



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

As previously presented to the Zoning Commission, the Genoa Baptist Church has continued to grow and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a new stand-alone middle and high school building with a first-floor building footprint of 51,586 square foot, an exterior entry canopy of 1,070 square feet and a second-floor area of 12,850 square feet. The school building is to contain classrooms, offices, gym space, locker rooms, and large café and common space to serve both middle and high school grades. This building will allow the church to better meet the needs of their growing congregation and the community by allowing the existing church building to better function for the elementary grades with less congestion and competition for space and facilities in their existing building.

The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

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Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
- c. Staff has reviewed this application with the understanding that current zoning standards can only be applied to any new or revised improvements. Items which have been approved, installed, and are otherwise compliant and unchanged are not required to be altered or brought up to code. Similarly, prior approvals cannot be revoked. **Acknowledged.**
- d. The applicant has indicated in their plan text that they understand that the location of improvements in the plan, if approved, are exact, not approximate. Alterations, changes, or re-locations of improvements, including light poles, would require Township authorization and may even require submission of a final development plan amendment application. **Acknowledged.**
- e. The following is a list of staff recommendations for the proposal. Since these recommendations are not zoning restrictions, the applicant is not required to incorporate them into their plans.
 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
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- iv. A paved pedestrian path from the secondary parking lot west of the soccer field to the primary building should be considered as it is possible this lot may be utilized as overflow parking for larger events as well as polling which happens at the church and which may happen within the school. Similarly, pathway from the secondary parking lot to the soccer field should also be established to provide designated and easily traversable route. Both the recommended paths would be easier to use by those with physical disabilities and/or strollers.

The church has decided to not include any additional paved paths from the secondary parking lot west of the soccer field to the primary building. The church has agreed to provide a paved path from the school building to the east side of the soccer field, instead of a mulched path, but nothing further.

- f. The applicant should be aware that under the terms of the current Zoning Resolution (dated effective October 31, 2020), an approved final development amendment is valid for 3 years, even if such terms are not noted in the motion of approval. Should a Zoning Permit not be obtained, or at least applied for and actively pending a decision, approval of the final development amendment will become null and void. If the plan becomes null and void, approval of such plans would have to be re-obtained. The Trustees may, without a divergence request, extend this 3-year time period should they see fit. Such an extension should be noted in the motion of approval for the purposes of clarity. **NOTE: The applicant has acknowledged this fact.**

Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

TECHNICAL REVIEW ITEMIZED RESPONSES:

DEVELOPMENT REVIEW

1. ~~Identify the typical width of the newly proposed parking spaces on the site plan (Sections 1406.07.A and 1903.01).~~ RESOLVED March 22, 2021
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3. Provide a response in the development text for Section 1408. Said response should provide exact measurements to demonstrate compliance with each applicable standard. NOTE (3/22/2021): Item not sufficiently addressed. A breakdown list of each applicable setback and how they apply to each building should be provided within the development text. For example (could also be accomplished by inserting a table)...

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14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
15. All required permits shall be obtained prior to the commencement of any work. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
17. The applicant shall provide a response to comments letter (Section 2711.10) and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. **The responses and required CD have been provided with this resubmission.**
18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



21. Should the application be approved, the administrative steps outlined in Section 2713.01 of the Zoning Resolution shall be followed. NOTE: Applicant has acknowledged. No further action needed.

DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

ENGINEERING REVIEW

1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

This statement is no longer applicable, as the church has opted NOT to pay a fee in lieu of construction, but rather to construct the proposed turn lanes as shown on the "C3" and "C5" drawings in coordination with the Delaware County Engineers office. Please refer to Section 1406.03 on page 44 of the Development Text for additional information concerning the new access drive.

PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department did not provide any comments as of the date of this review.

ZONING COMMISSION REVIEW

1. The Zoning Commission will hold hearing on the subject application during their regular meeting on March 8, 2021. NOTE (3/22/2021): The hearing for this application was continued by the Zoning Commission on March 8, 2021. The continued hearing will occur during the Zoning Commission's regularly scheduled meeting on April 22, 2021

In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

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Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

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The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

Leaders and First Choice in Innovative Church Design and Building



Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
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 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
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Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

TECHNICAL REVIEW ITEMIZED RESPONSES:

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Required Front Parking Setback = 75 feet
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The Development Text has been changed to include a chart listing the required and proposed setbacks for the project that were introduced at the Zoning Commission meeting on April 12, 2021. This chart is located on page 48 in Section 1408.1 and is also included on Overall Concept Plan 2021-C3 to demonstrate compliance with the required standards.

