

PZC 200-08

Date Filed: 7-13-00
Notice Mailed: _____
Date Published: 8-16-00

GENOA TOWNSHIP
MODIFICATION OF
APPLICATION FOR DEVELOPMENT PLAN APPROVAL

Name of Owner: M/I Schottenstein Homes, Inc.

Mailing Address: 3 Easton Oval, Suite 500

City: Columbus Zip: 43219

Phone: Business: (614) 418-8000 Home: _____

Address of Property: Worthington Road (east side); Big Walnut (south side)

City: Westerville Zip: 43082

Range 17 Twp. 3 Section 2 Farm lot 11, 12 & 13

Subdivision Name: The Oaks at Highland Lakes Lot No. _____

Present Zoning District PD1 Present Use vacant farm land

Proposed Uses single family residential

FINAL DEVELOPMENT PLAN
Approved: 10-25-00
effective: 11-24-00

Please include:

Filing fee (see fee schedule)

15 copies of the site plan along with a complete description of the changes to the approved development plan.

A list of property owners within 500 feet of your property.

Two sets of addressed envelopes with postage applied for the list of adjoining property owners.

The undersigned certifies that this application and the attachments thereto contain all information required by the zoning resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicant agrees to be bound by the provisions of the zoning resolution of Genoa Township, Delaware County, Ohio.

Date _____ Signature Stephen Caplan

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Original Zoning # 9913
* Also See Entrance Feature Dev. Plan PZC 2002-05



Columbus Division
3 Easton Oval
Suite 310
Columbus, Ohio 43219

614/418-8500
614/418-8484 Fax

June 29, 2006

Delaware County Engineer
50 Channing Street
Delaware, Ohio 43015

Attention: Mr. Brett Bergerford

Re: Oaks @ Highland Lakes Subdivision

Dear Mr. Bergerford:

It has been brought to my attention that some as-built surveys for lots in the Oaks @ Highland Lakes subdivision vary more than the two-tenths allowed from the Master Grading Plan. However, these lots have been sodded and, to the best of my knowledge, they do drain properly.

I can assure you that if there are any drainage issues or associated damages and/or legal matters that arise due to drainage issues in the Oaks @ Highland Lakes subdivision, M/I Homes will take full responsibility to resolve these issues as we always have in the past. Having said that, I am hopeful you will final out all the lots in question and will work with us on lots in the future that may be affected by these questionable lots.

Thank you for your cooperation in this matter.

Sincerely,

Gary Reifter
Division President

GR/ds

Re'cd via e-mail 7/10/06
m/I's letter of responsibility for drainage
issues.



M/I SCHOTTENSTEIN HOMES

Listed on the New York Stock Exchange

www.mihomes.com

FAXED
Thursday, October 30, 2003

VIA FACSIMILE 882-7143

Ms. Leslie Warthman
Zoning Officer
Genoa Township
5111 South Old 3C Highway
Westerville, Ohio 43082

Re: Oaks at Highland Lakes Phase 5

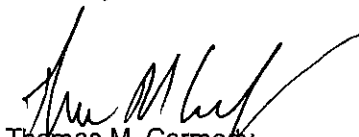
Dear Ms. Warthman:

Please note the following per our discussion:

1. Construction of the temporary access road from Worthington Road east to Alston Grove Drive will be completed prior to issuing zoning permits in Oaks at Highland Lakes Phases 5 and 6.
2. The access road will be constructed 16' wide composed of 6", #2 stone and 3", 304 stone. No parking signs will be posted on each end of the access road. The access road will be located south of Reserve A in Oaks at Highland Lakes Phase 1 and north of the existing wetland in Reserve D. The exact location of the access road will be determined in the field.
3. The access road will be removed upon completion of Oaks at Highland Lakes Phase 4 intersection at Big Walnut Road. Upon removal, any damaged landscaping or trees will be restored.

If you have any questions please call be at (614)418-8787. Thank you.

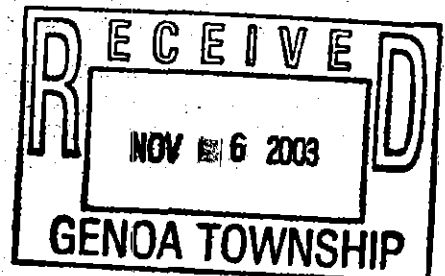
Sincerely,


Thomas M. Carmody
Land Construction Manager

TMC:vhl

FAXED
10/30/03

Cc: Kevin Kerschner, R.D. Zande & Associates, Inc. (via fax 486-4387)
Paul Deel, Delaware County, Planning Division (via fax 740-833-2399)
Joe Dryden, Genoa Township Fire Department (via fax 895-1255)



Professional Subdivision and Association Managers, Ltd.

P.O. Box 395 • Grove City, Ohio 43123 • (O) 614-539-7726 • (F) 614-539-7727 • www.PSAM.net

September 2, 2003

Re: Oaks at Highland Lakes
Fountains installation

To whom it may concern,

As instructed this is a written request for the installation of (2) two fountains one in each of (2) two detention ponds as marked on the attached plan. The fountains' purpose serves to aerate and circulate water in the indicated detention ponds, as well as providing a visually pleasing feature.

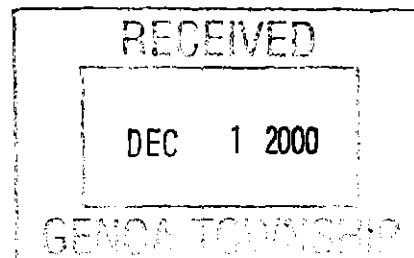
Morgan von Lohr IV
Professional Subdivision and Association Managers, Ltd

**M/I SCHOTTENSTEIN HOMES, INC.***www.mihomes.com*

December 1, 2000

VIA FACIMILE:

Leslie Warthman
Genoa Township Zoning Officer
5111 South Old 3C Highway
Westerville, OH 43082
Fax: (614) 895-1255



Re: The Oaks at Highland Lakes

Dear Leslie:

In reference to your letter dated November 30, 2000 to Phil Laurien, M/I is in agreement with the idea of making park improvements to the central park space. Although we have not completed any design drawings we anticipate making the following improvements:

1. Small multi-structured tot lot with climbing structures and swings on a soft, mulch, playing surface.
2. Site furnishings such as park benches (2) and trash receptacles (1).

These park improvements will be connected to adjacent neighborhoods with an asphalt path system.

It is anticipated that these improvements will be developed with the first phase of development, and will be maintained by the homeowner's association.

Feel free to call if you have any questions.

Sincerely,

Stephen M. Caplinger,
Manager Columbus Land Development

SMC/hmw



M/I SCHOTTENSTEIN HOMES, INC.

www.mihomes.com

September 26, 2000

VIA HAND DELIVERY

Leslie Warthman
Genoa Township Zoning Inspector
5111 S. Old 3C Road
Westerville, Ohio 43082

Re: The Oaks - Zoning Amendment

Dear Leslie:

One of the requirements of the zoning meeting was to update the phasing plan for The Oaks. Enclosed is the revised phasing plan, which anticipates the first phase to begin in 2000 with a 5-year build out.

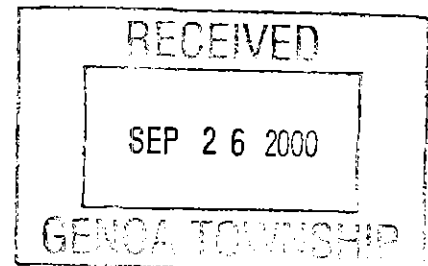
Please call if you have any questions.

Sincerely,

Stephen Caplinger
Manager, Columbus Land Development

SC/lje
enclosure

cc: Paul S. Coppel



July 12, 2000

M/I Schottenstein Homes, Inc
3 Easton Oval, Suite 540
Columbus, Ohio 43219

Re: The Oaks at Highland Lakes
RDZ JN: 3149.0

Dear Mr. Stephen Caplinger

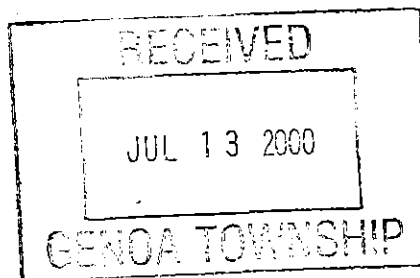
We have reviewed the current layout of The Oaks at Highland Lakes (dated: June 1, 2000) and believe there is adequate room to meet the County's stormwater detention requirements. Additionally, we have also reviewed the new road configuration and find that it corresponds with County requirements.

Very Truly Yours,
R.D. ZANDE & ASSOCIATES, INC.



Mr. Jason R. Coffee, P.E.
Vice President

cc: Leslie Warthman, Genoa Twp Zoning Inspector
File



**R.D. Zande &
Associates, Inc.**

1237 DUBLIN ROAD • COLUMBUS, OHIO 43215 • (614) 486-4383 • FAX (614) 486-4387 • 1-800-340-2743
10560 ASHVIEW PLACE • SUITE 110 • CINCINNATI, OHIO 45242 • (513) 769-5009 • FAX (513) 769-5030
424 SECOND STREET • SAINT ALBANS, WEST VIRGINIA 25177 • (304) 722-7251 • FAX (304) 722-7252
156 WOOD STREET • BUCKHANNON, WEST VIRGINIA 26201 • (304) 472-7140 • FAX (304) 472-6239

<i>Owners Name</i>	<i>Parcel No.</i>	<i>Acreage</i>	<i>Mailing Address</i>
Christy L Viers	317-240-02-001-000	1.0	6638 Big Walnut Rd. Galena, Ohio 43021
	317-240-02-002-000	4.00	
Richard John Ziebro	317-240-02-003-000		207 Baker Street London, Ohio 44254
Gary Scott & Donna L. Walker	317-240-02-005-000	2.0	6770 Big Walnut Galena, Ohio 43021
Steven L. Faulkner & Sandra K. Parks	317-240-02-006-000	4	6800 Big Walnut Galena, Ohio 43021
Mark C & Kathy Burnett	317-240-02-011-001	1.465	4480 Scissortatic Loop Westerville, Ohio 43081
	317-240-02-012-001	9.975	
Lester D & Ruth Ann Noble	317-230-03-037-000	4.150	6225 Freeman Rd. Westerville, Ohio 43082
	317-230-03-040-000	5.59	
	317-230-03-042-000		
Franklin L. & Janice L. Cohagan	317-230-03-030-000	4.024	6019 Freeman Rd. Westerville, Ohio 43082
W. Larry Bentley	317-230-03-025-000	Lot 915	5923 Freeman Rd. Westerville, Ohio 43082
	317-230-03-027-000	3.40	
Edward G. & Barbara A. Martin	317-230-03-023-000	Lot 914	5903 Freeman Rd. Westerville, Ohio 43082
	317-230-03-024-000	3.760	
William W. & Eilene F. Patton Co-Trusts	317-230-03-021-000	4.0	5827 Freeman Rd. Westerville, Ohio 43082
M/I Schottenstein Homes, Inc.	317-230-03-009-000	3.622	3 Easton Oval, Suite 420 Columbus, Ohio 43219
	317-230-03-002-000	28.010	
	317-230-03-003-000	140.40	
	317-230-03-004-000	6.94	
	317-230-03-041-000	10	
Donald R. Kenney, Trustee	317-230-03-005-000	Lot 1181	6099 Frantz Rd. Dublin, Ohio 43017
	317-230-03-006-000	Lot 1180	
Harold B. & Joan C. Derstine	317-230-03-001-000	21.0	5481 Worthington Rd. Westerville, Ohio 43082
Vincent & Gina Romanelli	317-240-01-029-000	34.9	6745 Temperance Point St. Westerville, Ohio 43082

Fannie Cooperider Etal	317-230-04-093-000	3.220	5514 Worthington Rd.	Westerville, Ohio 43082
Roderick D. Budd	317-230-04-092-000	2.260	5570 Worthington Rd.	Westerville, Ohio 43082
Terry R. & Carmela Powers	317-230-04-090-000	1.0	5660 Worthington Rd.	Westerville, Ohio 43082
Mark E. Harris	317-240-02-010-000	1.698	1811 S. Galena Rd.	Galena, Ohio 43021
	317-240-02-011-000	4.357		
	317-240-02-012-000	2.923		
Mark C. & Kathy J. Burnett	317-240-02-010-001	1.465	4980 Scissortrail loop	Westerville, Ohio 43081
	317-240-02-012-001	9.975		
Dennis E. Queen	317-240-02-007-000	1.280	6838 Big Walnut Rd.	Galena, Ohio 43021
Franklin Beverly	317-240-02-008-000	1.00	6374 Big Walnut Rd.	Galena, Ohio 43021
George I. Samour	317-230-03-012-000	0.610	2217 Sawbury Blvd.	Columbus, Ohio 43215
Jeffrey R. Yocca Builders, Inc.	317-230-02-005-000	13.924	6105 Memorial Dr. #100	Dublin, Ohio 43017
Bradley Carl & Viki Lynne Fogel	317-230-02-007-000	1.220	5277 Worthington Rd.	Westerville, Ohio 43082
Patricia F. Martin	317-230-02-006-00	1.510	5241 Worthington Rd.	Westerville, Ohio 43082

Blackhawk Forest Subdivision

Ray M & Linda J. Mayo	317-243-01-025-000	Lot 1668	6653 Blackhawk Circle	Westerville, Ohio 43082
Saran Toukan	317-243-01-024-000	Lot 1669	6631 Blackhawk Circle	Westerville, Ohio 43082
Mark Fox	317-243-01-023-000	Lot 1670	6619 Blackhawk Circle	Westerville, Ohio 43082
Cynthia F. Hatch Trustee	317-243-01-022-000	Lot 1671	6595 Blackhawk Circle	Westerville, Ohio 43082
John K. & Deborah L. Dieker	317-243-01-021-000	Lot 1672	6573 Blackhawk Circle	Westerville, Ohio 43082
William R. & Lynda E. Jones	317-243-01-020-000	Lot 1673	6551 Blackhawk Circle	Westerville, Ohio 43082
R. Craig Ramsey	317-243-01-019-000	Lot 1674	6533 Blackhawk Circle	Westerville, Ohio 43082
Robert E. Daugherty	317-243-01-018-000	Lot 1675	6521 Blackhawk Circle	Westerville, Ohio 43082
Patricia Sue Starkey	317-243-01-027-000	Lot 1666	5520 Blackhawk Forest Drive	Westerville, Ohio 43082
David M. & Diana L. Frederick	317-243-01-028-000	Lot 1665	8633 State Route 273	Belle Center, Ohio 43310
William R & Candy S. Peak	317-243-01-029-000	Lot 1664	5472 Blackhawk Forest Drive	Westerville, Ohio 43082
Timothy S. & Melanie A. Schamaun	317-243-01-030-000	Lot 1663	5454 Blackhawk Forest Drive	Westerville, Ohio 43082

Craig W. Charleston & Pamela L. Hallberg	317-243-01-031-000	Lot 1662	5432 Blackhawk Forest Drive	Westerville, Ohio 43082
Richard P. Schnorf & Beth Ann Davis	317-243-01-032-000	Lot 1661	5420 Blackhawk Forest Drive	Westerville, Ohio 43082
Thomas M. Buoni & Tonya J. Gioffre	317-243-01-033-000	Lot 1660	5408 Blackhawk Forest Drive	Westerville, Ohio 43082
William H. & Terri C. Quigley	317-243-01-034-000	Lot 1659	5398 Blackhawk Forest Drive	Westerville, Ohio 43082
Jeffrey W. & Nan P. Neff	317-243-01-035-000	Lot 1658	5390 Blackhawk Forest Drive	Westerville, Ohio 43082
Douglas K. & Kelly J. Krinsky	317-243-01-038-000	Lot 1655	5405 Blackhawk Forest Drive	Westerville, Ohio 43082
William Thomas Jr. & Theresa Anne Bolon	317-243-01-039-000	Lot 1654	5458 Blackhawk Forest Drive	Westerville, Ohio 43082
James L. Evans & Jerry L. Ruyan	317-243-01-040-000	Lot 1653	5977 Blackhawk Forest Drive	Westerville, Ohio 43082
Tony V. & Marianne Goss	317-243-01-041-000	Lot 1652	5495 Blackhawk Forest Drive	Westerville, Ohio 43082
J. Jay & Diane L. Gilliland	317-243-01-047-000	Lot 1647	6712 Nighthawk Court	Westerville, Ohio 43082
David M. & Teresa L. Nebraska	317-243-02-001-000	Lot 1689	6666 Blackhawk Circle	Westerville, Ohio 43082
Charles R. & Nancy K. Holmes, Co-Tr.	317-243-01-026-000	Lot 1667	6669 Blackhawk Circle	Westerville, Ohio 43082
Mary E. Roepcke	317-243-02-002-000	Lot 1688	6636 Blackhawk Circle	Westerville, Ohio 43082
John M. & Margaret C. Ennis	317-243-02-003-000	Lot 1687	6608 Blackhawk Circle	Westerville, Ohio 43082
Earl W. Elleman, III, Trust	317-243-02-004-000	Lot 1686	6580 Blackhawk Circle	Westerville, Ohio 43082
Jon & Susan Marcklinger	317-243-02-005-000	Lot 1685	6530 Blackhawk Circle	Westerville, Ohio 43082
Blair C. & Patricia C. Irvin	317-243-01-017-000	Lot 1676	9152 Burget Road	Orient, Ohio 43146
David L. & Linda A. Grubbs	317-243-01-012-000	Lot 1680	6541 Blackhawk Circle	Westerville, Ohio 43082
Jeffrey P. & Cheryl L. Kuisti	317-243-01-011-000	Lot 1681	6565 Blackhawk Circle	Westerville, Ohio 43082
Larry D. & Leslie A. Buckholtz	317-243-01-007-000	Lot 1683	6556 Blackhawk Circle	Westerville, Ohio 43082
Brady B. & Jill L. Wagner	317-243-02-006-000	Lot 1684	6520 Blackhawk Circle	Westerville, Ohio 43082
Dorothy E. Driskell	317-243-01-014-000	Lot 1678	6525 Blackhawk Circle	Westerville, Ohio 43082
Paul F. & Kathleen A. Schroeder	317-243-01-013-000	Lot 1679	6529 Blackhawk Circle	Westerville, Ohio 43082
Eric M. & Julie R. Matovich	317-243-01-016-000	Lot 1677	6505 Blackhawk Circle	Westerville, Ohio 43082
Richard J. Cracolice	317-243-02-080-000	Lot 1682	6584 Blackhawk Circle	Westerville, Ohio 43082
Ray M. Mayo	317-243-01-036-000	Lot 1657	5388 Blackhawk Circle	Westerville, Ohio 43082
Bernard J. & Susan P. Doman	317-243-02-009-000	Lot 1690	6610 Blackhawk Circle	Westerville, Ohio 43082

Belcher Subdivision

John M. Cover & Theresa M. Hahn	317-240-02-004-000	Lot 1422	6750 Big Walnut Rd.	Galena, Ohio 43021
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Freeman Meadows Subdivision

Paul Edward J. & Donna F. Anderson	317-230-03-014-000	Lot 1406	5657 Freeman Rd.	Westerville, Ohio 43082
Philip H. & Kathleen A. Gross	317-230-03-015-000	Lot 1407	5701 Freeman Rd.	Westerville, Ohio 43082
Pasquale & Debra L. Giammarco	317-230-03-016-000	Lot 1408	5719 Freeman Rd.	Westerville, Ohio 43082
James A. & Barbara C. Wingert	317-230-03-017-000	Lot 1409	5473 Freeman Rd.	Westerville, Ohio 43082
John W. & Florence A. Dye	317-230-03-018-000	Lot 1410	5789 Freeman Rd.	Westerville, Ohio 43082
Mary L. Weikert	317-230-03-019-000	Lot 1411	5803 Freeman Rd.	Westerville, Ohio 43082

Eagan Subdivision

Edward A. & Rosemary R. Eagan Trustees	317-230-03-010-000	Lot 1751	5631 Freeman Rd.	Westerville, Ohio 43082
	317-230-03-011-000	Lot 1752		
	317-230-03-013-000	Lot 1753		

