

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.

A note indicating the original development plan from 2014, ZC 2014-05 has been placed on both the L-1 (2014) drawing and the Concept Plan (2014) sheets in the sheet title block.

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.

Additional notes have been placed on sheet C2 – Site Concept Plan to clarify what is no longer being constructed/proposed with this submission. An additional C1 – Existing Condition plan has been included to indicate the current site conditions at this time.

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.

We have included a phasing letter with this resubmission explaining what is to be included and not included in this proposal. Everything being presented with this submission is to be included and will not be phased.

4. Revise the site plan to illustrate the required 20-foot minimum building separation distance (1406.05).

Additional dimensions have been placed on the C2 – Site Concept Plan sheet to indicate both the new addition and the existing main building are separated by a minimum of 40'-0" from the existing stand-alone youth building.

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.

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).

Additional dimensions have been placed on the C2 – Site Concept Plan sheet to indicate the proposed parking spaces are at 10'-0" x 20'-0".

7. Identify proposed pavement materials of all proposed paved areas on the site plan (Section 1406.10).

Additional notes have been placed on the C2 – Site Concept Plan sheet to indicate the new parking areas are to be asphalt paving and the new dumpster pad and sidewalks are to be concrete.

8. Provide a drawing of the tract which clearly illustrates the designated common open space areas of the tract (Section 1406.12).

Additional notes have been placed on the C3 – Overall Plan to clearly indicate the designated common open space area of the property.

9. Provide a response in the development text for Section 1408. Said response should provide exact measurements to demonstrate compliance with these standards.

The development text that is accompanying this resubmission has been revised to demonstrate compliance with the standards set forth in Section 1408.

10. Illustrate the required 50-foot front yard building setback from State Route 3 and Lewis Center on the site plan (Section 1408).

Additional dimensions have been placed on the C2 – Site Concept Plan sheet indicating that the closest the existing building and the addition is to State Route 3 is 82'-0" from the nearest edge of the existing drive under canopy. All other portions of the building(s) are further from that. The C2 – Site Concept Plan sheet also has indicated the 50-foot front yard setback on Lewis Center Road and all building structures are further away than that indicated line.

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.

An additional line indicating the 25-foot side yard setback has been placed on the C2 – Site Concept Plan sheet.

12. The applicant's response to Section 1706.03 in the development text is incomplete. Revise the text to provide a complete response.

The response to Section 1706.03 in the development plan text has been revised and is now complete. It states: 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 46'-0" to the peak of the new proposed main entry to the addition.

13. Revise the development plan text to specifically respond to Sections 1706.04 - 1706.07 and 1706.10 - 1706.11.

Additional text has been added to the development plan text specifically responding to Sections 1706.04 - 1706.07 and 1706.10 - 1706.11.

14. Provide design details for the proposed bollard lights.

Additional information concerning the proposed bollard lights has been included on the P1 - Photometric Plan.

15. Identify whether or not any new building mounted lighting is proposed. Any such lighting would need to comply with Article 21.

Additional lighting on the proposed addition is being proposed and has been included with this resubmission. The light fixture product cut sheets have been included with this resubmission in the binder under the tab "LIGHTING".

16. Clearly identify the location of the proposed dumpster on the site plan.

Additional text has been placed on the C2 – Site Concept Plan sheet indicating the proposed dumpster area to be at the northwest corner of the area just outside the existing worship building.

17. Provide design details for the proposed dumpster screening which demonstrate compliance with Sections 2003.01-2003.03).

The pad will be concrete and the enclosure is to be wood fencing to match the existing adjacent fencing around the HVAC units. Please see additional drawings for information.

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.

The proposed amendment will be a Major Amendment as defined by Section 1416.03 of the Township's Zoning Resolution.

19. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies.

We acknowledge that all plans must be reviewed and approved by all applicable County and/or State departments and/or agencies prior to construction.

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.

We acknowledge that all required and applicable permits shall be obtained prior to the commencement of any work, include the new zoning permit for the plan development amendment that has been requested at this time.

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.

Acknowledged.

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.

Acknowledged. This response to the staff comments and a full set of revised plans have been provided along with a CD containing all of the submission documents.

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.

Acknowledged.

DIVERGENCE REVIEW

1. Applicant is requested a divergence to Section 1406.06. The applicant is proposing a 46-foot building height where roof pitches are 6/12 or greater and a 40-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.

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.

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.

We have researched the prior zoning cases, particularly ZC 2014-05, and are unaware of any prior divergences granted. This is now stated in the development plan text.

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.

Additional information concerning the placement of the temporary construction sign has been provided as well as an additional plan detail sheet (8 ½" x 11"). The sign is to be placed a minimum of 10'-0" back from the right of way line.

2. Revise the development plan text to clarify how many large temporary signs are proposed (Section 1803.01.Q.3.a).

Only one temporary sign location is being proposed and this is along State Route 3.

3. Revise the plans to illustrate the proposed height of the large temporary sign (Section 1803.01.Q.3.c).

The proposed sign drawing has been revised to indicate that the top of the sign will be at a maximum of 6'-0" above grade, compliant with Section 1803.01.Q.3.c.

4. Revise the plans to illustrate the proposed setback of the large temporary sign (Section 1803.01.Q.3.d).

Additional information concerning the placement of the temporary construction sign has been placed on the C2 – Site Concept Plan sheet as well as an additional plan detail sheet (8 ½" x 11") has been provided. The sign is to be placed a minimum of 10'-0" back from the right of way line.

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.

The development plan text has been changed to indicate that the existing sign located on State Route 3 is to remain and will be unchanged.

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.

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.

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.

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.

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".

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).

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).

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.

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.

The existing property sign located on the east side of the property facing State Route 3 is to remain intact. The sign message area is 30 sq. ft. and the top of the sign is at 5'-0" above the adjacent planter and 7'-0" above the adjacent grade. It has 50% of the sign area containing manually changeable type.

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.

These sections have been removed from the development plan text.

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).

The development plan text has been changed to indicate that the changeable copy is to be a manually changed copy and not a "mechanically" or digitally changed copy.

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.

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 requested hours of 12 am midnight to 6 am as requested.

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.

The temporary construction sign will be installed from approximately August 2019 to December of 2020 (completion of the project).

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).

Acknowledged.

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 comments were not available as of the date of this review (April 1, 2019).

At the time of this resubmission, comments from the fire department have been sent to your office

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

The Zoning Commission will consider the subject application during the regular meeting on April 8, 2019 at 7 PM in the Genoa Township Hall.