4. ~~The side yard setback for the southern lot line needs to be revised. The current plans and materials note that it is 25 feet, which is incorrect. The setback should be calculated pursuant to NOTE A under Section 1408.01. The October 31, 2020 amendment of the Zoning Resolution, adopted after the 2019 plans, re-worded this standard. While the proposed school will still likely be compliant, the drawings and text need to be accurate; 30 ft. (height) + 402.46 ft. linear length of building = 432.46 ft. x ¼ = 108.115 ft. (required setback). RESOLVED March 22, 2021~~
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- ~~13. The applicant should be aware that by responding 'Not Applicable' to any standards in the development text, such a response could be interpreted that it is a prohibition. For example, by responding 'Not Applicable' to Section 1404.02, which permits Portable Storage Units on the property as an accessory use in accordance with Section 1707, the applicant may be unintentionally agreeing to not having any portable storage units on the~~

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14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
15. All required permits shall be obtained prior to the commencement of any work. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
17. The applicant shall provide a response to comments letter (Section 2711.10) and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. **The responses and required CD have been provided with this resubmission.**
18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



21. Should the application be approved, the administrative steps outlined in Section 2713.01 of the Zoning Resolution shall be followed. NOTE: Applicant has acknowledged. No further action needed.

DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

ENGINEERING REVIEW

1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

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1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

This statement is no longer applicable, as the church has opted NOT to pay a fee in lieu of construction, but rather to construct the proposed turn lanes as shown on the "C3" and "C5" drawings in coordination with the Delaware County Engineers office. Please refer to Section 1406.03 on page 44 of the Development Text for additional information concerning the new access drive.

PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department did not provide any comments as of the date of this review.

ZONING COMMISSION REVIEW

1. The Zoning Commission will hold hearing on the subject application during their regular meeting on March 8, 2021. NOTE (3/22/2021): The hearing for this application was continued by the Zoning Commission on March 8, 2021. The continued hearing will occur during the Zoning Commission's regularly scheduled meeting on April 22, 2021

In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

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DIVERGENCE REVIEW

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SIGN REVIEW

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PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department did not provide any comments as of the date of this review.

ZONING COMMISSION REVIEW

1. The Zoning Commission will hold hearing on the subject application during their regular meeting on March 8, 2021. NOTE (3/22/2021): The hearing for this application was continued by the Zoning Commission on March 8, 2021. The continued hearing will occur during the Zoning Commission's regularly scheduled meeting on April 22, 2021

In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

As previously presented to the Zoning Commission, the Genoa Baptist Church has continued to grow and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a new stand-alone middle and high school building with a first-floor building footprint of 51,586 square foot, an exterior entry canopy of 1,070 square feet and a second-floor area of 12,850 square feet. The school building is to contain classrooms, offices, gym space, locker rooms, and large café and common space to serve both middle and high school grades. This building will allow the church to better meet the needs of their growing congregation and the community by allowing the existing church building to better function for the elementary grades with less congestion and competition for space and facilities in their existing building.

The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

Leaders and First Choice in Innovative Church Design and Building



Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
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- e. The following is a list of staff recommendations for the proposal. Since these recommendations are not zoning restrictions, the applicant is not required to incorporate them into their plans.
 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
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Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

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Required Front Parking Setback = 75 feet
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14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
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16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
17. The applicant shall provide a response to comments letter (Section 2711.10) and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. **The responses and required CD have been provided with this resubmission.**
18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



21. Should the application be approved, the administrative steps outlined in Section 2713.01 of the Zoning Resolution shall be followed. NOTE: Applicant has acknowledged. No further action needed.

DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

ENGINEERING REVIEW

1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

This statement is no longer applicable, as the church has opted NOT to pay a fee in lieu of construction, but rather to construct the proposed turn lanes as shown on the "C3" and "C5" drawings in coordination with the Delaware County Engineers office. Please refer to Section 1406.03 on page 44 of the Development Text for additional information concerning the new access drive.

PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

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1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
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out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

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In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

As previously presented to the Zoning Commission, the Genoa Baptist Church has continued to grow and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a new stand-alone middle and high school building with a first-floor building footprint of 51,586 square foot, an exterior entry canopy of 1,070 square feet and a second-floor area of 12,850 square feet. The school building is to contain classrooms, offices, gym space, locker rooms, and large café and common space to serve both middle and high school grades. This building will allow the church to better meet the needs of their growing congregation and the community by allowing the existing church building to better function for the elementary grades with less congestion and competition for space and facilities in their existing building.

The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

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Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
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 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
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Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

TECHNICAL REVIEW ITEMIZED RESPONSES:

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14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
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16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
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18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



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DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

ENGINEERING REVIEW

1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

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Leaders and First Choice in Innovative Church Design and Building



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Ph. 614-889-0725
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DIVERGENCE REVIEW

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SIGN REVIEW

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1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

This statement is no longer applicable, as the church has opted NOT to pay a fee in lieu of construction, but rather to construct the proposed turn lanes as shown on the "C3" and "C5" drawings in coordination with the Delaware County Engineers office. Please refer to Section 1406.03 on page 44 of the Development Text for additional information concerning the new access drive.

PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department did not provide any comments as of the date of this review.

ZONING COMMISSION REVIEW

1. The Zoning Commission will hold hearing on the subject application during their regular meeting on March 8, 2021. NOTE (3/22/2021): The hearing for this application was continued by the Zoning Commission on March 8, 2021. The continued hearing will occur during the Zoning Commission's regularly scheduled meeting on April 22, 2021

In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

As previously presented to the Zoning Commission, the Genoa Baptist Church has continued to grow and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a new stand-alone middle and high school building with a first-floor building footprint of 51,586 square foot, an exterior entry canopy of 1,070 square feet and a second-floor area of 12,850 square feet. The school building is to contain classrooms, offices, gym space, locker rooms, and large café and common space to serve both middle and high school grades. This building will allow the church to better meet the needs of their growing congregation and the community by allowing the existing church building to better function for the elementary grades with less congestion and competition for space and facilities in their existing building.

The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

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Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
- c. Staff has reviewed this application with the understanding that current zoning standards can only be applied to any new or revised improvements. Items which have been approved, installed, and are otherwise compliant and unchanged are not required to be altered or brought up to code. Similarly, prior approvals cannot be revoked. **Acknowledged.**
- d. The applicant has indicated in their plan text that they understand that the location of improvements in the plan, if approved, are exact, not approximate. Alterations, changes, or re-locations of improvements, including light poles, would require Township authorization and may even require submission of a final development plan amendment application. **Acknowledged.**
- e. The following is a list of staff recommendations for the proposal. Since these recommendations are not zoning restrictions, the applicant is not required to incorporate them into their plans.
 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
 - ii. Re-locating the proposed dumpster enclosure away from the pedestrian path leading to the soccer field would likely improve the experience for anyone utilizing said path. **NOTE: This recommendation is no longer applicable. The location of the proposed dumpster has been clarified on the materials. Its location will no longer impact the pedestrian experience on the subject path. Acknowledged.**
 - iii. Constructing a multi-use path from the school, down the proposed entrance driveway to Via Florenza as well as a pedestrian crossing at Via Florenza to connect with the Mirasol sidewalk network, if the County Engineer determines that the latter could be done safely. **NOTE: The church has opted to not incorporate this recommendation into their designs. Acknowledged.**

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- iv. A paved pedestrian path from the secondary parking lot west of the soccer field to the primary building should be considered as it is possible this lot may be utilized as overflow parking for larger events as well as polling which happens at the church and which may happen within the school. Similarly, pathway from the secondary parking lot to the soccer field should also be established to provide designated and easily traversable route. Both the recommended paths would be easier to use by those with physical disabilities and/or strollers.

The church has decided to not include any additional paved paths from the secondary parking lot west of the soccer field to the primary building. The church has agreed to provide a paved path from the school building to the east side of the soccer field, instead of a mulched path, but nothing further.