Africa Walnut Ridge Addition

Fred J. & Brenda Gaines	317-230-02-008-000	Lot 579	6319 Big Walnut Rd.	Galena, Ohio 43021
Guy R. & Marylee C. Mikulec	317-230-02-010-000	Lot 581	6433 Big Walnut Rd.	Galena, Ohio 43021
Jonathan Glen Hardbarger	317-230-02-011-000	Lot 582	6457 Big Walnut Rd.	Galena, Ohio 43021
Michael J.B & Lilly Ann Crawford	317-230-02-012-000	Lot 583	6479 Big Walnut Rd.	Galena, Ohio 43021
Frank L. & Mary E. Irion	317-230-02-013-000	Lot 584	6515 Big Walnut Rd.	Galena, Ohio 43021
Robert J. Seeley	317-230-02-014-000	Lot 585	6543 Big Walnut Rd.	Galena, Ohio 43021
Jerry M. & Donna B. Seeley	317-230-02-015-000	Lot 586	6575 Big Walnut Rd.	Galena, Ohio 43021
Christopher T. & Miller & Alisia Mills	317-230-05-009-000	Lot 580	6401 Big Walnut Rd.	Galena, Ohio 43021

Highland Lakes North Section 3

David M. & Kathleen L. Eyestone	317-230-05-029-000	Lot 2916	5757 St. George Ave.	Westerville, Ohio 43082
Mark A. Grogg	317-230-05-028-000	Lot 2915	5771 St. George Ave.	Westerville, Ohio 43082
Randall R. & Mary E. Holton	317-230-05-027-000	Lot 2914	5787 St. George Ave.	Westerville, Ohio 43082
Paul K. & Kelly A. Kucher	317-230-05-026-000	Lot 2913	5815 Crystal Court	Westerville, Ohio 43082

Ashu & Shalini Sarna	317-230-05-025-000	Lot 2912	5821 Crystal Court	Westerville, Ohio 43082
Marc E. & Kristen Joy Rongaus	317-230-05-024-000	Lot 2911	5839 Crystal Court	Westerville, Ohio 43082
Alan & Patricia Roman	317-230-05-023-000	Lot 2910	5842 Crystal Court	Westerville, Ohio 43082
Owen Bradley & Jan A. Jones	317-230-05-022-000	Lot 2909	5834 Crystal Court	Westerville, Ohio 43082
Richard P. & Carla J. Lahrman	317-230-05-021-000	Lot 2908	5831 St. George Ave.	Westerville, Ohio 43082
Raymond A. & Anne K. Heimann	317-230-05-020-000	Lot 2907	5839 St. George Ave.	Westerville, Ohio 43082
Eduardo & Maria Alejandre	317-230-05-017-000	Lot 2904	5901 Shadow Creek Dr.	Westerville, Ohio 43081
Michael & Sandra L. Schwartz	317-230-05-016-000	Lot 2903	5917 Shadow Creek Dr.	Westerville, Ohio 43081
Richard L. & Karen L. Konkolewski	317-230-05-015-000	Lot 2902	5787 Camargo Court	Westerville, Ohio 43081
Chanvit & Maureen A. Vindvamar	317-230-05-014-000	Lot 2901	5809 Camargo Court	Westerville, Ohio 43081
Keith B. & Christina L. Nicol	317-230-05-013-000	Lot 2900	5821 Camargo Court	Westerville, Ohio 43081
R. Corp. SS LTD.	317-230-05-012-000	Lot 2899	5050 Pinecreek Drive	Westerville, Ohio 43081
R. Corp. SS LTD.	317-230-05-011-000	Lot 2898		
R. Corp. SS LTD.	317-230-05-004-000	Lot 2891		
Timothy Lee & Carolyn Jo Schneider	317-230-05-010-000	Lot 2897	5798 Camargo Court	Westerville, Ohio 43082
Michael E. & Julie A. Hager	317-230-05-009-000	Lot 2896	5782 Camargo Court	Westerville, Ohio 43082
Timothy J. & Sandra A. Barber	317-230-05-008-000	Lot 2895	5943 Shadow Creek Dr.	Westerville, Ohio 43082
Timothy M. & Pamela P. Martin	317-230-05-007-000	Lot 2894	5965 Shadow Creek Dr.	Westerville, Ohio 43082
Gus M. & Emma E. Shihab	317-230-05-006-000	Lot 2893	5737 Seminole Way	Westerville, Ohio 43082
Tina Milano - Tavella	317-230-05-005-000	Lot 2892	5742 Seminole Way	Westerville, Ohio 43082
Douglas J. & Claudia M. Loysen	317-230-05-003-000	Lot 2890	5712 Seminole Way	Westerville, Ohio 43082
William J. & Jean E. Damko	317-230-05-002-000	Lot 2889	5688 Seminole Way	Westerville, Ohio 43082
John J. & Michelle Olak	317-230-05-001-000	Lot 2888	5672 Seminole Way	Westerville, Ohio 43082

Highland Lakes North Section 4

Romanelli & Hughes Building Co.	317-230-08-029-000	Lot 3814	148 W.Schrock Rd	Westerville, Ohio 43081
	317-230-05-052-000	Lot 3859		
	317-230-08-022-000	Lot 3821		

Matthew J. & Stacy A. Thompson	317-230-08-028-000	Lot 3815	5550 St. George Ave.	Westerville, Ohio 43082
Thomas J. & Christine E. O'Reilly	317-230-08-027-000	Lot 3816	5482 Stillwater Ave.	Westerville, Ohio 43081
Linda L. Rollins	317-230-08-026-000	Lot 3817	5505 Bellerive Place	Westerville, Ohio 43082
Gary M. & Melody J. Schultz	317-230-08-025-000	Lot 3818	5500 Bellerive Place	Westerville, Ohio 43082
Richard M. & Lila A. Levendoski	317-230-08-024-000	Lot 3819	5510 Bellerive Place	Westerville, Ohio 43082
Thomas M. & Sheila M. Blank	317-230-08-023-000	Lot 3820	5524 Bellerive Place	Westerville, Ohio 43082
Timothy & Patricia Ritenhouse	317-230-05-032-000	Lot 3840	5988 Haig Point Ct.	Westerville, Ohio 43082
Philip D. & Kelly A. Markwalder	317-230-05-033-000	Lot 3841	6006 Haig Point Ct.	Westerville, Ohio 43082
Fred W. & Valinn E. Denig	317-230-05-034-000	Lot 3842	6024 Haig Point Ct.	Westerville, Ohio 43082
Steele Crest Ltd.	317-230-05-035-000	Lot 3843	1925 E. Dublin Granville Rd	Columbus, Ohio 43229
Joe Solozzo & Tony Solozzo Jr.	317-230-05-036-000	Lot 3844	363 Meditation Ln.	Columbus, Ohio 43235
Larry R. & Suzanne L. Hiither	317-230-05-048-000	Lot 3855	5593 St. George Ave.	Westerville, Ohio 43082
Sarah S. Smith, Trustee	317-230-05-049-000	Lot 3856	5581 St. George Ave.	Westerville, Ohio 43082
Steven J. Maureen E. Galle	317-230-05-050-000	Lot 3857	5569 St. George Ave.	Westerville, Ohio 43082
Mario & Janet M. Feliberty	317-230-05-051-000	Lot 3858	5555 St. George Ave.	Westerville, Ohio 43082

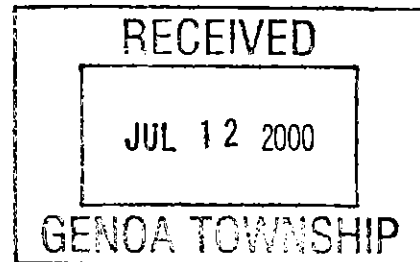
Highland Lakes North Section 1

Michael T. & Michelle R. Kopp	317-230-04-059-000	Lot 2163	5650 Seminole Way	Westerville, Ohio 43082
Brett A. Lowry	317-230-04-060-000	Lot 2162	5615 Somerset Ave.	Westerville, Ohio 43082
Michael A. & Jodell E. Spriggs	317-230-04-062-000	Lot 2161	5635 Somerset Ave.	Westerville, Ohio 43082
Thomas & Kathy Pappas	317-230-04-063-000	Lot 2160	5649 Somerset Ave.	Westerville, Ohio 43082
Jay B. & Reshma Patel	317-230-04-064-000	Lot 2159	5656 Somerset Ave.	Westerville, Ohio 43082
Mark T. & Tracy Lea Lipak	317-230-04-065-000	Lot 2158	5650 Somerset Ave.	Westerville, Ohio 43082
Jeffrey C. & Sandy L. Jackson	317-230-04-066-000	Lot 2157	5644 Somerset Ave.	Westerville, Ohio 43082
Joseph T. & Lisa L. Saloom, Jr.	317-230-04-067-000	Lot 2156	5632 Somerset Ave.	Westerville, Ohio 43082
Daniel J. & Stephanie M. Lauderback, Trustees	317-230-04-068-000	Lot 2155	5618 Somerset Ave.	Westerville, Ohio 43082
Seven L. Armstrong & Keeli Dyer	317-230-04-069-000	Lot 2154	5602 Somerset Ave.	Westerville, Ohio 43082
William J. & Brenda S. Shepherd	317-230-04-071-000	Lot 2152	6115 Sawgrass Way	Westerville, Ohio 43082

Daniel W. & Debra C. Devine	317-230-04-074-000	Lot 2149	5555 Olympic Way	Westerville, Ohio 43082
Randolph L. & Patricia J. Jennings	317-230-04-075-000	Lot 2148	5577 Olympic Way	Westerville, Ohio 43082
Tuthill Subdivision				
Paul R. & Delores A. Kaser	317-230-04-094-000	Lot 1191	5450 Worthington Rd.	Westerville, Ohio 43081
Lester A. Gloege	317-230-04-095-000	Lot 1192	5430 Worthington Rd.	Westerville, Ohio 43081
Bruce M. Mann	317-230-04-096-000	Lot 1193	5380 Worthington Rd.	Westerville, Ohio 43081
Osage Ridge #1				
George & Margaret A. Tuvell	317-230-04-088-000	Lot 1177	5690 Worthington Rd.	Westerville, Ohio 43082
Derek S. & Katherine A. Brainard	317-230-04-087-000	Lot 1176	5730 Worthington Rd.	Westerville, Ohio 43082
Michael Avery Campbell	317-230-04-086-000	Lot 1175	P.O. Box 12	Worthington, Ohio 43085
Katherine A. & Robert F. Gray Trustees	317-230-04-085-000	Lot 1174	5790 Worthington Rd.	Westerville, Ohio 43082
Osage Ridge #2				
Eric M. & Dorthorthy V. Humphreys	317-230-03-007-000	Lot 1179	6035 Worthington Rd.	Westerville, Ohio 43082
	317-230-03-008-000	Lot 1178	6035 Worthington Rd.	Westerville, Ohio 43082
Osage Ridge #3				
Andrew L. Moffatt & Lisa G. Conklin	317-230-04-084-001	Lot 3276	5808 Worthington Rd.	Westerville, Ohio 43082
Donald D & Lilian M. Conklin, Trustees	317-230-04-084-000	Lot 3275	5550 Sinclair Rd.	Westerville, Ohio 43082
Blackhawk Creek Subdivision				
Matthew D. Norby & Debbie L. Trammel	317-230-03-035-005	Lot 3541	5929 Hunter Place	Westerville, Ohio 43082
Douglas P. & Lorrise K. Sagle	317-230-03-035-004	Lot 3540	5424 Hunter Place	Westerville, Ohio 43082
Jerfrey M. & Denise R. Brosnahan	317-230-03-035-007	Lot 3543	3756 Lima Drive	Westerville, Ohio 43081
Frank J. & Kay E. Krieg	317-230-03-035-008	Lot 3544	5903 Hunter Place	Westerville, Ohio 43082
Stephen D. & Diane O. Sims	317-230-03-035-009	Lot 3545	P.O. Box 1524	Westerville, Ohio 43086-1524
Michael D. & Donna M. Hard	317-230-03-035-010	Lot 3546	5885 Hunter Place	Westerville, Ohio 43082
Gary R. & Ann D. Young	317-230-03-035-011	Lot 3547	5877 Hunter Place	Westerville, Ohio 43082
Michael B. & Mary M. Dolby	317-230-03-035-013	Lot 3549	5888 Hunter Place	Westerville, Ohio 43082
David R. Smith, III	317-230-03-035-014	Lot 3550	5896 Hunter Place	Westerville, Ohio 43082

Allen R. & Karin B. Firestone	317-230-03-035-015	Lot 3551	5946 Hunter Place	Westerville, Ohio 43082
Kevin & Lori Saas	317-230-03-035-006	Lot 3542	5921 Hunter Place	Westerville, Ohio 43082
Patrick James Knott	317-230-03-035-012	Lot 3548	5878 Hunter Place	Westerville, Ohio 43082
Richard Subdivision				
Edward G. Martin	317-230-03-023-000	Lot 914	5903 Freeman Rd.	Westerville, Ohio 43082
John S. Williams	317-230-03-022-000	Lot 913	5881 Freeman Rd.	Westerville, Ohio 43082
Noble Subdivision				
Donald E. & Karen McElwee	317-230-03-039-000	Lot 1048	2294 Freeman Road	Westerville, Ohio 43082
	317-230-03-045-000	Lot 1049		
Dorothy M. Brown, Trustee	317-230-03-046-000	Lot 1050	6315 Freeman Road	Westerville, Ohio 43082
Maxine Harvel	317-230-03-047-000	Lot 1051	6337 Freeman Road	Westerville, Ohio 43082
Mark V. Christenson & Carol A. Rose	317-230-03-048-000	Lot 1052	6363 Freeman Road	Westerville, Ohio 43082
Robert S. & Judy K. Hildreth	317-230-03-049-000	Lot 1053	6389 Freeman Road	Westerville, Ohio 43082
Noble Estates No. 2				
Michael F. & M. Sue Jones	317-230-03-044-000	Lot 2465	6289 Freeman Road	Westerville, Ohio 43082
Ruth Ann Noble	317-230-03-043-000	Lot 2466	6285 Freeman Road	Westerville, Ohio 43082
Alan J. & Beverley A. Randall	317-243-01-002-000	8.88Ac.	6445 Freeman Road	Westerville, Ohio 43082

July 12, 2000



M/I Schottenstein Homes, Inc
3 Easton Oval, Suite 540
Columbus, Ohio 43219

Re: The Oaks at Highland Lakes
RDZ JN: 3149.0

Dear Mr. Stephen Caplinger

We have reviewed the current layout of The Oaks at Highland Lakes (dated: June 1, 2000) and believe there is adequate room to meet the County's stormwater detention requirements. Additionally, we have also reviewed the new road configuration and find that it corresponds with County requirements.

Very Truly Yours,
R.D. ZANDE & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jason R. Coffee".

Mr. Jason R. Coffee, P.E.
Vice President

cc: Leslie Warthman, Genoa Twp Zoning Inspector
File



**R.D. Zande &
Associates, Inc.**

1237 DUBLIN ROAD • COLUMBUS, OHIO 43215 • (614) 486-4383 • FAX (614) 486-4387 • 1-800-840-2743
10560 ASHVIEW PLACE • SUITE 110 • CINCINNATI, OHIO 45242 • (513) 769-5009 • FAX (513) 769-5030
424 SECOND STREET • SAINT ALBANS, WEST VIRGINIA 25177 • (304) 722-7251 • FAX (304) 722-7252
156 WOOD STREET • BUCKHANNON, WEST VIRGINIA 26201 • (304) 472-7140 • FAX (304) 472-6239

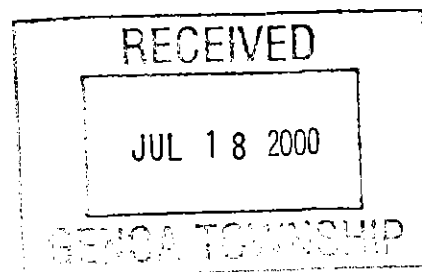


M/I SCHOTTENSTEIN HOMES, INC.
MEMO

DATE: July 14, 2000
TO: Leslie Warthman
Genoa Township
FROM: Stephen Caplinger
SUBJECT: The Oaks

Here is the other \$300.00 payment for the Amendment. Please call me if you have any questions.

Thank you,



REVISED

FINAL

APPROVED
BY TRUSTEES
10/25/00

The Oaks at Highland Lakes Development Text (Zoning Amendment)

10/16/2000

Revised 10/20/00

Section 524.21 (b) DEVELOPMENT PLAN

I. Proposed Size/Location

The proposed PD1 zoning is located along Worthington Road to the east and along Big Walnut Road to the south. The proposed zoning is comprised of a single tract of land owned by M/I Schottenstein Homes, Inc.

The total acreage of the proposed zoning is 179.665 acres.

wrong
192.825 acres

II. General Character

A. Design Intent / Natural Feature Preservation / Maintenance of Rural Character

The existing site is rural in nature. A majority of the site is cropland, framed by high quality tree-rows. The balance of the site is made up of mature woods, fallow land and wetland areas. The overall concept of the proposed plan is to utilize the open cropland for development preserving the tree rows at the rear of lots and utilizing the undisturbed existing natural features as common open space.

B. Common Open Space

Open space for the use of all residents was a driving force in the formulation of the development plan. A 37.95 acre wooded portion of the site will be set aside as a preserve and contain walking trails and passive recreation opportunities. A pedestrian connection will be provided along the eastern boundary of the single family lots and from the cluster development. A \pm 3.7 acre passive park is proposed just west of the wooded preserve. The park and open space will be owned and maintained by the Home Owner's Association for the use by all residents of the Development. The wooded preserve will be owned and maintained by the Genoa Land Trust. All final open space acreages will be determined at the time of the final plat. (See Development Plan)

C. Entry Features

Three entry features serving the development will be provided; two on Worthington Road and the third entry on Big Walnut Road. The entry features will be developed incorporating structural components (i.e. horse fencing) a lighted identification sign, and vegetation. The entry features will be located in open spaces in order to preserve and enhance the existing rural character of the area. (See Development Plan)

- D. Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road: See Development Plan)
Landscaping within all setback areas abutting an existing public right-of-way shall be rural in character in accordance with the following standards.

Landscape Specifications for all Typical Landscape Buffer Areas

1. Within the 150 foot setbacks from the centerlines of Worthington Road and Big Walnut Road and within the all buffer areas where indicated on the Development Plan, six deciduous shade trees (minimum caliper 2.5"), 2 deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 lineal feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 lineal feet shall be spotted toward the right-of-way.
2. A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting.
3. Horse fence shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.
4. In an effort to preserve natural features and the rural character of the area, the mounding and landscape requirements may be omitted in areas of existing trees or wetlands.

E. No Build Zones

No Build/Tree Preservation Zones will be an integral component of the development. A large 37.95 acre Wooded Preserve/No Build Zone will be created and designated as open space. Additionally, No Build Zones will

be placed at the rear of single family lots abutting wooded areas and tree rows. The No Build Zones at the rear of single family lots shall be offset 30' from the rear property line. Utilities may be located within No Build Zones. Where utilities occur within a No Build Zone, every effort shall be made to preserve and protect existing trees. A 50' Perimeter Setback/ No Build Zone will be located along the development's perimeter where abutting adjacent land uses (See Development Plan).

*see final
approved site
plan*

F. Lot Dimensions

The following minimum lot dimensions have been established to govern the proposed planned development:

Single Family

1. Lots shall contain no less than 10,000 s.f. of area.
2. Minimum lot frontage at the building line shall be 80',
minimum lot frontage at the right-of-way line shall be 50'.

G. Building Setbacks

1. Single Family

Front Yard 30'
Side Yard 10' minimum
Rear Yard 30' minimum

2. Cluster Housing

Front Yard (Dimension from street) 15' minimum
Separation between buildings (side) 11' minimum
Separation between buildings (rear) 32' minimum

III. Architectural Design Criteria

A. Single Family

(See Attached Highland Lakes Deed Restrictions
and graphic examples of proposed residences)

B. Cluster Housing

(See Attached Homestead Communities Cluster Housing Preliminary
Development Standards and graphic examples of proposed residences)

- IV. Provisions for Sanitary Sewer and Water Service
(See Attached engineering feasibility studies by R.D. Zande and Associates).

- V. Proposed Traffic Pattern and Access

The proposed planned development currently has access to two existing county/township roads. There will be two access points along Worthington Road and a separate access point on Big Walnut Road. Each entry will have turn lanes into the development.

- VI. Relationship to Existing and Probable Uses

The proposed development is consistent with the adjacent land uses and is consistent with the Genoa Township Zoning Code and Genoa Township Comprehensive Plan.

