pickup at 3:00 a.m. on June 1, 2019. **Response: The church previously contacted the refuse company and received word that they would stop the 3:00 am pickup times. After being notified by this letter, they were again contacted and informed they needed to change their pickup time. This will be monitored by the church and additional steps will be taken as necessary to correct the situation.**

End of Comments