- f. The applicant should be aware that under the terms of the current Zoning Resolution (dated effective October 31, 2020), an approved final development amendment is valid for 3 years, even if such terms are not noted in the motion of approval. Should a Zoning Permit not be obtained, or at least applied for and actively pending a decision, approval of the final development amendment will become null and void. If the plan becomes null and void, approval of such plans would have to be re-obtained. The Trustees may, without a divergence request, extend this 3-year time period should they see fit. Such an extension should be noted in the motion of approval for the purposes of clarity. **NOTE: The applicant has acknowledged this fact.**

Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

TECHNICAL REVIEW ITEMIZED RESPONSES:

DEVELOPMENT REVIEW

1. ~~Identify the typical width of the newly proposed parking spaces on the site plan (Sections 1406.07.A and 1903.01).~~ RESOLVED March 22, 2021
2. The open space figures detailed in the development plan text do not match those called out on Overall Concept Plan 2021-C3. Revise the development text and/or drawing to provide accurate numbers and to ensure consistency between the two documents (Section 1406.12). NOTE (3/22/21): Development text (page 7 – Section 1406.12) still does not match open space calculations on drawing C-3. The former states the amount is

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62.75%. The latter says 67%. Revise the submission to provide consistency or explain why the discrepancy exists. **As presented at the last Zoning Commission meeting, the figure was incorrect due to a last-minute re-calculation by the civil engineer prior to submission. The correct figure is 67% and the Development Text has been changed to coincide with these figures on Overall Concept Plan 2021-C3**

3. Provide a response in the development text for Section 1408. Said response should provide exact measurements to demonstrate compliance with each applicable standard. NOTE (3/22/2021): Item not sufficiently addressed. A breakdown list of each applicable setback and how they apply to each building should be provided within the development text. For example (could also be accomplished by inserting a table)...

Required Front Parking Setback = 75 feet
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The Development Text has been changed to include a chart listing the required and proposed setbacks for the project that were introduced at the Zoning Commission meeting on April 12, 2021. This chart is located on page 48 in Section 1408.1 and is also included on Overall Concept Plan 2021-C3 to demonstrate compliance with the required standards.

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- ~~6. All improvements agreed to and approved in ZC 2019-05 need to be illustrated on any applicable plan drawings. For example, the evergreen trees to be installed along the westernmost Lewis Center Road driveway are not shown on drawing 2021-L1 but they should be. Revise the materials as needed. RESOLVED March 22,2021~~
- ~~7. All improvements agreed upon in ZC 2019-05, or any other previous approvals, which are not explicitly proposed for alteration, deletion, or revision in this application shall still be required even if accidentally omitted from the updated drawings. As such, revise page 42 of the development text to add the verbiage found in Section 2712.18 of the Zoning Resolution. RESOLVED March 22,2021~~
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14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
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16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
17. The applicant shall provide a response to comments letter (Section 2711.10) and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. **The responses and required CD have been provided with this resubmission.**
18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



21. Should the application be approved, the administrative steps outlined in Section 2713.01 of the Zoning Resolution shall be followed. NOTE: Applicant has acknowledged. No further action needed.

DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

ENGINEERING REVIEW

1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

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Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

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19. An approved Final Development Plan Amendment shall be considered legally binding and enforceable. Violations shall be deemed a violation of the Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution (Section 2712.17). NOTE: Applicant has acknowledged. No further action needed.
20. Should the application be approved, said approval will be valid for 3 years, pursuant to the terms and conditions of Section 2712.19 of the Zoning Resolution, unless otherwise specified by the Board of Trustees. NOTE: Applicant has acknowledged. No further action needed.



21. Should the application be approved, the administrative steps outlined in Section 2713.01 of the Zoning Resolution shall be followed. NOTE: Applicant has acknowledged. No further action needed.

DIVERGENCE REVIEW

1. None requested in the submission dated February 8, 2021; ~~however, a divergence is needed regarding Section 1904 (see related comment under Development Review section above).~~

SIGN REVIEW

1. None.

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1. The planned development shall have storm water management plan, approved by the Delaware County Engineer, if required by said department (Section 1406.13). NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

TRAFFIC REVIEW

1. No information regarding traffic was submitted. Details regarding required traffic improvements that will be made should be included in the plan package. The most easily achieved by providing a copy of the traffic study approved by the County Engineer. NOTE (3/22/2021): A copy of the traffic analysis submitted to the County has been provided. It identifies that a southbound turn lane on Worthington Road is needed. The revised development text notes that the County has agreed to a fee in lieu of agreement which will permit the church to pay a fee to the County instead of constructing the turn lane. The money paid would have to be used on a traffic improvement in the general area.