- VII. Park Locations

A 37.95 acre wooded preserve will be created on the eastern portion of the development in order to preserve the existing mature trees. This wooded preserve will be utilized as a passive park featuring walking trails linked to both the single family and cluster housing components of the development. A \pm 3.7 acre passive park is proposed just west of the wooded preserve along Worthington Road. The wooded preserve will be owned and maintained by the Genoa Land Conservation Association. The other parks and open spaces will be owned and maintained by the Home Owner's Association.

- VIII. Proposed Time Schedule for Development

The first phase of the project is anticipated to be initiated in 2001. Additional phasing has not been determined at this point in time. It is expected that the project will be completed within five years.

- IX. Control of Property and Project Feasibility

M/I Schottenstein Homes, Inc. currently owns the site. Feasibility studies have been prepared by R.D. Zande and Associates and Bird/Houk and Associates and are submitted with this rezoning.

TRANSMITTAL LETTER

Date: August 10, 2004
Re: Homestead at Highland Lakes – Section 2
Attn: Ms. Leslie Warthman

Genoa Township Zoning Inspector

Please find attached:

Reference No.	Copies	Number of Sheets	Notes
	1	1	Greenspace Exhibit

NOTES/COMMENTS:

Ms. Warthman, please let me know if there is any additional information you may need or comments that you may have regarding the proposed development. Thank you for your time in this matter.



Hans G. Gucker, P.E.

Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road). Landscaping within all setback areas abutting an existing right-of-way shall be rural in character in accordance with the following standards:

Landscape Specifications for all Typical Landscape Buffer Areas:

- 1) Within the 150-foot setbacks from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum caliper 2.5"), two deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 linear feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 linear feet shall be spotted toward the right-of-way.

- 2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be omitted in areas of existing trees or wetlands.
- 3) A Mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting. These grass areas will be mowed periodically in order to be maintained in a "Pasture Like" appearance.
- 4) Fence lines shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions
80' Minimum Lot Frontage- Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot Area

Setbacks- Single-Family
30' Front Setback
10' Side Setback
30' Rear Setback

Cluster Development
Setbacks
Front- 15' Minimum from back of curb to building.
Side- 15' Minimum separation between buildings.
Rear- 12' Minimum separation between buildings.

Cluster Development Standards
(This will be a condominium community.)

Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks leading to each front porch.
Trash: No dumpsters, private pick-up.
Common Landscaping: In all common areas, including the community building and fitness center, the condominium association will maintain the landscaping.
Common Recreation Areas: There will be community parks as well as a community building and fitness center for the use of residents.
Building Height & Pitch: Height will be a mixture one story, one and one half story, and two story homes. Primary roof pitch will be 8/12.

Building Materials

Siding: Conventional hardboard siding or heavy gauge vinyl
Roof: Architectural grade asphalt shingles.
Windows: No Maintenance vinyl.
Exterior Doors: Maintenance-free insulated metal.
Exterior Trim: Painted Wood
Driveways: Asphalt (width 10')
Porch Paving: Wood
Fences: Painted Wood
Streetlights: Metal
Yard Lights: Carriage lantern with electric eye on turned wooden post.

No Build Zones

In order to protect existing mature trees within the 30', 50', and 150' "No Build Zones", a clear zone shall be created around each designated tree in the form of a development. No building shall be located within these areas, including any underground structures, retaining walls, and utilities along with planting of low and hazardous trees. Prunings shall be allowed as necessary to ensure the protection of residents and property. Additionally, the installation of lawn, deck, and/or pool shall be allowed and encouraged within these zones.

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single "No Build-No Disturb Zone". Within this zone, the existing conditions shall be preserved and maintained in a natural state. The only development construction allowed will be roads, utility crossings, and a pathway system. The pathway system shall be constructed and integrated with existing conditions to provide public access to the park and wooded preserve. The Wetland Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line will be determined during the final planting process.

Will be conveyed to neighboring Property Owner, subject to a restriction to be agreed and recorded in a natural state.

Site Data

Total Acreage	±192.825
Total Units	327
Single Family	214 lots/units (65%)
80' x 125' Lots	189
20,000 sq. ft. min. Lots *	25
Cluster/Condominium	113 units (35%)
Gross Density	1.69 du/ac.

Open Space

	Required	Provided
Common...	28.92 ac. (15%)	70.2 ac. (36%)
Total...	77.13 ac. (40%)	99.8 ac. (51%)

Note:
All road right-of-way within The Oaks development are to be 50' R.O.W. width, unless otherwise noted.

Chairman, Genoa Township
Board of Trustees

Date

The Oaks at Highland Lakes Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000
Revised February 23, 2000
Revised March 13, 2000
Revised March 23, 2000
Revised June 1, 2000

Revised 6/29/00
Revised 7/12/00
Revised 9/23/00
Revised 10/12/00
Revised 10/28/00

Scale: 1" = 200'
Job # 99593

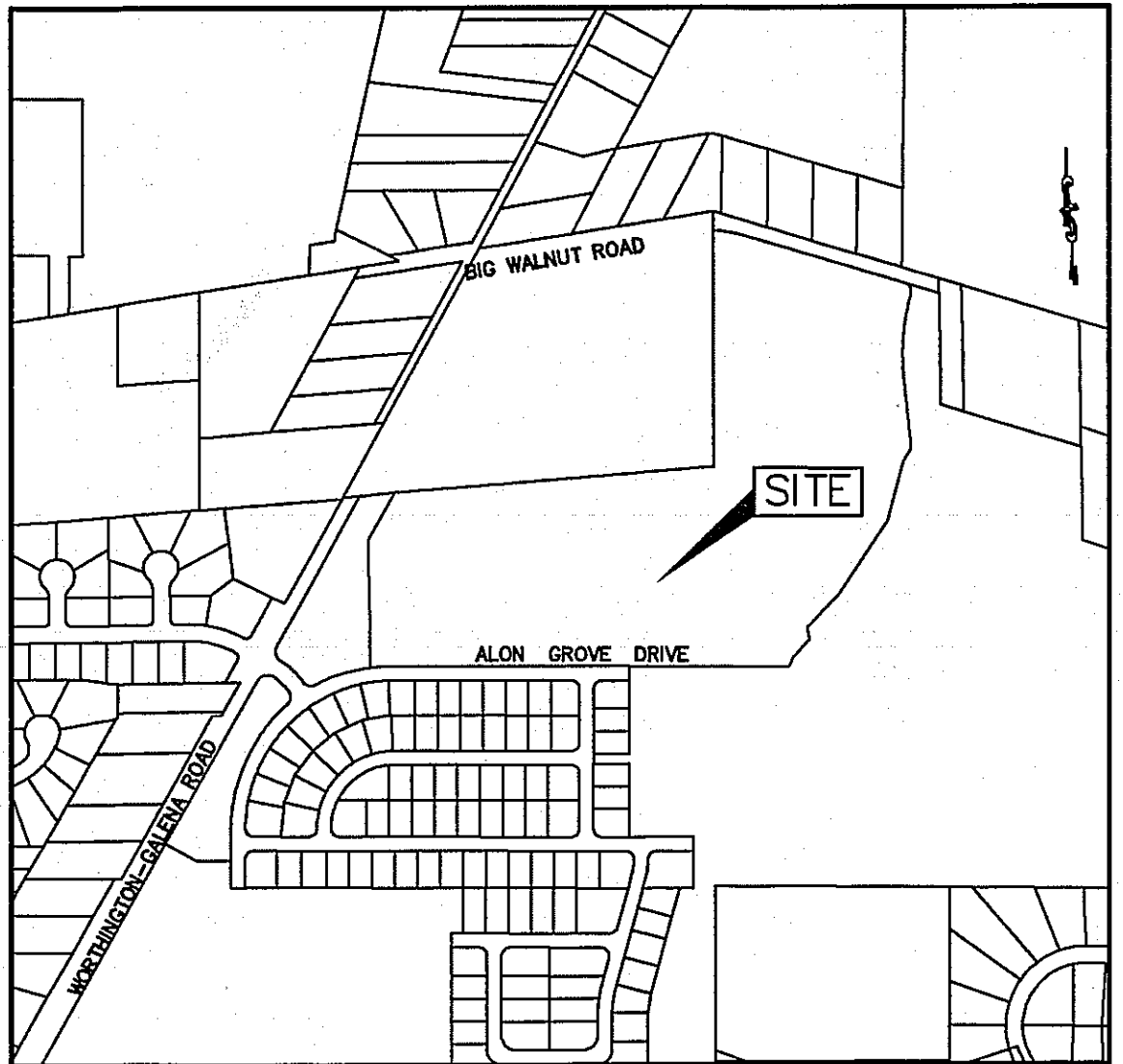


**BIRD
HOLK
&
ASSOCIATES**
ARCHITECTURE
LANDSCAPE ARCHITECTURE
1400 PLAINFIELD BLVD
DUBLIN, OHIO 43017
(614) 764-1122

Trustee's APPROVED 10/25/00

DEVELOPMENT PLAN FOR:
HOMESTEAD AT HIGHLAND LAKES - SECTION 2

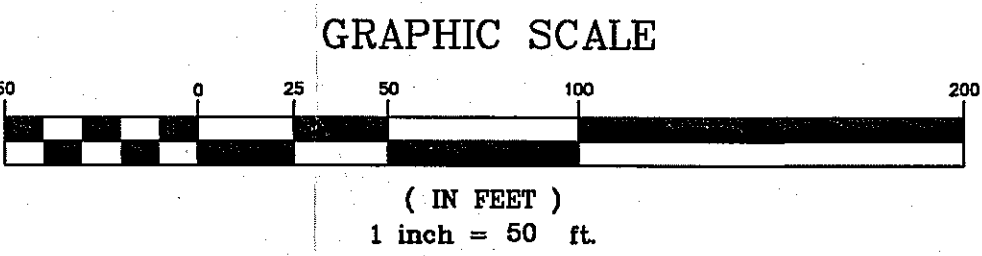
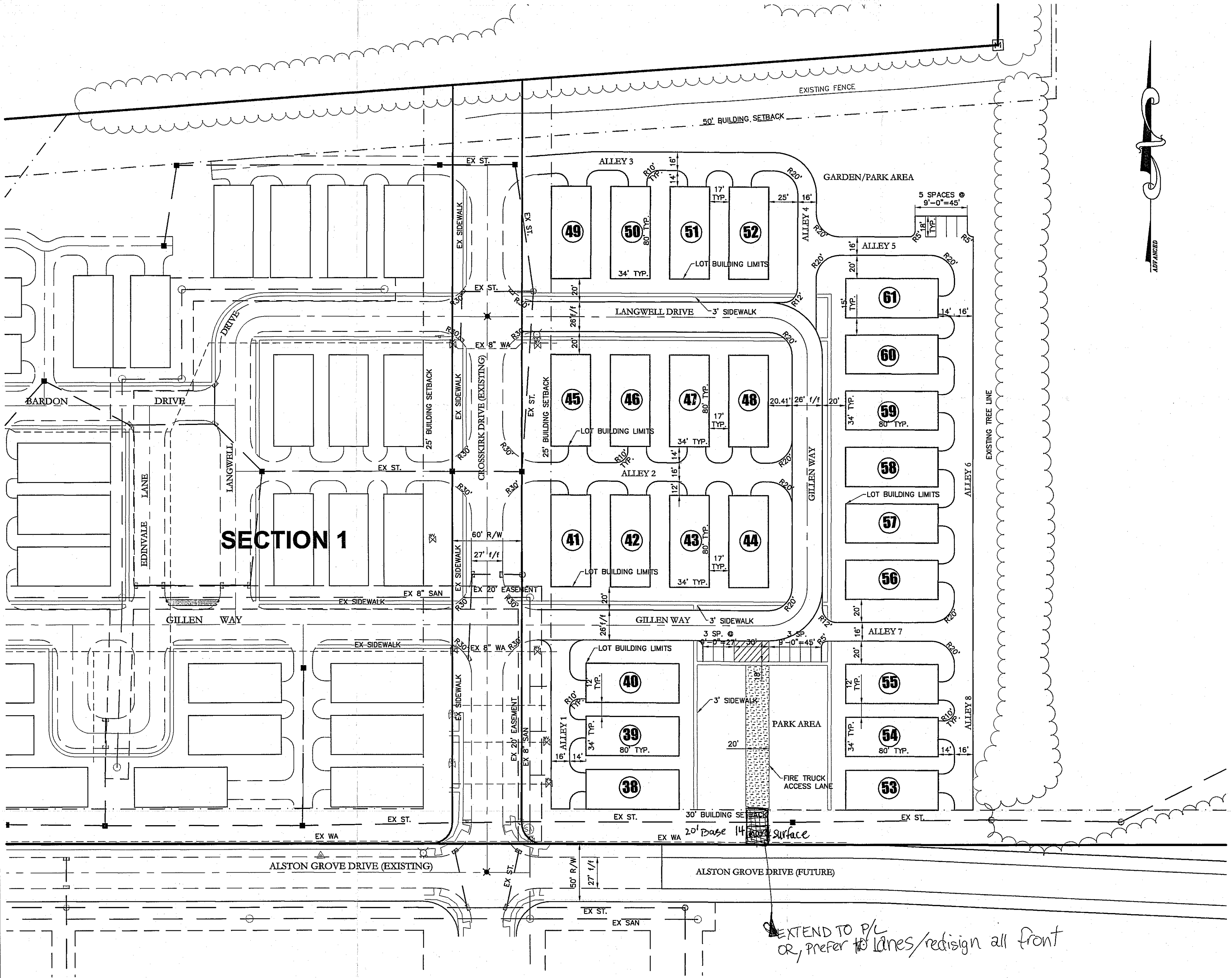
LOCATED IN:
FARM LOT 13, SECTION 2, TOWNSHIP 3 NORTH,
RANGE 17 WEST
UNITED STATES MILITARY LANDS
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO



VICINITY MAP
NTS

SECTION 2 SITE STATISTICS

SECTION 2 SITE AREA.....APPROX. 6.37 AC.
DISTURBED AREA.....APPROX. 5.25 AC.
IMPERV. SURFACE RATIO.....APPROX. 0.38
PROPOSED UNITS.....24
PROPOSED UNITS PER AC.....3.77
PROPERTY ZONING.....PLANNED RES. DISTRICT



GENOA TOWNSHIP, DELAWARE COUNTY
PRELIMINARY DEVELOPMENT PLAN
FOR
HOMESTEAD AT HIGHLAND LAKES, SECTION 2
PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS
4605 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755
SCALE: 1" = 50'
DATE: JULY 7, 2004
SHEET 1 / 1

Z:\02-0001-05\dwg\Future Dev\0001-05p01.dwg Layout1 Jul 07, 2004 - 5:13:04pm hquicker

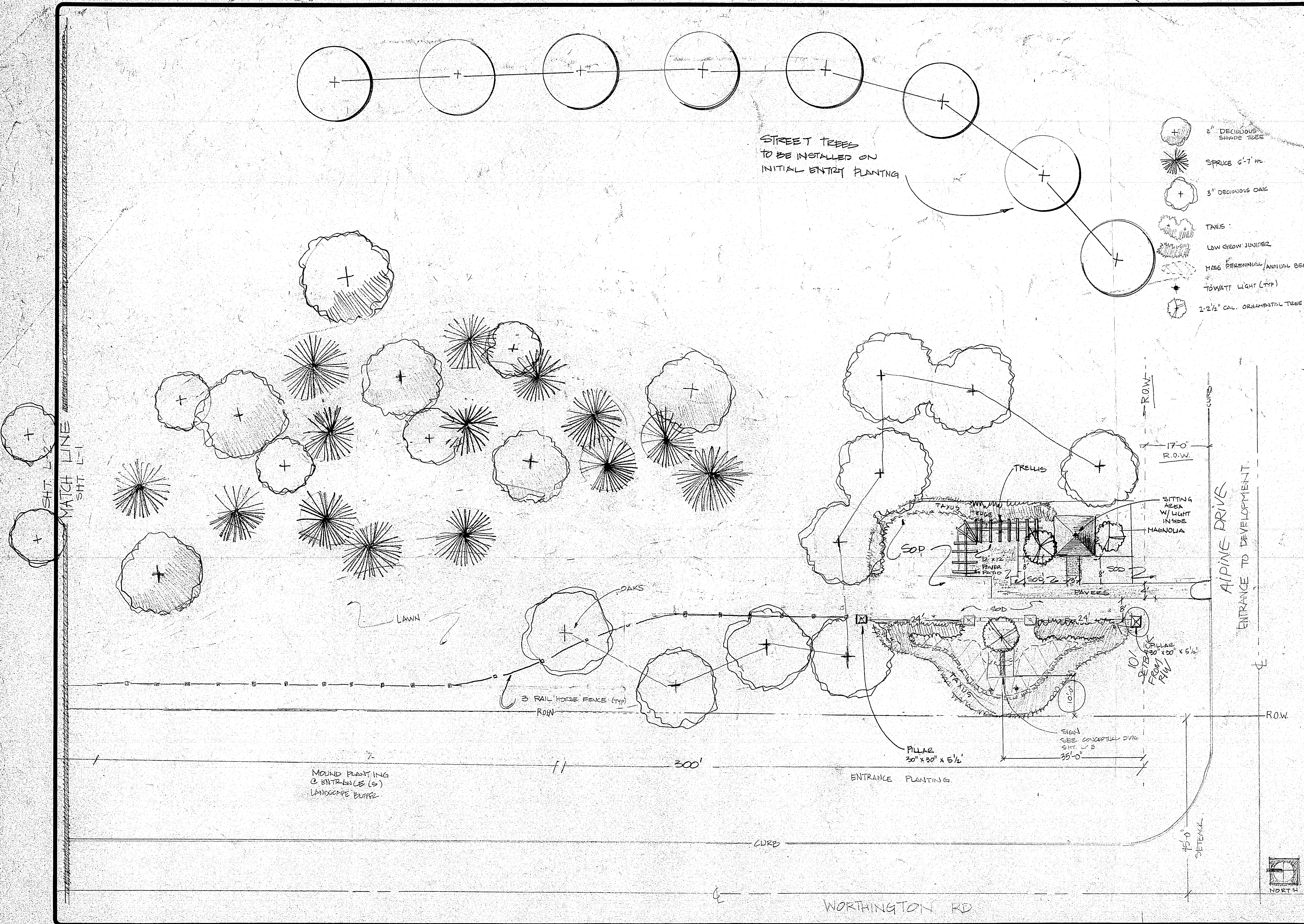
Homestead

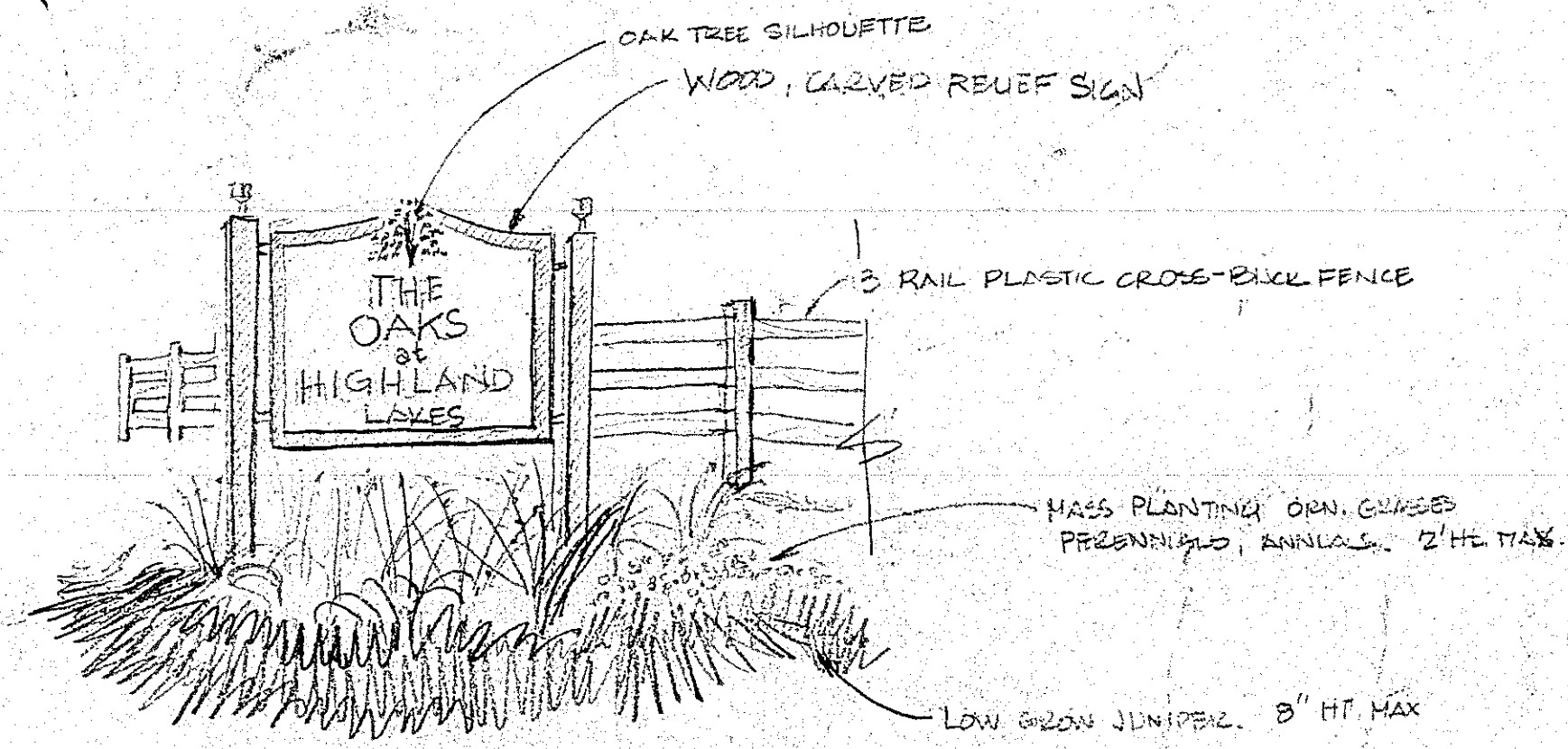
REVISIONS	BY
6 Mar 2001	KB
13 Mar 2001	KB
6 Sep 2001	KB

THE OAKS at HIGHLAND LAKES
 WORTHINGTON RD. ENTRANCE
 Sincerely,
 BLENDON GARDENS INC. FORT POLARIS DESIGN OFFICE
 100 NORTH OLD PARK BLVD. LEAN CAVALRY, ONTARIO
 (613) 442-2200
 FR: 840-0504
 Jamie

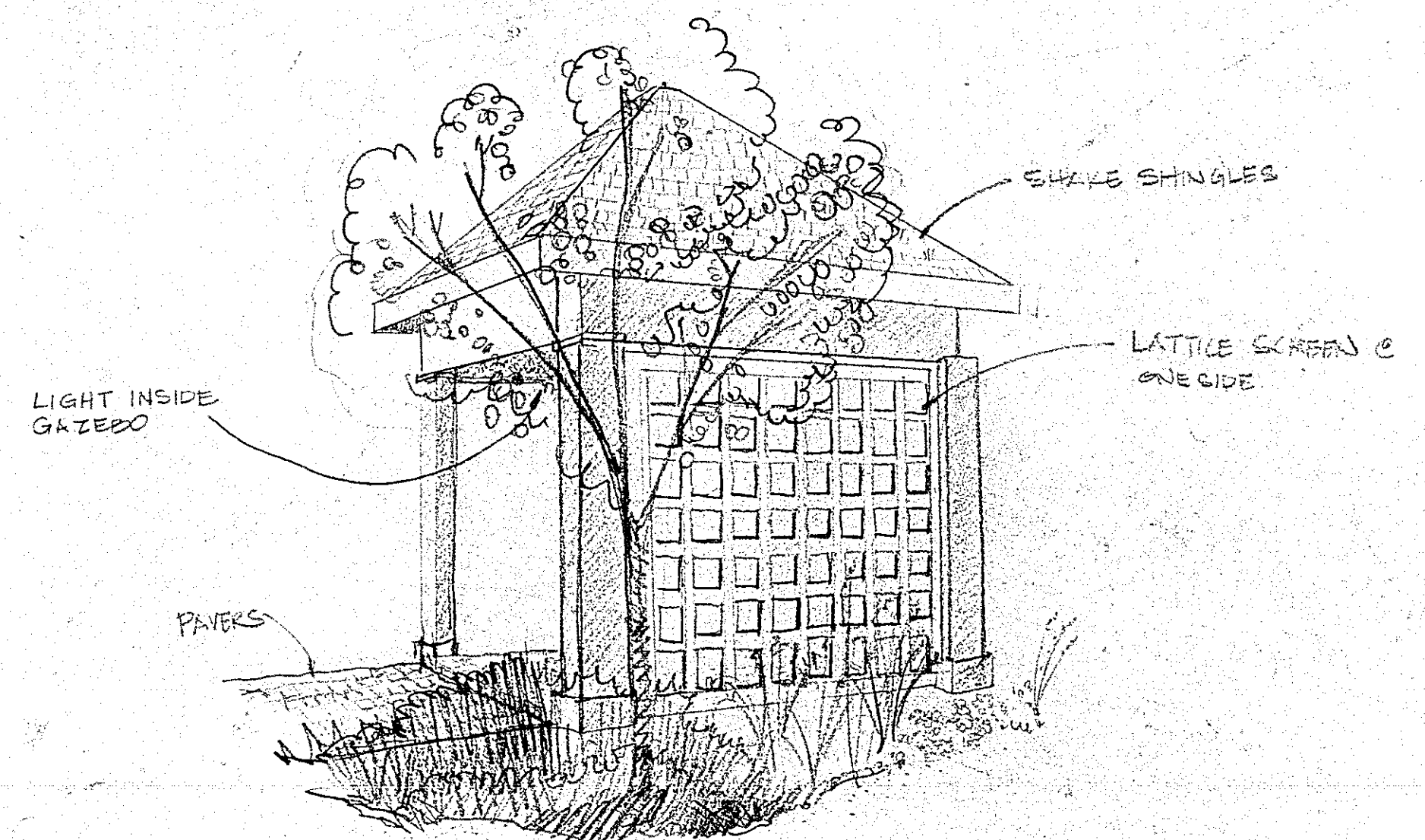
RECEIVED
 FEB 26 2002
 GENOA TOWNSHIP

DRAWN
 K. Braden
 CHECKED
 DATE
 25 April 2001
 SCALE
 1" = 10'-0"
 JOB NO.
 SHEET
 L-1
 OF
 SHEETS

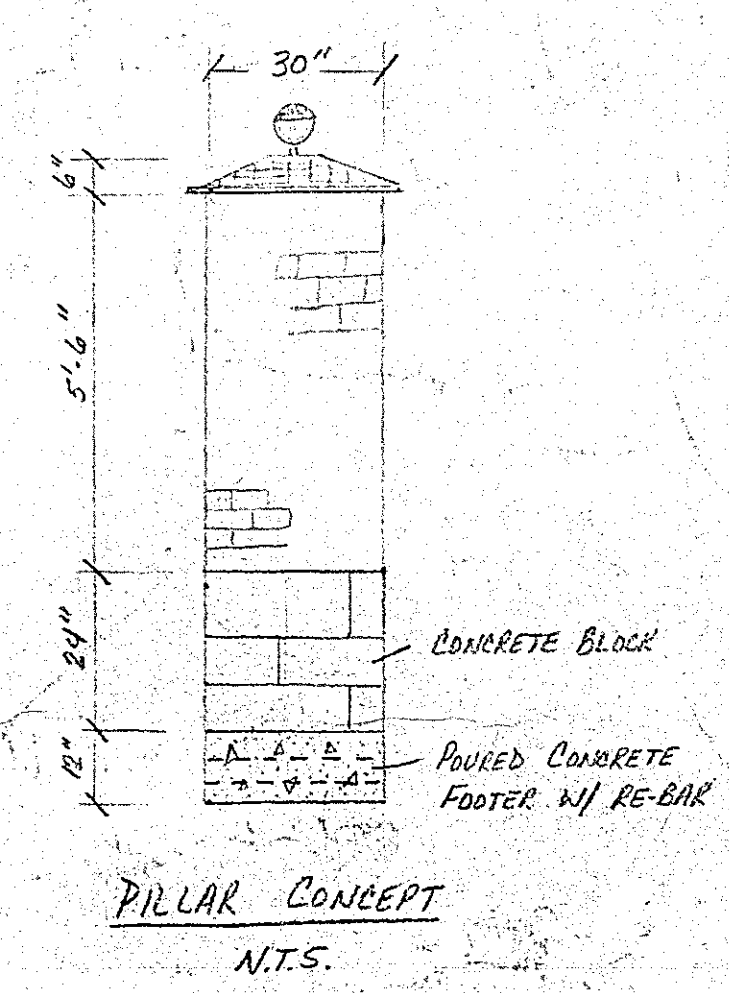
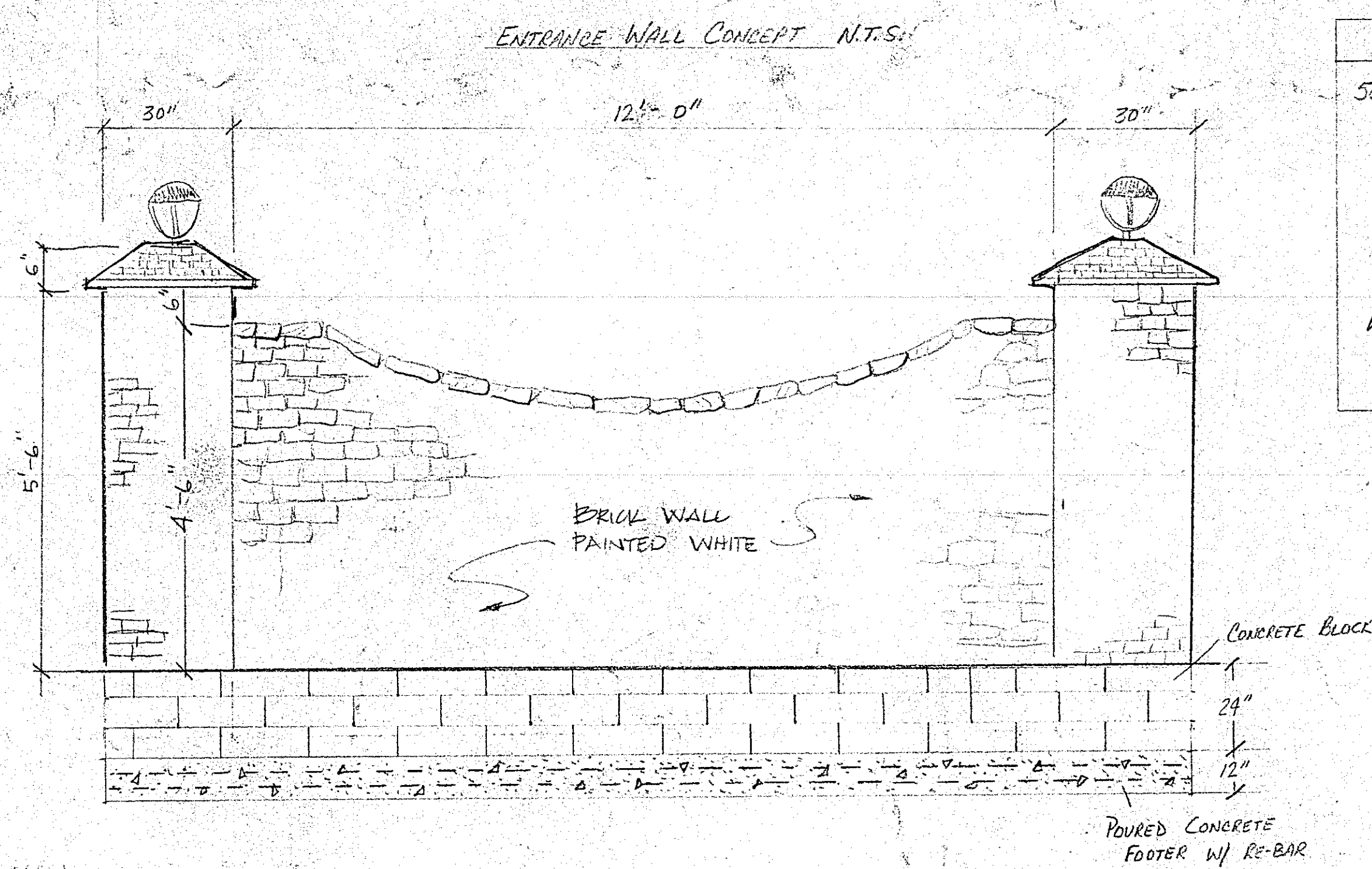




SIGN CONCEPT
N.T.S.



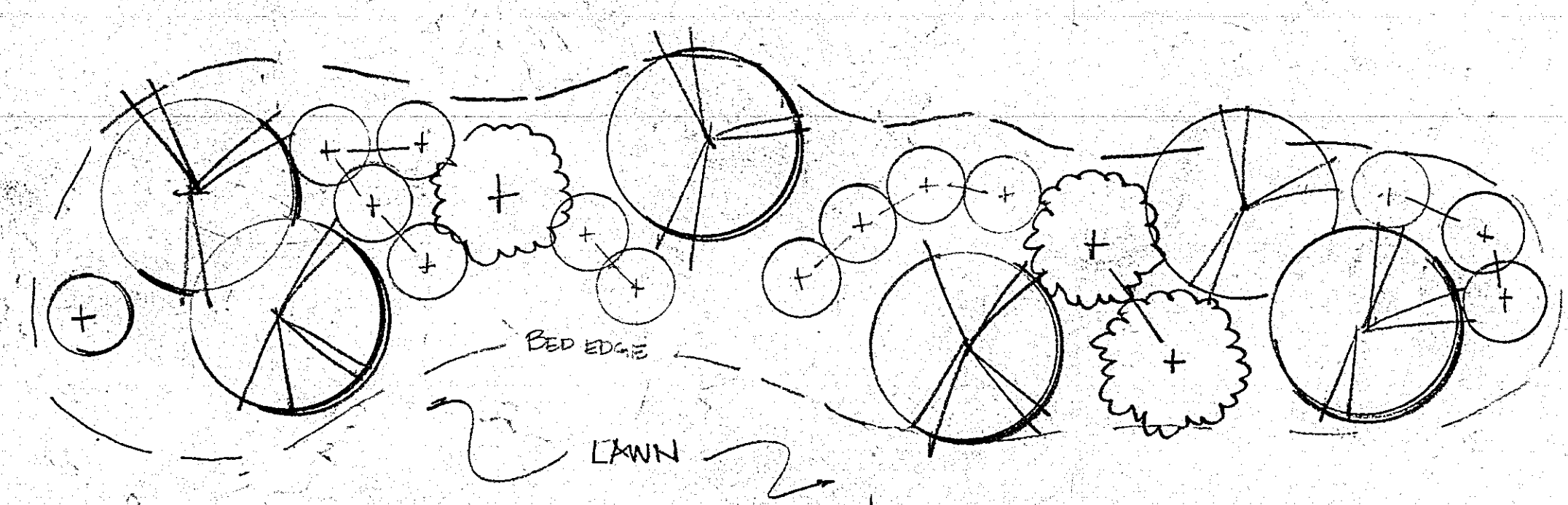
GAZEBO CONCEPT AT SITTING AREA
N.T.S.



LOCATION / DIRECTIONS

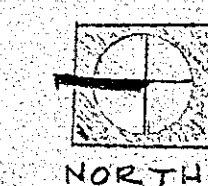
5043/5044 ALPINE DR.
WESTERVILLE
(GENOA TOWNSHIP)

TAKE POLARIS HWY EAST
OF 71. NORTH ONTO
WORTHINGTON RD. SUBDIVISION
IS ON EAST SIDE OF
WORTHINGTON RD. JUST NORTH
OF FREEMAN RD.



REPEAT
LANDSCAPE
BUFFER CONCEPT

WORTHINGTON RD.



THE OAKS at HIGHLAND LAKES
WORTHINGTON RD. ENTRANCE

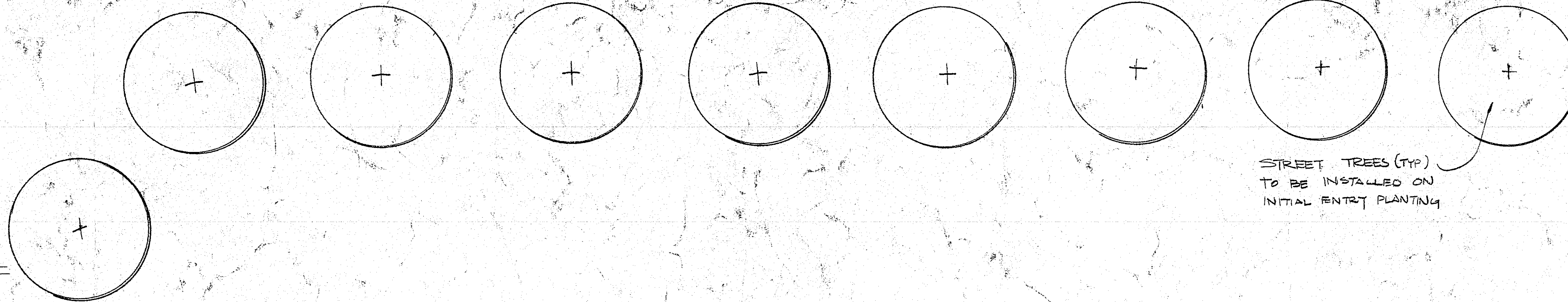
BLENDON GARDENS
5900 SOUTH OLD FATHER RD.
POLARIS DESIGN OFFICE
LEWIS CENTER, OH 43081
(614) 840-0000

REVISIONS	BY
23 MAR 2001	KB
6 SEP 2001	KB
30 JANUARY 2002	JWA

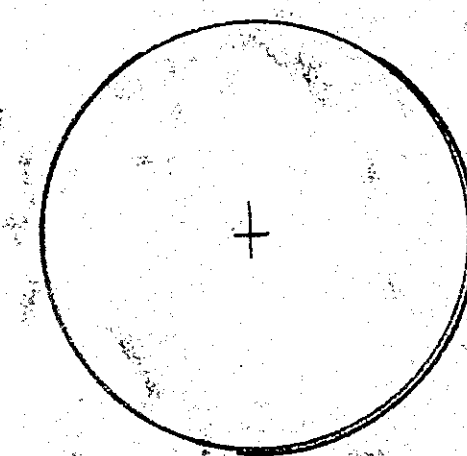
DRAWN K. Bodnar	CHECKED
DATE 26 APRIL 2001	SCALE 1" = 10'-0"
JOB NO.	SHEET 12



CONDO SIGNAGE NOT TO SCALE



STREET TREES (TYP)
TO BE INSTALLED ON
INITIAL ENTRY PLANTING



SOD

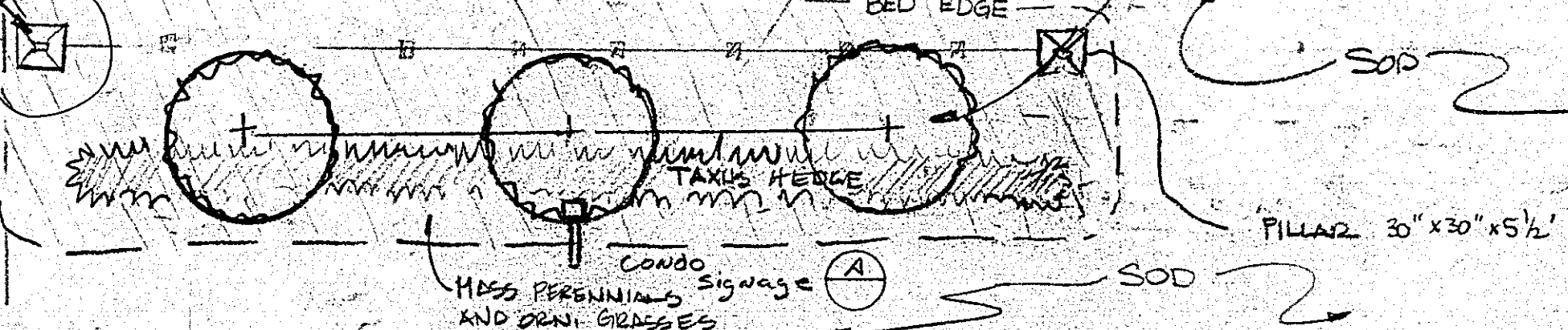
ENTRANCE TO DEVELOPMENT

MATCHLINE @ LOF ENTRANCE ROAD

PILLAR 30" x 30" x 5 1/2'

MOVE 10' FROM R/W

10' R.O.W.