This statement is no longer applicable, as the church has opted NOT to pay a fee in lieu of construction, but rather to construct the proposed turn lanes as shown on the "C3" and "C5" drawings in coordination with the Delaware County Engineers office. Please refer to Section 1406.03 on page 44 of the Development Text for additional information concerning the new access drive.

PUBLIC SAFETY REVIEW

1. ~~The Genoa Township Fire Marshal has expressed that a driveway access will need to be provided adjacent to the southern side of the proposed building. Revise the plans to provide said driveway.~~ RESOLVED March 22, 2021
2. The Genoa Township Fire Marshal is exercising a provision in the Fire Code which permits him to require a secondary point of access into the site. The proposed driveway



out to Worthington Road would satisfy this requirement. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.

3. The Genoa Township Police Department did not provide any comments as of the date of this review.

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1. The Genoa Township Maintenance Department did not provide any comments as of the date of this review.

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1. The Zoning Commission will hold hearing on the subject application during their regular meeting on March 8, 2021. NOTE (3/22/2021): The hearing for this application was continued by the Zoning Commission on March 8, 2021. The continued hearing will occur during the Zoning Commission's regularly scheduled meeting on April 22, 2021

In response to concerns presented by a few of the Genoa residents concerning the landscaping of the previous amendment:

The installation of the remaining landscaping and islands for the current building project was discussed and the proposed timing of this to take place was presented. This will include the installation of the evergreens to be planted along the main drive of the church at Lewis Center as stipulated in the previous submission (#2019296-permit issued 11-1-19).

Changes/corrections have been made to the Final Development Text from pages 41 to 79 to address these items, and they have been **highlighted for clarity**. In response to some questions presented at the Zoning Commission meeting of April 12, 2021, an additional letter sent from the Fire Marshal has been included (please see table of contents).

If you require additional information, please feel free to contact me. We appreciate your time and effort towards the permitting of this project.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
The McKnight Group
jhutcheson@mcknightgroup.com

Leaders and First Choice in Innovative Church Design and Building



April 22, 2021

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

Re: Case No. ZC 2021-01

Dear Genoa Township Trustees,

Thank you for hearing our request to Amend the Final Development Plan for The Genoa Baptist Church, located at 7562 Lewis Center Road, Westerville, Ohio 43082 as the church is seeking approval to revise and amend their previously approved Final Development Plan (#2019296-permit issued 11-1-19).

We are requesting to be included in the Trustees hearing on May 3 2021 to present our proposal. We are providing a couple of additional documents with this resubmission pursuant to addressing comments presented at the recent Zoning Commission meeting of April 12, 2021 as well as responses to staff comments in the Memorandum and Technical Review received, both dated Aprils 6, 2021.

As previously presented to the Zoning Commission, the Genoa Baptist Church has continued to grow and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a new stand-alone middle and high school building with a first-floor building footprint of 51,586 square foot, an exterior entry canopy of 1,070 square feet and a second-floor area of 12,850 square feet. The school building is to contain classrooms, offices, gym space, locker rooms, and large café and common space to serve both middle and high school grades. This building will allow the church to better meet the needs of their growing congregation and the community by allowing the existing church building to better function for the elementary grades with less congestion and competition for space and facilities in their existing building.

The church is still interested in modifying the previously approved landscaping and parking lot re-striping as originally agreed to in their 2019 submission to reflect the new additions being proposed with this submission. We have provided the original development text along with this submission which includes minor directional information pointing to the additional Amendment to the Final Development Plan text for the changes that are being proposed, as well as reflecting the changes to the Genoa Township Zoning Ordinances dated October 31, 2020.