(3) ORN. TREES

BED EDGE

PILLAR 30" x 30" x 5 1/2'

R.O.W.

110'-0" 1/2
ENTRANCE PLANTING AREA

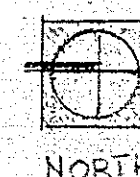
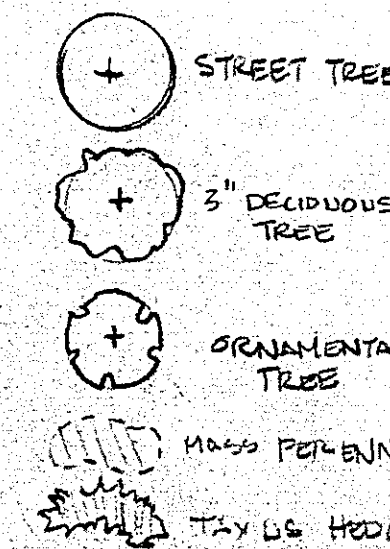
130'-0" 1/2

300'-0"

WORTHINGTON ROAD

1/2" SETBACK FROM CL OF WORTHINGTON RD.

LEGEND



REVISIONS	BY
23 May 2001	KP
6 Sept 2001	KP

THE OAKS at HIGHLAND LAKES
WORTHINGTON ROAD - ENTRANCE

BLENDON GARDENS
POLARIS DESIGN OFFICE
5900 ROUTE 66 EAST RD.
LAWRENCE, OH 43038
(614) 940-0500

DRAWN K. BOONAC
CHECKED
DATE 23 May 2001
SCALE 1" = 10'-0"
JOB NO.
SHEET L-3
OF SHEETS

Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road). Landscaping within all setback areas abutting an existing right-of-way shall be in accordance with the following standards:

- 1) Within the 150-foot setbacks from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum caliper 2.5"), two deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 linear feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 linear feet shall be spotted toward the right-of-way.
- 2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be omitted in areas of existing trees or wetlands.
- 3) A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting. These grass areas will be mowed periodically in order to be maintained in a "Pasture Like" appearance.
- 4) Horse fence shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions
80' Minimum Lot Frontage- Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot area

Setbacks- Single-Family

- 30' Front Setback
- 10' Side Setback
- 30' Rear Setback

Cluster Development

Setbacks
Front- 20' from back of curb to building line
Side- 15' between buildings

Cluster Development Standards

(This will be a condominium community.)

Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks leading to each front porch.

Trash: No dumpsters, private pick-up.

Common Landscaping: In all common areas, including the community building and fitness center, the condominium association will maintain the landscaping.

Common Recreation Areas: There will be community parks as well as a community building and fitness center for the use of residents.

Building Height & Pitch: Height will be a mixture one story, one and one half story, and two story homes.

Primary roof pitch will be 8/12.

Building Materials

Siding: Cementitious hardboard siding or heavy gauge vinyl

Roof: Architectural grade asphalt shingles.

Windows: No Maintenance vinyl.

Exterior Doors: Maintenance free insulated metal.

Exterior Trim: Painted Wood.

Driveways: Asphalt (width 10')

Porch Posts: Wood

Fences: Painted Wood

Streetlights: Metal

Yard Lights: Carriage lantern with electric eye on turned wooden post.

No Build Zones

In order to protect existing mature trees within the 30', 50', and 130' "No Build Zones", construction fencing shall be erected around each designated area at the time of development. No utilities shall be located within these areas. Clearing of under-story tree growth, scrub, and weeds along with pruning of low and hazardous tree branches shall be allowed as necessary to ensure the protection of residents and property. Additionally, the installation of lawn seed and/or sod shall be allowed and encouraged within these zones.

150' Landscape Buffer
See Zoning Text

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single "No Build-No Disturb Zone". Within this zone, the existing conditions will be preserved and maintained in a natural state. The only development/construction allowed will be roads, utility crossings, and a pathway system. The Wetland Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line will be determined during the final platting process.

Will be conveyed to neighboring Property Owner. Subject to a restriction to be preserved and maintained in a natural state.

Site Data

Total Acreage	±192.825
Total Units	327
Single Family	214 lots/units (65%)
80' x 125' Lots	189
20,000 sq. min. Lots	25
Cluster/Condominium	113 units (35%)
Gross Density	1.69 du/ac.

Open Space

	Required	Provided
Common...	28.92 ac. (15%)	70.2 ac. (36%)
Total...	77.13 ac. (40%)	99.8 ac. (51%)

Chairman, Genoa Township
Board of Trustees

Date

The Oaks at Highland Lakes

Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000

Revised February 23, 2000

Revised March 13, 2000

Revised March 23, 2000

Revised June 1, 2000

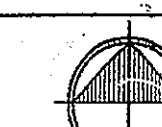
Revised 6/29/00

Revised 7/12/00

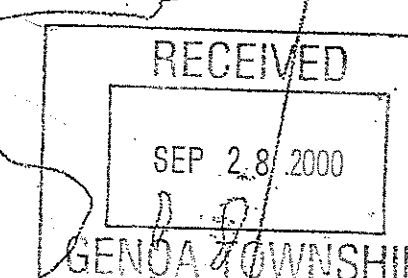
Revised 9/23/00

Scale: 1" = 200'

Job # 99593



North



REVISED

**BIRD
HOLK**
&
ASSOCIATES

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
675 RIVERSIDE DRIVE
DUBLIN, OHIO 43007
(614) 764-1122

ZONING TEXT

LANDSCAPE BUFFER

PERIMETER AREA LANDSCAPE TREATMENT: (150' SETBACK FROM THE CENTERLINES OF WORTHINGTON ROAD AND BIG WALNUT ROAD). LANDSCAPING WITHIN ALL SETBACK AREAS ABUTTING AN EXISTING RIGHT-OF-WAY SHALL BE RURAL IN CHARACTER IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

LANDSCAPE SPECIFICATIONS FOR ALL TYPICAL LANDSCAPE BUFFER AREAS

1) WITHIN THE 150'-SETBACKS FROM THE CENTERLINES OF WORTHINGTON ROAD AND BIG WALNUT ROAD, SIX DECIDUOUS SHADE TREES (MINIMUM CALIPER 2.5"), TWO DECIDUOUS ORNAMENTAL TREES (MINIMUM CALIPER 2"), AND 15 DECIDUOUS SHRUBS SHALL BE PLANTED PER 100 LINEAR FEET. THE SHADE TREES, ORNAMENTAL TREES, AND SHRUBS SHALL BE PLANTED RANDOMLY WITHIN A 20' STRIP THAT BEGINS APPROXIMATELY 110' FROM THE ROAD CENTERLINE. THE TREES AND SHRUBS SHALL BE INSTALLED IN HEDGEROW MANNER CONSISTENT WITH THE RURAL CHARACTER OF THE AREA. ADDITIONALLY, ONE SHADE TREE PER 300 LINEAL FOOT SHALL BE SPOTTED TOWARD THE RIGHT-OF-WAY.

2) IN AN EFFORT TO PRESERVE NATURAL FEATURES AND THE RURAL CHARACTER OF THE AREA, THE LANDSCAPE REQUIREMENTS MAY BE OMITTED IN AREAS OF EXISTING TREES OR WETLANDS.

3) A MIXTURE OF GRASSES SHALL BE PLANTED ON ALL PORTIONS OF THE SETBACK AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL, CREATING A RURAL PASTURE SETTING. THESE GRASS AREAS WILL BE MOWED PERIODICALLY IN ORDER TO BE MAINTAINED IN A "PASTURE LIKE" APPEARANCE.

4) HORSE FENCE SHALL BE CONSTRUCTED 45' FROM THE CENTERLINES OF WORTHINGTON ROAD AND BIG WALNUT ROAD EXCEPT AT AREAS OF INGRESS AND EGRESS.

SINGLE-FAMILY LOT DIMENSIONS
-80' MINIMUM LOT FRONTAGE-MINIMUM @ R.O.W. 50'
-10,000 S.F. MINIMUM LOT AREA

SETBACKS-SINGLE-FAMILY
-30' FRONT SETBACK
-10' SIDE SETBACK
-30' REAR SETBACK

CLUSTER DEVELOPMENT

FRONT - 15' MINIMUM FROM BACK OF CURB TO BUILDING
SIDE - 11' MINIMUM SEPARATION BETWEEN BUILDINGS
REAR - 32' MINIMUM SEPARATION BETWEEN BUILDINGS

CLUSTER DEVELOPMENT STANDARDS
(THIS WILL BE A CONDOMINIUM COMMUNITY)

STREET: PRIVATE, ASPHALT WITH CONCRETE CURBS AND SIDEWALKS AS WELL AS SIDEWALKS LEADING TO EACH FRONT PORCH.
TRASH: NO DUMPSTERS, PRIVATE PICK-UP.
COMMON LANDSCAPE: IN ALL COMMON AREAS, INCLUDING THE COMMUNITY BUILDING AND FITNESS CENTER, THE CONDOMINIUM ASSOCIATION WILL MAINTAIN THE LANDSCAPING.
COMMON RECREATION AREAS: THERE WILL BE COMMUNITY PARKS AS WELL AS A COMMUNITY BUILDING AND FITNESS CENTER FOR THE USE OF RESIDENTS.
BUILDING HEIGHT AND PITCH: HEIGHT WILL BE A MIXTURE ONE STORY, ONE AND ONE HALF STORY, AND TWO STORY HOMES.
PRIMARY ROOF PITCH WILL BE 8/12.

BUILDING MATERIALS

SIDING: CEMENTITIOUS HARDBOARD SIDING OR HEAVY GAUGE VINYL.
ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES.
WINDOWS: NO MAINTENANCE VINYL.
EXTERIOR DOORS: MAINTENANCE FREE INSTALLED METAL.
EXTERIOR TRIM: PAINTED WOOD.
DRIVEWAYS: ASPHALT (WIDTH 10').
PORCH POSTS: WOOD.
FENCES: PAINTED WOOD.
STREET LIGHTS: METAL.
YARD LIGHTS: CARRIAGE LANTERN WITH ELECTRIC EYE ON TURNED WOODEN POSTS.

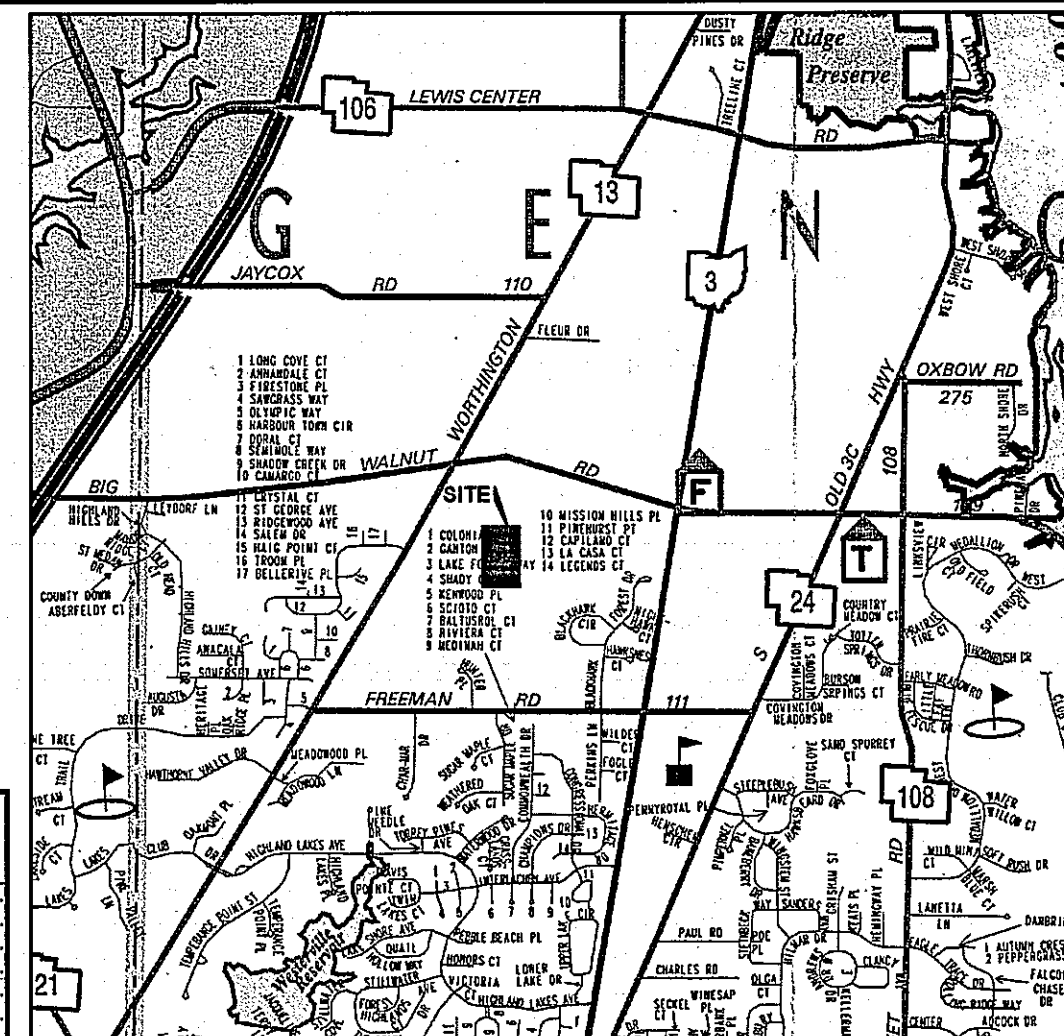
GENOA TOWNSHIP, DELAWARE COUNTY, OH

GREENSPACE EXHIBIT

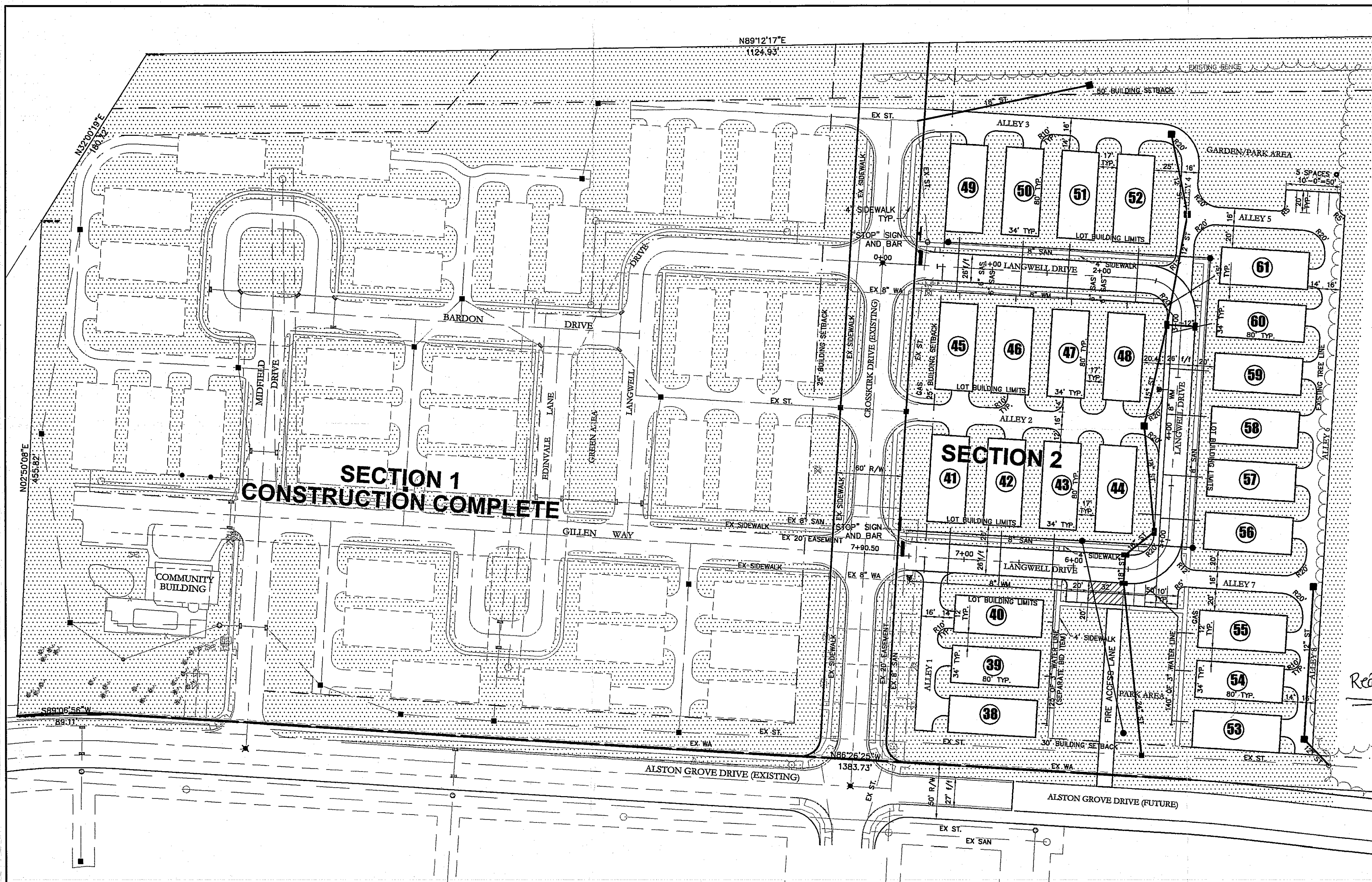
FOR

HOMESTEAD AT HIGHLAND LAKES, SECTION 2

LOCATED IN:
FARM LOT 13, SECTION 2, TOWNSHIP 3 NORTH,
RANGE 17 WEST
UNITED STATES MILITARY LANDS
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO



VICINITY MAP
NO SCALE



Unit No.	Proposed Street
38	5423 Langwell Drive
39	5427 Langwell Drive
40	5431 Langwell Drive
41	5448 Langwell Drive
41 ALT	5419 Crosskirk Drive
42	5438 Langwell Drive
43	5428 Langwell Drive
44	5418 Langwell Drive
44 ALT	5398 Langwell Drive
45	5316 Langwell Drive
45 ALT	5495 Crosskirk Drive
46	5326 Langwell Drive
47	5336 Langwell Drive
48	5346 Langwell Drive
48 ALT	5372 Langwell Drive
49	5317 Langwell Drive
49 ALT	5471 Crosskirk Drive
50	5327 Langwell Drive
51	5339 Langwell Drive
52	5349 Langwell Drive
53	5419 Langwell Drive
54	5415 Langwell Drive
55	5411 Langwell Drive
56	5403 Langwell Drive
57	5393 Langwell Drive
58	5383 Langwell Drive
59	5373 Langwell Drive
60	5365 Langwell Drive
61	5359 Langwell Drive

SECTION 1
CONSTRUCTION COMPLETE

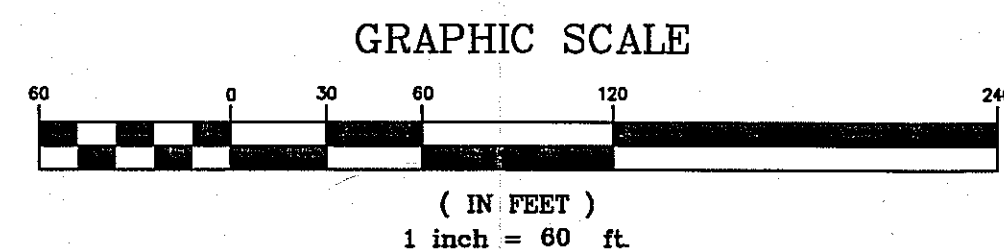
SECTION 2

SECTION 1 SITE STATISTICS	
SECTION 1 SITE AREA:	11.40 AC.
GREEN AREA:	5.82 AC.
PAVEMENT AREA:	2.86 AC.
BUILDING AREA:	2.31 AC.
IMPERVIOUS RATIO:	.45 = 45%
ZONING:	PLANNED RES. DISTRICT
UNITS:	37
UNITS PER ACRE:	3.25

SECTION 2 SITE STATISTICS	
SECTION 2 SITE AREA:	6.37 AC.
DISTURBED AREA:	5.25 AC.
GREEN AREA:	3.43 AC.
PAVEMENT AREA:	1.44 AC.
BUILDING AREA:	1.50 AC.
IMPERVIOUS RATIO:	.46 = 46%
ZONING:	PLANNED RES. DISTRICT
UNITS:	24
UNITS PER ACRE:	3.76

SECTION 1 & 2 SITE STATISTICS	
SECTION 1&2 SITE AREA:	17.77 AC.
GREEN AREA:	9.25 AC.
PAVEMENT AREA:	4.30 AC.
BUILDING AREA:	3.81 AC.
IMPERVIOUS RATIO:	.46 %
ZONING:	PLANNED RES. DISTRICT
UNITS:	61
UNITS PER ACRE:	3.43

Grading Activities



Met w/ Dwyer & will change plan to accommodate fire access at alley-ridding the lane.
8/17/04
J. Received Reviewed

GENOA TOWNSHIP, DELAWARE COUNTY
GREENSPACE EXHIBIT
FOR
HOMESTEAD AT HIGHLAND LAKES, SECTION 2



ADVANCED
CIVIL DESIGN
ENGINEERS

SCALE: 1" = 60'
DATE: 08/09/04

SHEET 1 / 1



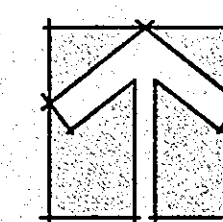
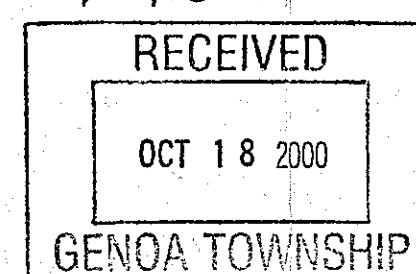
CONCEPT PLAN

THE OAKS at HIGHLAND LAKES

prepared for: Homestead Communities

October 10, 2000
Revised: October 17, 2000

REVISED
FINAL
Approved by
Trust 225 10/25/00



Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road). Landscaping within all setback areas abutting an existing right-of-way shall be rural in character in accordance with the following standards:

Landscape Specifications for all Typical Landscape Buffer Areas:

- 1) Within the 150-foot setbacks from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum caliper 2 1/2"), two deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 linear feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 50' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 linear feet shall be spotted toward the right-of-way.
- 2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be omitted in areas of existing trees or wetlands.
- 3) A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting. These grass areas will be mowed periodically in order to be maintained in a "Pasture Like" appearance.
- 4) Horse fences shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions
80' Minimum Lot Frontage- Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot area

Setbacks- Single-Family
30' Front Setback
10' Side Setback
30' Rear Setback

Cluster Development

Setbacks
Front - 15' Minimum from back of curb to building
Side - 6' Minimum separation between buildings
Rear - 32' Minimum separation between buildings

Cluster Development Standards

(This will be a condominium community.)

Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks leading to each front porch.
Trash: No dumpster, private pick-up.
Common Landscape: In all common areas, including the community building and fitness center, the condominium association will maintain the landscaping.
Common Recreation Areas: There will be community parks as well as a community building and fitness center for the use of residents.
Building Height & Pitch: Height will be a mixture one story, one and one half story, and two story homes.
Primary roof pitch will be 8/12.

Building Materials

Siding: Cementitious hardboard siding or heavy gauge vinyl
Roof: Architectural grade asphalt shingles.
Windows: No Maintenance vinyl.
Exterior Doors: Maintenance free insulated metal.
Exterior Trim: Painted Wood.
Driveways: Asphalt (width 10')
Porch Posts: Wood
Fences: Painted Wood
Streetlights: Metal
Yard Lights: Carriage lantern with electric eye on turned wooden post.

No Build Zones

In order to protect existing mature trees within the 30', 50', and 150' "No Build Zones", existing (or future) shall be created around each designated tree in the area of development. No building shall be located within these areas. Clipping of under-story tree growth, shrubs, and weeds along with pruning of low and hazardous tree branches shall be allowed as necessary to ensure the protection of residents and property. Additionally, the installation of lawn feed and/or soil shall be allowed and encouraged within these zones.

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single "No Build No Disturb Zone". Within this zone, the existing conditions will be preserved and maintained in a natural state. The only development/construction allowed will be roads, utility crossings, and a pathway system. In locations as approximated on the development plan, the pathway system shall be constructed and integrated with existing conditions to provide public access to the park and wooded preserve. The Wetland Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line will be determined during the final platting process.

Utility crossings, and a pathway system. The Wetland Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line will be determined during the final platting process.

Will be conveyed to the Property Owner, Subject to a restriction to be preserved and maintained in a natural state.

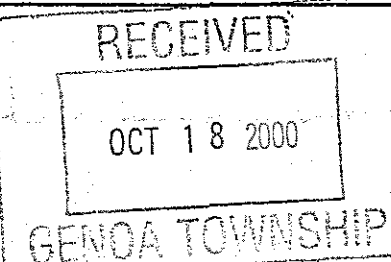
Site Data

Total Acreage	±192.825
Total Units	327
Single Family	214 lots/units (65%)
80' x 125' Lots	189
20,000 sq. min. Lots *	25
Cluster/Condominium	113 units (35%)
Gross Density	1.69 du/ac.

Open Space

	Required	Provided
Common...	28.92 ac. (15%)	70.2 ac. (36%)
Total...	77.13 ac. (40%)	99.8 ac. (51%)

Note:
All road right-of-way within The Oaks development are to be 50' R.O.W. width, unless otherwise noted.



REVISED

The Oaks at Highland Lakes Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000
Revised February 23, 2000
Revised March 13, 2000
Revised March 23, 2000
Revised June 1, 2000

Revised 6/29/00
Revised 7/12/00
Revised 9/23/00
Revised 10/12/00

Scale: 1" = 200'
Job # 99593



**BIRD
HOLK
&
ASSOCIATES**
ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
675 RIVERSIDE DRIVE
DUBLIN, OHIO 43007
(614) 764-3222

Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road) Landscaping within all setback areas abutting on existing right-of-way shall be rural in character in accordance with the following standards:

- 1) Within the 150-foot setbacks from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum canopy 25') and six deciduous ornamental trees (minimum canopy 2') and 16 deciduous shrubs shall be planted per 100 linear feet. The absolute maximum number of trees and shrubs shall be planted within a 20' strip that begins approximately 100' from the road centerline. The trees and shrubs shall be installed in a staggered manner consistent with the rural character of the area. Additionally, one shade tree per 500 linear feet shall be planted toward the right-of-way.
- 2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be reduced in areas of existing trees or wetlands.
- 3) A mixture of grasses shall be planted on all portions of the setback area not required to have landscape material creating a rural pasture setting.
- 4) Horse fences shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions
80' Minimum Lot Frontage - Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot Area

Setbacks - Single-Family
30' Front Setback
10' Side Setback
30' Rear Setback

Cluster Development
Setbacks
From 20' from back of curb to building line
Side 15' between buildings

Cluster Development Standards
(This will be a condominium community)
Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks. In-lane in each front park
Turf: No lawns, grass pick-up
Cemeteries: Landscaped in all common areas, including the community building and fitness center. The
common recreation areas will maintain the landscaping.
Common Recreation Areas: There will be community parks as well as a community building and fitness center
for recreation activities.
Building Height & Photo: Heights will be a maximum one story, one and one half story, and two story houses.
Common road park will be 20'.

Building Materials
Roofs: Gabled roofs with asphalt shingles or heavy gauge steel
Roofs: No dormers or gables without shingles.
Windows: No horizontal blinds.
Exterior Doors: Maintenance free insulated metal.
Interior Trim: Painted wood.
Driveways: Asphalt (width 10')
Porch Paving: Wood
Fences: Painted wood
Streetlights: None
Yard Light: Carriage lanterns with electric eye on central window pane.

No Build Zones:

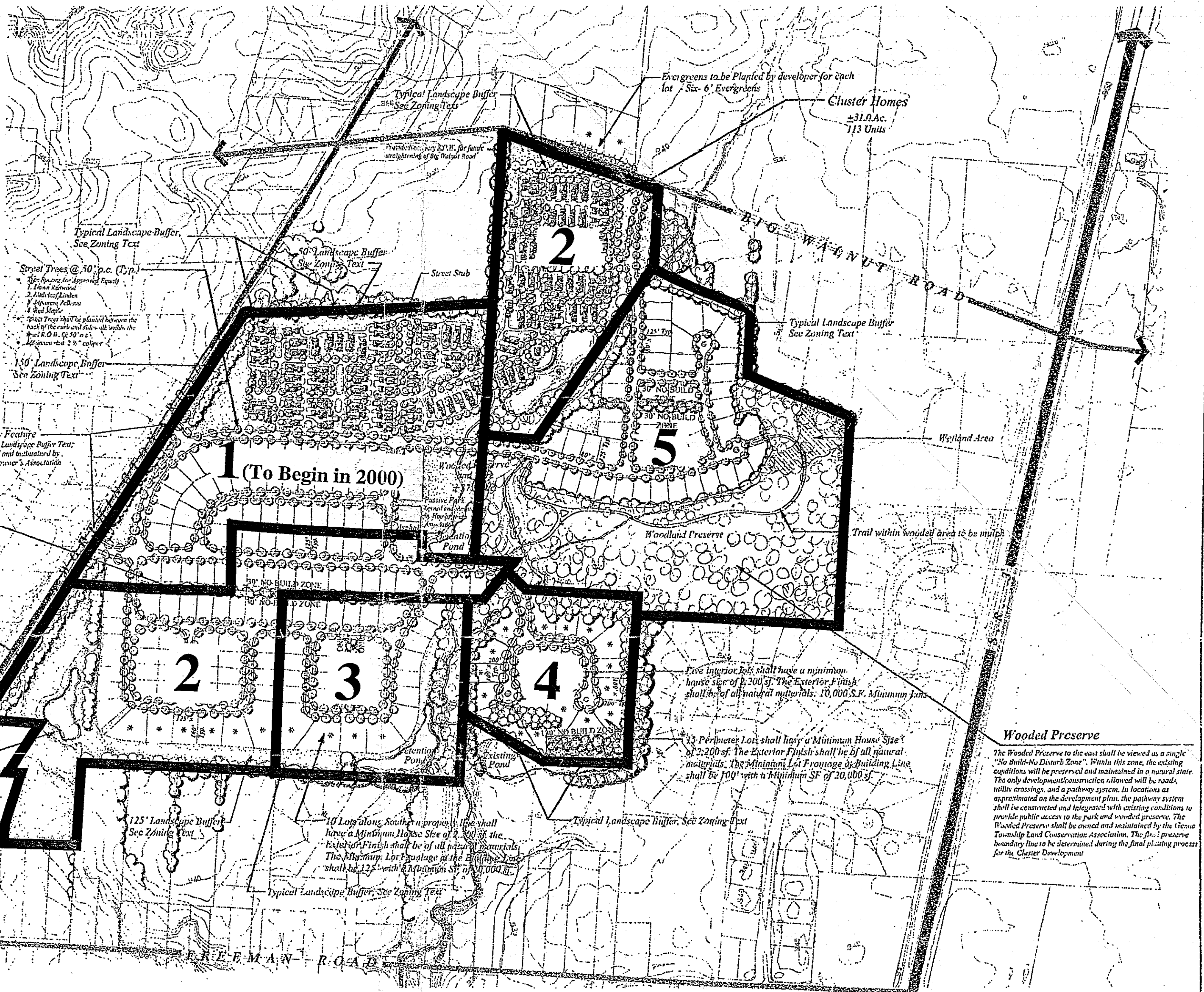
1) No build zones, existing mature trees within the 150' and 130' "No Build Zone", construction fence shall be placed around each tree to be preserved as the time of development. No utilities shall be located within these zones. The utility of underground tree growth shall be located along with existing trees and landscaping. No utilities shall be allowed as necessary to insure the protection of residents and property. Additionally, the installation of lawn, trees and shrubs shall be allowed and encouraged within these zones.

150' Landscape Buffer
See Zoning Text

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single "No Build No Disturb Zone". Within this zone, the existing wetlands shall be preserved and maintained in a natural state. The only development allowed within the wetlands shall be a trail, a path, and a utility system. The Wetland Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary shall be determined during the final planning process.

Will be owned by neighboring property owner
Subject to preservation to be preserved and maintained in a natural state.



Wooded Preserve

The Wooded Preserve to the east shall be viewed as a single "No Build No Disturb Zone". Within this zone, the existing conditions will be preserved and maintained in a natural state. The only development allowed within the preserve will be roads, utility crossings, and a pathway system. In locations as approximated on the development plan, the pathway system shall be constructed and integrated with existing conditions to provide public access to the park and wooded preserve. The Wooded Preserve shall be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line to be determined during the final planning process for the Cluster Development.

The Oaks at Highland Lakes

Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000

Revised February 23, 2000

Revised March 13, 2000

Revised March 23, 2000

Revised June 1, 2000

Revised 6/29/00

Revised 7/12/00

Scale: 1" = 200'

September 25, 2000



**BIRD
HOLK
&
ASSOCIATES**

ARCHITECTS
LANDSCAPE ARCHITECTS
LAWYERS
325 RIVERDALE DRIVE
DUBLIN, OHIO 43017
(614) 244-1122

Phasing Plan

Development will begin in 2000 and the project is expected to be completed within five years.

RECEIVED

SEP 26 2000

GENOA TOWNSHIP

Genoa Township Zoning Office
5111 South Old 3C Hwy.
Westerville, Ohio 43082
614-899-0725 (office)
614-882-7143 (fax)

GENOA TOWNSHIP

COPY

"A Nice Place to Live"

**BOARD OF TRUSTEES
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO**

OFFICE OF THE ZONING INSPECTOR

CERTIFICATE OF COMPLIANCE

This is to certify that the **Homestead at Highland Lakes, LLC and its parent company, subsidiary and affiliated entities** have complied with the provisions of the Genoa Township Zoning Resolution governing the Planned Residential District (PD-1) and the Homestead at Highland Lakes Final Development Plan approved by the Genoa Township Trustees as part of the re-zoning and Final Development Plan for the Oaks at Highland Lakes Subdivision.

In addition, all outstanding items listed on any Temporary Zoning Compliance Certificates previously issued for phase one (1) of the Homestead at Highland Lakes are complete. Any zoning compliance issues that may arise in the future for phase two (2) or phase three (3) of the Homestead Condominium project will be the responsibility of the Romanelli and Hughes Building Company which is the current owner and developer of phase two (2) and phase three (3).

Dated this 18th Day of November 2008.


Genoa Township Zoning Department

Vicki Stainer

From: "Joe Clase" <jclase@genoatwp.com>
To: <VSheets@MIHOMES.com>
Cc: "Tom Francy" <tfrancy@genoatwp.com>; "Susan Dorsch" <sdorsch@genoatwp.com>; "Vicki Stainer" <vstainer@genoatwp.com>; "Paul Wise" <pwise@genoatwp.com>
Sent: Friday, February 01, 2008 3:01 PM
Subject: RE: Oaks at Highland Lakes (open space ownership and maintenance)

Vicky –

You posed a lot of questions, so let me know if I miss one. Note that these are informal responses and not to be interpreted as a legal opinion. We can further explore any alternative method you propose for solving the issue. Paul Deel and I simply composed the process we felt would be most desirable to you.

Could the Township simply give us a written acknowledgment that they do no object to us conveying the reserves and maintenance obligations to the homeowner's association? No, when I researched the case with Delaware County it was determined that multiple parties previously approved this open space notation and hence it could not be amended without public review. Each property owner in the Oaks at Highland Lakes purchased their lot with the understanding that the GTLCA would own and maintain the subject open space. They each need to be party to the amendment. While we don't need each of their approvals, they should be properly notified and given an opportunity for comment in a public forum. Our office doesn't have the power to amend the final development plan, only the Genoa Township Zoning Commission has such authority.

Should the GTLCA not be responsible for the development plan amendment since they are the ones who reneged? Since the commitment was apparently made to the developer, this issue is between such parties. The developer made the commitment to the Township, by application, so our recourse is to address the developer, not GTLCA. If GTLCA doesn't agree to make the amendment, a judge would likely have to decide the merit of their prior commitment. Their responsibility is to the developer and current property owners and not our office.

What will happen in the event the application is not approved? Because I am not an attorney, I will offer my understanding only. Don't interpret this as a legal opinion. If the application is denied, the plat note and final development plan text will be enforced as recorded and previously approved. Our office would not pursue litigation so long as the property is being maintained in accordance with the final development plan, but any land owner or effected party may file an injunction in court against the developer and/or GTLCA if they feel such negligence had an inverse effect on their property.

Is the Township then willing to force the Conservancy to take the reserves by litigation? The Genoa Township Trustees would be asked to consider litigation if we received complaints from residents regarding non-compliance with the final development plan. We are a complaint-driven enforcement department. This litigation would likely be aimed at the developer (applicant for final development plan) and the GTLCA. We would then ask a judge to determine the responsible party. I am not aware of existing case law pertaining to such a divergence from a final development plan notation.

Is this absolutely necessary? After a couple days of research and discussions with Paul Deel from the Delaware County Regional Planning Commission, we determined this to be the least cumbersome approach. If you have alternative recommendations, we will consider. There are undoubtedly multiple ways to continue, but this was determined as the most efficient and effective way to legally change the restriction noted in the final development plan and recorded on the subdivision plats.

It is not my expectation that you will see a large "public backlash" as you have referenced. If there is a backlash, I would question why the HOA is willing to undertake maintenance of this open space if their residents are so strongly against it. But like I mentioned on the phone, this simply allows them to come before the Zoning Commission (a third party) and ask for approval of such amendment. Otherwise, this is a legal matter between the developer and the GTLCA or the property owner and the developer.

This is intended as an informal response to your questions, so that we can work toward a resolution of your

2/4/2008

issue. It is not set in stone, but my message to you is that open space ownership and maintenance effects a lot of people and should in no way be construed as an action subject to a simple administrative approval. If this was the case, I would have the power to remove open space restrictions. My sole duty is to enforce the Genoa Township Zoning Resolution and in turn enforce the final development plan open space ownership/maintenance note that was approved by the Zoning Commission.

Please let me know if you have further questions.

Joe Clase, AICP
Zoning Inspector - Genoa Township Zoning Department
<http://www.genoatwp.com/>

From: VSheets@MIHOMES.com [mailto:VSheets@MIHOMES.com]
Sent: Friday, February 01, 2008 9:49 AM
To: jclase@genoatwp.com
Cc: sdorsch@genoatwp.com; tfrancy@genoatwp.com; PDeel@co.delaware.oh.us; pwise@genoatwp.com
Subject: RE: Oaks at Highland Lakes (open space ownership and maintenance)

Thanks for sending this information. I have attached the letter from Genoa Township Land Conservation Association in which they formally refuse to accept these reserves due maintenance obligations. This is a direct violation of the development plan and the plat. Should the GTLCA not be responsible for the development plan amendment since they are the ones who reneged? What will happen in the event the application is not approved? What if a few homeowners object after receiving the mailing? Is the Township then willing to force the Conservancy to take the reserves by litigation?

After reviewing the application and process, it seems extreme. Is this absolutely necessary? It is not M/I's responsibility to go through this process, expense and possible public backlash when we are ready, willing and able to comply with the original agreement. We simply want to be released from the obligation that can not be fulfilled due to GTLCA's non-compliance. Could the Township simply give us a written acknowledgment that they do no object to us conveying the reserves and maintenance obligations to the homeowner's association?

There must be a more reasonable way to get this done. Please let me know your thoughts.

Thank you,

Vicky
(614)418-8067

From: Joe Clase [mailto:jclase@genoatwp.com]
Sent: Thursday, January 24, 2008 12:33 PM
To: Vicky Sheets
Cc: Susan Dorsch; Tom Francy; 'Deel, Paul'; 'Paul Wise'
Subject: RE: Oaks at Highland Lakes (open space ownership and maintenance)

Vicky –

After we spoke on Tuesday, our department has reviewed the approved final development plan and recorded plat(s) for the Oaks at Highland Lakes relative to the three open space lots we discussed. Based on our conversation, it is my understanding that the land trust is not willing to take over ownership and maintenance of three (3) large open space parcels as they had so agreed during the development review process. These lots are located in Phases 4, 5 and 6 of the Oaks at Highland Lakes. It is also my understanding that the HOA is willing and capable to take over such responsibility.

In the interest of making such transfer in accordance with zoning and platting restrictions, I would recommend the following procedure for approval of such amendment(s):

1. Prepare an Affidavit (prepared by a lawyer) outlining the situation: (a) land was offered to the land trust, (b) land trust declined taking ownership, (c) HOA is willing to own and maintain in the

same capacity as the trust had so agreed. After this document is reviewed by our office and the Delaware County Regional Planning Commission, have both the trust and the HOA sign this affidavit.

2. Prepare an application for a final development plan amendment (see attached form). This application will require a \$750 application fee (payable to Genoa Township). Include with the application a business-sized envelope for every lot owner within the Oaks at Highland Lakes addressed to their taxable address. You can obtain this listing from the Delaware County Auditor's Office. These envelopes should be pre-addressed with proper postage. Attached to the application form should be fifteen (15) copies of:
 - a. A printed copy of the mailing list.
 - b. A cover letter to the Zoning Commission explaining in narrative form the proposed amendment(s).
 - c. A copy of the signed affidavit.
 - d. A copy of the final development plan with a dark boundary surrounding these three parcels.
 - e. Any other supporting information.
3. If approved by the Zoning Commissioner, record the affidavit with the Delaware County Recorder's Office and ask for a marginal note to be added to the recorded plat for the Oaks at Highland Lakes, Phases 4, 5 and 6 including a reference to the recording information for the affidavit.
4. Transfer the property in accordance with the affidavit.

If you have any further questions regarding this process, please feel free to contact me. Thank you.

Joe Clase, AICP
 Zoning Inspector - Genoa Township Zoning Department
<http://www.genoatwp.com/>

From: VSheets@MIHOMES.com [mailto:VSheets@MIHOMES.com]
Sent: Tuesday, January 22, 2008 3:55 PM
To: jclase@genoatwp.com
Subject: Oaks at Highland Lakes

Mr. Clase,
 Thank you for speaking with me this afternoon. Below is my contact information. I look forward to hearing from you.

Vicky L. Sheets
 Paralegal
 M/I Homes
 3 Easton Oval
 Suite 500
 Columbus, Ohio 43219
 (614)418-8067
 (614)418- 8030 fax

No virus found in this incoming message.

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Version: 7.5.516 / Virus Database: 269.19.19/1258 - Release Date: 2/4/2008 10:10 AM

2/4/2008

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

January 9, 2001

R.D. Zande
1237 Dublin Road
Columbus, Ohio 43215

Attention: Ms. Diane Nocar

Dear Diane,

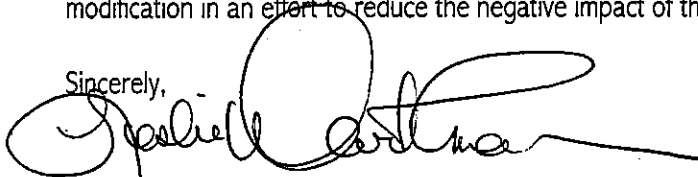
RE: Oaks @ Highland Lakes

I forwarded the revised layout of the Oaks at Highland Lakes to the Genoa Township Board of Trustees upon receiving it January 5, 2001. I am writing this letter to provide their response for the record and inform you that township officials still have concerns after reviewing these plans. It should be noted that the Board does not object to the proposed elimination of the second curb cut on Worthington Road in light of the safety issues noted by the Delaware County Engineer's Department. However, the Trustees are alarmed that your plan indicates no intention to make any alteration to the interior subdivision layout as a result.

The Genoa Township Trustees voted favorably on a revised development plan for the Oaks at Highland Lakes last year because they felt reasonably certain the approved layout provided the best possible subdivision traffic circulation plan, as well as, assured efficient accessibility for local safety services. The plan as it now exists would likely have received resistance. The proposed access change will effect emergency response times, etc. In addition, there is also a concern that the effect on the circulation pattern will cause traffic congestion inside the subdivision and create problems for future Oaks at Highland Lakes residents.

In conclusion, the Board feels strongly that the County Engineer's recommendations had to be addressed appropriately by eliminating the second ingress/egress into the subdivision. But, the Genoa Township Board of Trustees are not satisfied that serious consideration was properly given to making some additional interior layout modification in an effort to reduce the negative impact of this change.

Sincerely,



Leslie Warthman, Zoning Official Genoa Township

cc: Genoa Township Board of Trustees & Administrator

"A NICE PLACE TO LIVE"

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

December 28, 2000

R.D. Zande
1237 Dublin Road
Columbus, Ohio 43215

Attention: Ms. Diane Nocar

Dear Diane,

RE: Oaks @ Highland Lakes

As a follow-up to my previous communication with you regarding the need for eliminating one of the two planned curb cuts on Worthington Road, because of the potential safety concerns that were expressed by the Delaware County Engineer's office, I am sending you this more formal notification confirming that Genoa Township will not oppose this recommendation. However, on behalf of the Board of Trustees of Genoa Township, we would stress the need for extending to us the opportunity to administratively review any interior redesign of this subdivision, which will likely come about as a result of the entrance changes.

The Township Trustees are concerned that the accessibility for local safety services could be jeopardized and, therefore, would like to know whether minor changes to the approved interior subdivision layout are being anticipated that would minimize the affects of losing an ingress/egress into the subdivision.

Please contact the zoning office with your immediate plans as soon as possible. Thank you for your cooperation.

Sincerely,



Leslie Warthman, Zoning Official Genoa Township

cc: Genoa Township Board of Trustees & Administrator
Stephen Caplinger, M/I Homes Land Development

"A NICE PLACE TO LIVE"

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

November 30, 2000

Delaware County Regional Planning Commission
50 Channing Street
Delaware, Ohio 43015

Attention: Mr. Philip Laurien

RE: Oaks @ Highland Lakes, Phase 1-6

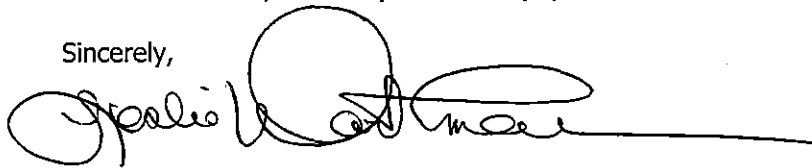
Dear Phil,

Additional amenities are highly desirable for enhancement of the active recreational use of the 4.25-acre centrally located open green space in The Oaks At Highland Lakes Phase 4. Although no formal commitments were made during the rezoning of this property, it is Genoa Township's understanding that the Developer shall agree to install a tot lot, park benches and trash receptacles on this property. I am anticipating receiving more detailed information, particularly, information regarding the specifications of the tot lot being considered, the actual number of benches/trash bins and intended installation locations for these. Further, the Zoning Department hereby is requesting written clarification as to the future maintenance responsibility and timing of installation of this equipment.

Another important issue was recently brought to our attention regarding this subdivision. I was notified of the safety concerns involving the two planned curb cuts on Worthington Road. It has been suggested that one of them may be eliminated per the request of the County Engineer's Department. I researched the plans for clarification about the two separate entrances and determined that, since there were numerous changes to the original subdivision layout which considerably altered the final design of these dual entrances, there is no longer any real merit in keeping them, especially, since there is a safety concern. The only possible objection I could have involves changes in "entrance feature" plans; zoning will need to administratively review any resulting changes that surely will be forthcoming.

Please contact my office if you have any questions.

Sincerely,



Leslie Warthman,
Genoa Township Zoning Officer

cc: Stephen Caplinger, M/I Homes
Diane Nocar, R. D. Zande & Associates, Inc.

"A NICE PLACE TO LIVE"

MEMORANDUM

DATE: November 27, 2000
TO: BOARD OF TRUSTEES & ZONING COMMISSION
FROM: ZONING DEPARTMENT

RE: ELIMINATION OF INGRESS/EGRESS @ OAKS AT HIGHLAND LAKES

In pursuit of open communication, I am notifying all of you about a call I received today from Diane Nocar with RD Zande, working for M/I Homes on the Oaks @ Highland Lakes project.

She informed me that the county engineer is suggesting eliminating one of the two entrances off of Worthington Road (the southern one), because of safety concerns. Apparently there is concern with the close distance between the two entrances and the traffic confusion that would be created because turn lanes exist at both locations.

The project will still have a second ingress/egress at Big Walnut; a future stub to the Derstine property also exists.

Please examine the attached site drawing to help assess the specific location. I would like any/all comments/input to be brought to my attention ASAP. If anyone foresees a problem with this change it should be noted. I am planning on calling her back with feedback before Thursday night's DCRPC preliminary approval meeting.

RODRIGUEZ, D. BUDD

HIGHLAND LAKES
SUBDIVISION NORTH

RESERVE "B"
3.09 AC

ALPINE
DRIVE

WORTHINGTON ROAD
RESERVE "A"
1.71 AC

PHASE 1

THORNWOOD DRIVE

SIERRA DRIVE

PHASE 2

PHASELINE

PHASE 5

CLEARVIEW AVENUE

RESERVE "D"
WETLAND
PRESERVE AREA
9.25 AC

PROSPECT LANE

ALSTON GROVE DRIVE

WILLIAM & EILENE PATTON

EDWARD & BARBARA MARTIN

W. LARRY BENTLEY

FRANKLIN L. & JANICE L.
COHAGAN

BLACKHAWK C.
BLACKHAWK

GENOA TOWNSHIP

COPY

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

Thursday, October 26, 2000

Stephen Caplinger
M/I Schottenstein Homes, Inc.
3 Easton Oval, Suite 500
Columbus, Ohio 43219

RE: PZC 200-08: THE OAKS AT HIGHLAND LAKES REVISION

Dear Mr. Caplinger:

The Genoa Township Board of Trustees met on Wednesday, October 25, 2000 to hear the above referenced application. Board members, Mark Atkeson and Helen Barber were present. Denny Gobert was absent.

Mr. Atkeson made a motion to approve the amendment to the Development Plan, PZC case 200-08, for Oaks at Highland Lakes along with the revised Zoning Development Text and Site Development Plan both dated October 20, 2000 as well as the Concept Site Plan for the Cluster Development prepared for Homestead Communities and received by the Township on October 18, 2000, with the additional condition that the final Preserve Boundary line will be determined during the final platting of the adjacent phase, and all other agreements made during all previous Planning and Zoning Commission and the Trustees hearings. Mrs. Barber seconded the motion. Roll call: all aye. *The motion was approved.*

Based on the decision of the Board of Trustees, your request for Amendment to the Development Plan for The Oaks at Highland Lakes has been approved.

Respectfully,


Susan Dunkle, Zoning Secretary

scd
cc: Genoa Township Board of Trustees
Leslie Warthman, Zoning Officer
PZC 200-05 Case file
Planning and Zoning Commission

"A NICE PLACE TO LIVE"

LEGAL NOTICE

PUBLIC HEARING WILL BE HELD BY THE GENOA TOWNSHIP BOARD OF TRUSTEES ON THE 11TH OF OCTOBER AT 8:30 P.M. AT THE TOWNSHIP COMMUNITY HALL, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO TO HEAR THE FOLLOWING REQUEST:

M/I SCHOTTENSTEIN HOMES, INC. REQUESTING MODIFICATION OF A DEVELOPMENT PLAN FOR THE 192.825 ACRES KNOWN AS THE OAKS AT HIGHLAND LAKES, LOCATED ALONG WORTHINGTON ROAD TO THE EAST, AND ALONG BIG WALNUT ROAD TO THE SOUTH, CURRENTLY ZONED PD-1,

THE APPLICATION AND TEXT MAY BE EXAMINED AT THE TOWNSHIP ADMINISTRATIVE OFFICE, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO. AT THE HEARING, OR WITHIN 20 DAYS THEREAFTER, THE TRUSTEES MUST RENDER THE DECISION TO APPROVE OR DENY THE APPLICATION.

CHERYL HEADLEE, CLERK
GENOA TOWNSHIP BOARD OF TRUSTEES
614-895-1126

**THIS HEARING HAS BEEN CONTINUED TO
OCTOBER 25, 2000 AT 8:30 P.M.**

October 20, 2000

TO: BOARD OF TRUSTEES

FROM: LESLIE WARTHMAN, ZONING INSPECTOR

RE: Oaks @ Highland Lakes Development Plan Amendment- PZC 200-08

A revised Development Text & Development Plan were submitted October 17. A new Condominium Site Plan was also provided on October 18, 2000.

I spoke with Mr. Caplinger on 10/19/00 and advised him of the following items which I still needed clarified/documented/corrected...

- There was a new 'NOTE' inserted on the Development Plan, calling out the mentioned 'agreed-upon' 50-foot roadway width. This is a divergence from county standards and will likely have to be dealt with at the final platting stage with a letter of approval from the Trustees and County Engineer.
- I have asked for language in the text committing to the installation of right/left turn lanes at all three entrances to the subdivision. I have been repeatedly informed that this was agreed to at the zoning.
- The revised condominium project setbacks as resubmitted are *not compliant* and will be corrected, according to Mr. Caplinger.

The previously approved minimum setbacks at the time of zoning were:

Front Yard (Dimension from street) 20'

Separation between buildings (side) 15'

Separation between buildings (rear) 32'

Originally the applicant indicated they would meet the approved setbacks, but this got changed with their last submission as I was pointing out in the meeting. Our code requires all of the buildings to be separated 11-feet. There is also a 50-foot setback required from all residential property borders (which they are fully compliant on with the landscape buffer shown on the drawing). Our code also requires a 25-foot setback from public r/w. They need to assure that units are setback 25' from the 60' road accessing the farm to the north. They probably are, but we do not have a scale drawing and, therefore, compliance with this code requirement needs to be clearly indicated in writing.

- The HOA maintenance of the split-rail fencing is not called out anywhere, although I was assured that this is the intent since it is being located in Common Open Space area.
- The Fitness Center was moved to a more suitable location (i.e., out of the ponds), but they still did not provide a detailed site plan for parking, etc. I was assured that they will comply with code parking requirements.

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

August 30, 2000

Genoa Township Board of Trustees
5111 South Old 3C Highway
Westerville, Ohio 43082

COPY

RE: PZC 200-08: THE OAKS AT HIGHLAND LAKES REVISION

Dear Mrs. Barber and Gentleman:

The Planning and Zoning Commission met on Monday, August 28, 2000 to hear the above referenced application.

Mrs. Callahan made a motion to recommend approval of the revised development plan to the Board of Trustees as submitted with the following conditions:

1. The phasing will be clearly defined;
2. The split rail fence will border the conservation areas and will be maintained by the Homeowner's Association;
3. The 150- foot setbacks are adhered to concerning Big Walnut Road;
4. The pool and recreational facility will be relocated to the center of the Cluster Housing by the pond, separate from the Community Building which will remain at the Worthington Road access point;
5. The plat will be revised to show dimensions of the lots and the center stub road through the condominiums;
6. The stub road to the north corner parcel through the Cluster Homes will be a public access road not a private road;
7. The revised plan of the Cluster Homes will be enlarged and approved by the Fire Chief, as requested by the Fire Chief;
8. The lots abutting streams will be moved back to appropriate setbacks and
9. Grassy open areas will be mowed to maintain a natural, but not weedy appearance.

Mr. Will seconded the motion. There was no discussion. Roll call: all aye. ***The motion to amend the motion was approved.***

Based on the Commission's decision, the application for rezoning is recommended to you for approval. This application requires further action from the Board of Trustees.

Respectfully,


Susan Dunkle, Zoning Secretary

sck
cc: PZC 200-08 Case file
Leslie Warthman, Zoning Officer
Members of the Planning and Zoning Commission

"A NICE PLACE TO LIVE"



Suburban
News
Publications

October 10, 2000

Genoa Township
5111 S. Old 3C Highway
Westerville, Ohio 43082

PROOF OF PUBLICATION

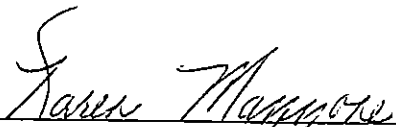
I hereby certify that the advertising copy/copies of which being hereto attached was published in:

News & Public Opinion

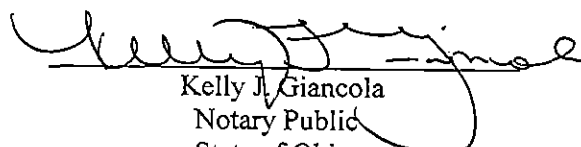
A Suburban News Publication on:

09/13 6.00 56.10
09/27 5.00 46.75

And circulated generally in the City/Village/Township of: Westerville
And Franklin County, Ohio.

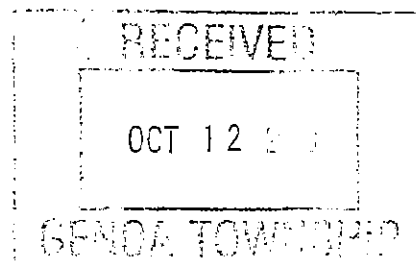

Karen Mazzone
Business Office

Sworn before me on this 10/10, 2000


Kelly J. Giancola
Notary Public
State of Ohio



KELLY J. GIANCOLA
Notary Public, State of Ohio
My Commission Expires 08-19-04



5257 Sinclair Road • P.O. Box 29912 • Columbus, Ohio 43229 • (614) 785-1212

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The City of Westerville is proposing revisions to the existing Franklin County Incorporated Areas and Delaware County Unincorporated Areas Flood Insurance Studies (FIS). The revisions stem from the construction of the new Cleveland Avenue Extension Bridge over Alum Creek, corrections to the original FIS hydraulic studies, and improved topographic information. Detailed hydraulic studies were undertaken to determine the required changes to the existing Flood Insurance Studies. The length of the affected creek segment stretches from about 0.10 mile upstream of West Schrock Road to about 1.7 miles upstream of West Main Street. According to the studies, the 100-year frequency flood elevation, also known as the Base Flood Elevation (BFE), along Alum Creek, will increase by a maximum of 1.29 feet at a point approximately 0.18 mile downstream of West Main Street. The proposed floodway will have portions which are narrower and some which are wider than the current delineation. The maximum decrease in floodway width is approximately 890 feet while the maximum increase in floodway width is approximately 900 feet. The proposed floodplain will also have portions which are narrower and wider than the existing floodplain. The maximum decrease in floodplain width is approximately 1300 feet while the maximum increase in floodplain width is approximately 600 feet. The revised information is meant to provide more accurate information to the community. No structures are known to be impacted by these changes to the base flood data.

If you have any questions, or desire additional information, please contact Bassem Bitar, Zoning Officer for the City of Westerville, at (614) 901-6658.

The City of Westerville complies with ADA requirements and will make special accommodations upon request. For special arrangements, please contact the City Clerk at 901-6410 at least 24 hours in advance of any meeting. TTY Telephone Number is 901-6413.

Bassem Bitar,
Planning & Zoning Officer
September 27, 2000

GENOA TOWNSHIP LEGAL NOTICE

Public Hearing will be held by the Genoa Township Board of Trustees on the 11th of October at 8:30 p.m. at the Township Community Hall, 5111 S. Old 3C Highway, Westerville, Ohio to hear the following request:

M/I Schottenstein Homes, Inc. requesting modification of a development plan for the 192.825 acres known as The Oaks at Highland Lakes, located along Worthington Road to the east and along Big Walnut Road to the south, currently zoned PD-1.

The application and text may be examined at the Township Administrative Office, 5111 South Old 3C Highway, Westerville, Ohio. At the Hearing, or within 20 days thereafter, the Trustees must render the decision to approve or deny the application.

Cheryl Headlee, Clerk
Genoa Township Board of Trustees (614) 895-1126
September 27, 2000

Legal Notices

WANT RESULTS?

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785-1200

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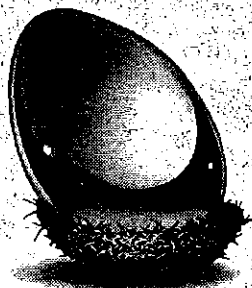
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Kacy Bonaventura



Kevin Stover

Saturday, October 7 9:00-10:30 am
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1375 Cassady Avenue

Note: Our Real Estate Career Seminar is open to everyone
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There is no charge to attend.

Seating is limited so make your reservation today by calling
Nancy Trout at 526-2638.