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Itemized responses to the staff comments in the Memorandum from Joe Shafer to the Genoa Township Zoning Commission dated April 6, 2021 are as follows (yellow highlighting is Genoa comments, green highlighting is for current changes):

Staff Comments:

- a. Staff's technical review is attached to this memorandum. **Acknowledged.**
- b. The applicant has acknowledged that their request is a major amendment (see page 41 of the development text). As such, this application will have to also be reviewed by the Board of Trustees. **Acknowledged.**
- c. Staff has reviewed this application with the understanding that current zoning standards can only be applied to any new or revised improvements. Items which have been approved, installed, and are otherwise compliant and unchanged are not required to be altered or brought up to code. Similarly, prior approvals cannot be revoked. **Acknowledged.**
- d. The applicant has indicated in their plan text that they understand that the location of improvements in the plan, if approved, are exact, not approximate. Alterations, changes, or re-locations of improvements, including light poles, would require Township authorization and may even require submission of a final development plan amendment application. **Acknowledged.**
- e. The following is a list of staff recommendations for the proposal. Since these recommendations are not zoning restrictions, the applicant is not required to incorporate them into their plans.
 - i. A small, freestanding sign at the Worthington Road entrance would assist with identification and wayfinding for those not familiar with the area or Genoa Baptist's campus. Lack of signage could cause confusion resulting in a potential safety hazard. **NOTE: The applicant has agreed to add a second freestanding sign at the aforementioned location. Its design will mirror that of the sign permitted for the Lewis Center Road entrance; however, the content of the message will likely differ, advertising the school instead of the church. Acknowledged.**
 - ii. Re-locating the proposed dumpster enclosure away from the pedestrian path leading to the soccer field would likely improve the experience for anyone utilizing said path. **NOTE: This recommendation is no longer applicable. The location of the proposed dumpster has been clarified on the materials. Its location will no longer impact the pedestrian experience on the subject path. Acknowledged.**
 - iii. Constructing a multi-use path from the school, down the proposed entrance driveway to Via Florenza as well as a pedestrian crossing at Via Florenza to connect with the Mirasol sidewalk network, if the County Engineer determines that the latter could be done safely. **NOTE: The church has opted to not incorporate this recommendation into their designs. Acknowledged.**

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- iv. A paved pedestrian path from the secondary parking lot west of the soccer field to the primary building should be considered as it is possible this lot may be utilized as overflow parking for larger events as well as polling which happens at the church and which may happen within the school. Similarly, pathway from the secondary parking lot to the soccer field should also be established to provide designated and easily traversable route. Both the recommended paths would be easier to use by those with physical disabilities and/or strollers.

The church has decided to not include any additional paved paths from the secondary parking lot west of the soccer field to the primary building. The church has agreed to provide a paved path from the school building to the east side of the soccer field, instead of a mulched path, but nothing further.

- f. The applicant should be aware that under the terms of the current Zoning Resolution (dated effective October 31, 2020), an approved final development amendment is valid for 3 years, even if such terms are not noted in the motion of approval. Should a Zoning Permit not be obtained, or at least applied for and actively pending a decision, approval of the final development amendment will become null and void. If the plan becomes null and void, approval of such plans would have to be re-obtained. The Trustees may, without a divergence request, extend this 3-year time period should they see fit. Such an extension should be noted in the motion of approval for the purposes of clarity. **NOTE: The applicant has acknowledged this fact.**

Additional information has been provided in itemized responses to the Technical Review comments dated April 6, 2021, as listed below. In addition, drawings have been revised and improved, and are included with this resubmission for your review.

TECHNICAL REVIEW ITEMIZED RESPONSES:

DEVELOPMENT REVIEW

1. ~~Identify the typical width of the newly proposed parking spaces on the site plan (Sections 1406.07.A and 1903.01).~~ RESOLVED March 22, 2021
2. The open space figures detailed in the development plan text do not match those called out on Overall Concept Plan 2021-C3. Revise the development text and/or drawing to provide accurate numbers and to ensure consistency between the two documents (Section 1406.12). NOTE (3/22/21): Development text (page 7 – Section 1406.12) still does not match open space calculations on drawing C-3. The former states the amount is

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62.75%. The latter says 67%. Revise the submission to provide consistency or explain why the discrepancy exists. **As presented at the last Zoning Commission meeting, the figure was incorrect due to a last-minute re-calculation by the civil engineer prior to submission. The correct figure is 67% and the Development Text has been changed to coincide with these figures on Overall Concept Plan 2021-C3**

3. Provide a response in the development text for Section 1408. Said response should provide exact measurements to demonstrate compliance with each applicable standard. NOTE (3/22/2021): Item not sufficiently addressed. A breakdown list of each applicable setback and how they apply to each building should be provided within the development text. For example (could also be accomplished by inserting a table)...

Required Front Parking Setback = 75 feet
Proposed Front Parking Setback = (insert proposal)

.....

Building Side Building Setback = 105.75 feet
Proposed Side Building Setback = (insert proposal)

The Development Text has been changed to include a chart listing the required and proposed setbacks for the project that were introduced at the Zoning Commission meeting on April 12, 2021. This chart is located on page 48 in Section 1408.1 and is also included on Overall Concept Plan 2021-C3 to demonstrate compliance with the required standards.

- ~~4. The side yard setback for the southern lot line needs to be revised. The current plans and materials note that it is 25 feet, which is incorrect. The setback should be calculated pursuant to NOTE A under Section 1408.01. The October 31, 2020 amendment of the Zoning Resolution, adopted after the 2019 plans, re-worded this standard. While the proposed school will still likely be compliant, the drawings and text need to be accurate; 30 ft. (height) + 402.46 ft. linear length of building = 432.46 ft. x ¼ = 108.115 ft. (required setback). RESOLVED March 22, 2021~~
- ~~5. The number of parking spaces provided does not comply with the Zoning Resolution. 789 parking spaces are required by code, however, only 724 are provided; a shortage of 65 spaces. The applicant has noted that the number of spaces proposed is adequate for the church's needs due to the off-set operating hours/days of the church and the school. The Zoning Resolution does not contain a provision which allows for the number of required~~

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~~parking spaces provided to be reduced as a result of off-setting operating hours. Revise the plans to provide required number of parking spaces or request a divergence. RESOLVED March 22,2021~~

- ~~6. All improvements agreed to and approved in ZC 2019-05 need to be illustrated on any applicable plan drawings. For example, the evergreen trees to be installed along the westernmost Lewis Center Road driveway are not shown on drawing 2021-L1 but they should be. Revise the materials as needed. RESOLVED March 22,2021~~
- ~~7. All improvements agreed upon in ZC 2019-05, or any other previous approvals, which are not explicitly proposed for alteration, deletion, or revision in this application shall still be required even if accidentally omitted from the updated drawings. As such, revise page 42 of the development text to add the verbiage found in Section 2712.18 of the Zoning Resolution. RESOLVED March 22,2021~~
- ~~8. There are several unidentified gray blobs along the proposed driveway to Worthington Road on drawing 2021-L1. Revise the drawing to identify these features. RESOLVED March 22,2021~~
- ~~9. Plan drawings C-2 and C-3 are missing setback lines for the along the western and southern lot lines. Revise the drawings to illustrate said setbacks. RESOLVED March 22,2021~~
- ~~10. A rear setback line is incorrectly illustrated on drawing C-3. Since the tract is a corner lot, it has no rear lot line or setback, only fronts and sides (see definition of Lot Lines in Article 4 of the Zoning Resolution). Re-label said line as a side setback line. RESOLVED March 22,2021~~
- ~~11. Revise the response to Section 1606 (page 48-49) to "Acknowledge". Since this the zoning district and project is considered a planned development, it is not subject to the one principal building per lot standard. RESOLVED March 22,2021~~
- ~~12. The address of the church is incorrectly stated in the cover letter dated February 5, 2021 as well as on page 41 of the Amendment to the Plan Development Text. Correct accordingly. RESOLVED March 22,2021~~
- ~~13. The applicant should be aware that by responding 'Not Applicable' to any standards in the development text, such a response could be interpreted that it is a prohibition. For example, by responding 'Not Applicable' to Section 1404.02, which permits Portable Storage Units on the property as an accessory use in accordance with Section 1707, the applicant may be unintentionally agreeing to not having any portable storage units on the~~

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~~site, a self-imposed prohibition. If this is not the intent of the applicant, they may want to revisit their responses to some of these items and change their response to 'Acknowledge' instead.~~ RESOLVED March 22, 2021

14. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
15. All required permits shall be obtained prior to the commencement of any work. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
16. 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: Applicant has acknowledged this in their submittal materials. No further action needed.
17. The applicant shall provide a response to comments letter (Section 2711.10) and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. **The responses and required CD have been provided with this resubmission.**
18. 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 pursuant to the provisions of Section 2710 of the Zoning Resolution. NOTE: Applicant has acknowledged this in their submittal materials. No further action needed.
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