LEGAL NOTICE

PUBLIC HEARING WILL BE HELD BY THE GENOA TOWNSHIP BOARD OF TRUSTEES ON THE 11TH OF OCTOBER AT 8:30 P.M. AT THE TOWNSHIP COMMUNITY HALL, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO TO HEAR THE FOLLOWING REQUEST:

M/I SCHOTTENSTEIN HOMES, INC. REQUESTING MODIFICATION OF A DEVELOPMENT PLAN FOR THE 192.825 ACRES KNOWN AS THE OAKS AT HIGHLAND LAKES, LOCATED ALONG WORTHINGTON ROAD TO THE EAST, AND ALONG BIG WALNUT ROAD TO THE SOUTH, CURRENTLY ZONED PD-1,

THE APPLICATION AND TEXT MAY BE EXAMINED AT THE TOWNSHIP ADMINISTRATIVE OFFICE, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO. AT THE HEARING, OR WITHIN 20 DAYS THEREAFTER, THE TRUSTEES MUST RENDER THE DECISION TO APPROVE OR DENY THE APPLICATION.

CHERYL HEADLEE, CLERK
GENOA TOWNSHIP BOARD OF TRUSTEES
614-895-1126

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

September 28, 2000

Stephen Caplinger
M/I Schottenstein Homes, Inc.
Columbus, Ohio 43219

Re: The Oaks at Highland Lakes: PZC 200-08

Dear Mr. Caplinger:

The Planning and Zoning Commission met on Monday, August 28, 2000 to hear the above referenced application.

Mrs. Callahan made a motion to recommend approval of the revised development plan to the Board of Trustees as submitted with the following conditions:

1. The phasing will be clearly defined;
2. The split rail fence will border the conservation areas and will be maintained by the Homeowner's Association;
3. The 150- foot setbacks are adhered to concerning Big Walnut Road;
4. The pool and recreational facility will be relocated to the center of the Cluster Housing by the pond, separate from the Community Building which will remain at the Worthington Road access point;
5. The plat will be revised to show dimensions of the lots and the center stub road through the condominiums;
6. The stub road to the north corner parcel through the Cluster Homes will be a public access road not a private road;
7. The revised plan of the Cluster Homes will be enlarged and approved by the Fire Chief, as requested by the Fire Chief;
8. The lots abutting streams will be moved back to appropriate setbacks and
9. Grassy open areas will be mowed to maintain a natural, but not weedy appearance.

Mr. Will seconded the motion. There was no discussion. Roll call: all aye. *The motion to amend the motion was approved.*

Your application has been scheduled for Wednesday, October 11, 2000 at 8:30 p.m. Attached is a copy of the legal notice. If you have further questions, please feel free to contact our office.

Respectfully,

Susan Dunkle, Zoning Secretary

sck
cc: PZC 200-08 Case file
Leslie Warthman, Zoning Officer
Members of the Planning and Zoning Commission

"A NICE PLACE TO LIVE"

Return to Zoning
Before 8-25

REVIEW CHECKLIST

Applicant: PZC 200-08 Modification to The Oaks

The attached set of plans has been reviewed by our department and attached are our comments.
Each Department has 3 days to review the plans.

Genoa Township Fire Department

Reviewed by Chief Bauman Date 8-21-00

Comments No Comment on single family area.
Need larger scale drawing to review cluster development area.

Passed on to Police Department on 8-21-00.

Genoa Township Police Department

Reviewed by Chief Taylor Date 8-21-00

Comments NONE

Passed on to Maintenance Department on 8-21-00.

Genoa Township Maintenance Department

Reviewed by Mike Dinbennett Date 8-23-2000

Comments Agree with Bauman - would like to see
drainage ditch cleaned of silt from past erosion and
brush trees taken out to avoid any type of flooding

Returned to Clerk's Office on 8-23-2000.

Plans returned to Zoning Office on 8-23-00
by: _____

14) 895-1126 Acct# 34828
NOA TOWNSHIP
11 S. OLD 3C HIGHWAY
TN: JUDY SKEEL, SECRETARY
WESTERVILLE, OH 43082
bscr? N AR Acct# 2385

Given by SUSAN DUNKLE PO# M/I Schottenstein
start 09/27/2000 Stop 09/27/2000
Comm1 Bill Monthly
Class 0100 LEGAL NOTICES
Index: GENOA TOWNSHIP LEGAL NOTICE PUBLI
Cols 2 Lines 25 Inches 2.50 Words 132 Box? Y
Wait AUTH Awaiting authorization.

Comments: ATTN: Susan Dunkle : 895-1255
FROM: CAROLINE, FAX#: 785-1881
DIR#: 410-0203 9/12: Fax Proof
=====

Sub Rate	Base-Charge	Addl-Charge	Total-Cost	Ins	Start	Stop	SMTWTFS
6 LO	46.75	0.00	46.75	1	09/27/2000	09/27/2000	0001000

TOTAL AD COST 46.75

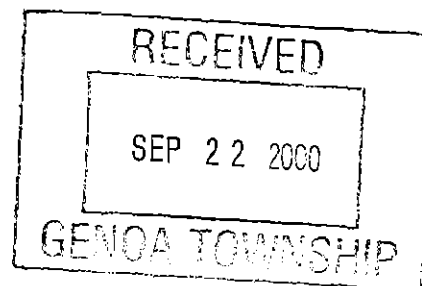
**GENOA TOWNSHIP
LEGAL NOTICE**

Public Hearing will be held by the Genoa Township Board of Trustees on the 11th of October at 8:30 p.m. at the Township Community Hall, 5111 S. Old 3C Highway, Westerville, Ohio to hear the following request:

M/I Schottenstein Homes, Inc. requesting modification of a development plan for the 192.825 acres known as The Oaks at Highland Lakes, located along Worthington Road to the east and along Big Walnut Road to the south, currently zoned PD-1,

The application and text may be examined at the Township Administrative Office, 5111 South Old 3C Highway, Westerville, Ohio. At the Hearing, or within 20 days thereafter, the Trustees must render the decision to approve or deny the application.

Cheryl Headlee, Clerk
Genoa Township Board of Trustees (614) 895-1126
September 27, 2000



Classified Trans it Department

**Fax**

Date:

9/22/00

Suburban News Publications

5257 Sinclair Rd. Columbus, Ohio 43229

Phone: (614) 785-1212

Fax: (614) 785-1881

To:

Susan Dunkle

Fax:

895-1255

From:

Caroline Snyder

Department:

Classified-Legals

Page 1 of

2

Phone#:

410-0203

Message:

PROOF COPY FOLLOWS.**PLEASE CALL & CONFIRM.****CORRECTIONS CAN BE MADE****UNTIL Mondays, 3 PM****AD IS SCHEDULED AS SHOWN**

OFFICE USE ONLY

FAX REQUEST

Rec'd by:

CJP

#58

Date:

Time:

ID:

LEGAL NOTICE

PUBLIC HEARING WILL BE HELD BY THE GENOA TOWNSHIP PLANNING AND ZONING COMMISSION, DELAWARE COUNTY, OHIO AT 7:00 P.M. ON THE 28TH DAY OF AUGUST, 2000, AT THE GENOA TOWNSHIP COMMUNITY HALL, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO TO HEAR THE FOLLOWING REQUESTS:

M/I SCHOTTENSTEIN HOMES, INC., 3 EASTON OVAL, SUITE 500, COLUMBUS, REQUESTING MODIFICATION OF A DEVELOPMENT PLAN FOR THE 192.825 ACRES KNOWN AS THE OAKS AT HIGHLAND LAKES, LOCATED ALONG WORTHINGTON ROAD TO THE EAST, AND ALONG BIG WALNUT ROAD TO THE SOUTH, CURRENTLY ZONED PD-1,

AND ANY BUSINESS THAT MAY COME BEFORE THE BOARD. THE PETITION AND TEXT MAY BE EXAMINED AT THE TOWNSHIP ADMINISTRATIVE OFFICE, 5111 SOUTH OLD 3C HIGHWAY, WESTERVILLE, OHIO. AFTER THE CONCLUSION OF THE HEARING, THE MATTER WILL BE REFERRED FOR FURTHER DETERMINATION TO THE BOARD OF TRUSTEES.

JUDY L. SKEEL
GENOA TOWNSHIP ZONING SECRETARY
(614) 895-1126



Suburban
News
Publications

September 11, 2000

Genoa Township
5111 S. Old 3C Highway
Westerville, Ohio 43081

PROOF OF PUBLICATION

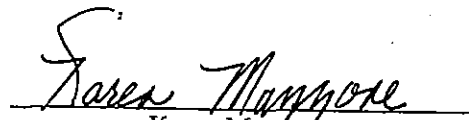
I hereby certify that the advertising copy/copies of which being hereto attached was published in:

News & Public Opinion


A Suburban News Publication on:

08/02 51.00 165.17
08/09 5.00 46.75
08/16 5.00 46.75
08/23 7.00 65.45

And circulated generally in the City/Village/Township of: Westerville
And Franklin County, Ohio.

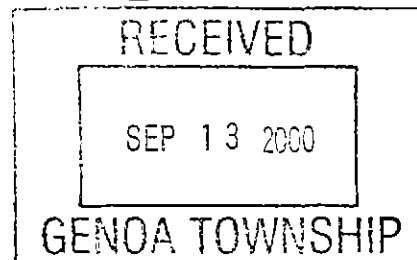

Karen Mazzoni
Business Office

Sworn before me on this 9/11, 2000


Kelly J. Giancola
Notary Public
State of Ohio



KELLY J. GIANCOLA
Notary Public, State of Ohio
My Commission Expires 08-19-04



5257 Sinclair Road • P.O. Box 29912 • Columbus, Ohio 43229 • (614) 785-1212

Wednesday Distribution

Bexley News
Big Walnut News
The Booster
Dublin News
Gahanna News

Hilliard Northwest News
New Albany News
Northland News
Northwest Columbus News
Olentangy Valley News
Pickerington Times-Sun

Reynoldsburg News
The Times
Tri-Village News
Upper Arlington News
Westerville News &
Public Opinion

Whitehall News
Worthington News
Thursday Distribution
Westland News
Grove City News
German Village Gazette

451-3007

Mon.-Thurs. 10-8, Fri.-Sat. 10-6, Sun. 12-6

Limit two projects per customer - Not valid with other coupons. Special order items, special mats, and labor charges not included in offer.

THANK YOU THANK YOU THANK YOU

Wilson's 4-W would like to take this opportunity to say thanks to Westerville and surrounding area's for 19 years in business



I felt very fortunate to have worked for so many wonderful people over the years and have made many new friends through our contact in business. Most of our customers know that we are closing our carpet cleaning service on Sept. 1 to go on to my new business adventure at KE-WA-PA Sales which was founded in 1958 and is located in Sunbury, Ohio. KE-WA-PA Sales is a master Distributor of Warsaw Chemicals. We are also a Panasonic Vacuum and Harper Brush distributor along with a full line of office and janitorial/maintenance supplies. I would love to have you come up to our store location at 78 N. Columbus St. in Sunbury (740) 965-5405 as we welcome all walk in customers to serve whatever your needs may be.

Thank You Again,
Kevin E. Wilson

For more information call
263-5151.

Back-to-school vaccines

As the back-to-school season approaches, Project L.O.V.E. reminds parents to vaccinate their children against diseases such as measles, hepatitis B and whooping cough.

Children entering kindergarten and seventh grade are required to have shots or they may be excluded from entering school.

Free and low-cost shot clinics are available. For a listing of those clinics call 645-LOVE or visit www.project-love.org.

Tree-A-Thon to benefit Habitat

The Tree-A-Thon, a walk/run event to raise money for Habitat for Humanity, will be held from 9:30 to 11 a.m. Sept. 9 at Sharon Woods Metro Park.

A guest speaker will be at the closing ceremonies at noon. Refreshments also will be available.

Each participant is asked to obtain pledges for the event. Those collecting \$50 or more will receive a free T-shirt. The starting and finishing point of the 3.8-mile route will be at an open shelter in the park.

Funds raised will be used to beautify and establish a sustainable landscape for Habitat for Humanity Homes in the Columbus area.

For more information call J. Breeding at 451-1242.

LARGE

Type catches the eye!

Lost Diamond Tennis Bracelet

at Meijers Westerville, on Thurs. July 6. Reward. 890-7475 business, 890-4842 home.

Information

REACH OUR
CLASSIFIED DEPARTMENT!
Call 785-1200 or FAX 785-1881
snpclass@cm-media.com or

snponline.com

Advisors/Readings

MIND, BODY & SPIRIT

Clairvoyant/Spiritual guide
Tarot & Runes.

CALL DEBORAH AT 436-3763.

Business Opportunity

\$600.00 WEEKLY SALARY
Processing our mail from home. No experience necessary. FT/PT. Genuine opportunity. Free Supplies! Call
1-(708)-212-5400 (24 hours)
(SCA Network)

ATTN: WORK FROM HOME
Publicly traded company needs help immediately! \$1,500-\$2,500+/mo. PT - \$3,000-\$7,000+/mo. FT - 414-290-6900 / Free information
www.home-business-systems.com
(SCA Network)

AVON REPS NEEDED

Start now & build your business for the holidays! Low start-up. No inventory. Call toll free:
1-877-871-4275.

BE YOUR OWN BOSS!
LOW STARTUP COSTS! BIG RETURNS! Decorative Concrete Landscape Curbing Business. Huge Market! Free Details. 1-800-YES CURB
www.CURB-KING.com
(SCA Network)

Or all bids.

Bidders may obtain specifications at the office of the Mayor, 2829 Minerva Lake Road, Columbus, Ohio, Monday, Wednesday, Friday, from 9:00 am to 12:00 noon.

August 2, 9, 16, 2000

CITY OF WESTERVILLE NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Westerville Planning Commission will hold a Public Hearing in the City Council Chambers at 21 South State Street on Wednesday, August 23, 2000 at 7:30 p.m. for the following application:

PC 2000-31; Rezoning and preliminary development plan and text for a 38.44 acre tract from the PCC, Planned Community Commercial District to the PD, Planned Development District; located on the north side of Polaris Parkway between North Cleveland Avenue and Alum Creek; Applicant: City of Westerville Planning Commission.

Information regarding this application is on file with the Secretary of the Planning Commission and may be reviewed the weekday hours of 8:00 a.m. to 5:00 p.m. at the Westerville Planning & Development Department at 64 East Walnut Street.

The City of Westerville complies with ADA and will make special accommodations upon request. For special request, contact the City Clerk at 901-6410 at least 24 hours in advance of any meeting. TTY Telephone Number: 901-6413.

Richard M. Knight, Jr. AICP
Secretary
August 16, 2000

GENOA TOWNSHIP LEGAL NOTICE

Public Hearing will be held by the Genoa Township Planning and Zoning Commission, Delaware County, Ohio at 7:00 p.m. on the 28th day of August, 2000, at the Genoa Township Community Hall, 5111 S. Old 3C Highway, Westerville, Ohio to hear the following request:

M/I Schottenstein Homes, Inc., 3 Easton Oval, Suite 500, Columbus, requesting modification of a development plan for the 192.825 acres known as The Oaks at Highland Lakes, located along Worthington Road to the east, and along Big Walnut Road to the south, currently zoned PD-1.

And any business that may come before the Board. The petition and text may be examined at the Township Administrative Office, 5111 S. Old 3C Highway, Westerville, Ohio. After the conclusion of the hearing, the matter will be referred for further determination to the Board of Trustees.

Judy L. Skeel
Genoa Township Zoning Secretary
(614) 895-1126
August 16, 2000

GENOA TOWNSHIP

Administrative & Clerk's Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 895-1126
(614) 895-1255 Fax

Zoning Office
5111 South Old 3C Highway
Westerville, OH 43082
(614) 899-0725
(614) 895-1255 Fax

August 30, 2000

Genoa Township Board of Trustees
5111 South Old 3C Highway
Westerville, Ohio 43082

RE: PZC 200-08: THE OAKS AT HIGHLAND LAKES REVISION

Dear Mrs. Barber and Gentleman:

The Planning and Zoning Commission met on Monday, August 28, 2000 to hear the above referenced application.

Mrs. Callahan made a motion to recommend approval of the revised development plan to the Board of Trustees as submitted with the following conditions:

1. The phasing will be clearly defined;
2. The split rail fence will border the conservation areas and will be maintained by the Homeowner's Association;
3. The 150- foot setbacks are adhered to concerning Big Walnut Road;
4. The pool and recreational facility will be relocated to the center of the Cluster Housing by the pond, separate from the Community Building which will remain at the Worthington Road access point;
5. The plat will be revised to show dimensions of the lots and the center stub road through the condominiums;
6. The stub road to the north corner parcel through the Cluster Homes will be a public access road not a private road;
7. The revised plan of the Cluster Homes will be enlarged and approved by the Fire Chief, as requested by the Fire Chief;
8. The lots abutting streams will be moved back to appropriate setbacks and
9. Grassy open areas will be mowed to maintain a natural, but not weedy appearance.

Mr. Will seconded the motion. There was no discussion. Roll call: all aye. *The motion to amend the motion was approved.*

Based on the Commission's decision, the application for rezoning is recommended to you for approval. This application requires further action from the Board of Trustees.

Respectfully,


Susan Dunkle, Zoning Secretary

sck
cc: PZC 200-08 Case file
Leslie Warthman, Zoning Officer
Members of the Planning and Zoning Commission

"A NICE PLACE TO LIVE"

Return to Zoning
Before 8-25

REVIEW CHECKLIST

Applicant: PBC 200-08 Modification to The Oaks

The attached set of plans has been reviewed by our department and attached are our comments.
Each Department has 3 days to review the plans.

Genoa Township Fire Department

Reviewed by Chief Bauman Date 8-21-00

Comments No Comment on single family area.
Need larger scale drawing to review cluster development area.

Passed on to Police Department on 8-21-00

Genoa Township Police Department

Reviewed by Chief Taylor Date 8-21-00

Comments NONE

Passed on to Maintenance Department on 8-21-00

Genoa Township Maintenance Department

Reviewed by Mike Dinbennett Date 8-23-2000

Comments Agree with Bauman - would like to see
drainage ditch cleaned of silt from past erosion and
brush trees taken out to avoid any type of flooding

Returned to Clerk's Office on 8-23-2000

Plans returned to Zoning Office on 8-23-00
by: _____

File copy
the Oaks

LEGAL ADVERTISING

TO: Sunbury News Public Opin FAX NO: 785-1881

DATE: 8-9-00

TIME: 2:30 p.m

DELIVERER'S NAME: Judy L. Skeel

TITLE: Genoa Township Zoning Secretary

SUBJECT OF LEGAL: Genoa Township Planning
& Zoning Commission

SECTION OF PLACEMENT

(Legal or non-legal):

Legal

NUMBER OF TIMES
TO BE PUBLISHED: One - (1)

DATE (S) OF
PUBLICATION: Wed. Aug. 15, 2000

COST TO BE PAID BY: Genoa Township
5111 S. Old 3c Highway
Westerville, Ohio 43082

SIGNATURE: 

TELEPHONE NO.: 614-895-1126

FAX NO.: 614-895-1255

ADDITIONAL INFO: Please publish in the
Public Opinion. Thanks!
Judy

FAXED
8-9-00

TO: PLANNING & ZONING COMMISSION

FROM: LESLIE WARTHMAN, ZONING INSPECTOR

RE: Development Plan Revision: OAKS @ HIGHLAND LAKES PZC-200-08

REVISED Development Plan Submitted 7/13/00.

REQUIRED DEVELOPMENT PLAN CRITERIA FOR APPROVAL

☐ Development Plan - Fifteen (15) copies of the development plan were submitted with the application which plan shall include in the text and map form:

- 1) The proposed size and location of the Planned Residential (PD-1), Planned Commercial-Office (PD-2), Planned Industrial-Warehouse District (PD-3) or the Planned Office (PD-4) District.

Zoning comments:

Acreage and densities have not changed from the approved development plan. The site includes 192.83 acres; 214 single family lots and 113 condominiums. The total density is 1.69 units/acre.

The revision involves moving about half of the condos and moving/switching the location of them in place of 47 homes. This does not add or subtract any units.

- 2) The general development character of the tract including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum set back requirements and other development features including landscaping.

Zoning comments:

Pertaining to the SF lots:

Setbacks are the same as previously approved:

Fronts: 30'

Rear 30':

Side: 10' W/ 20' separation

There are single-family lots up against the wetland area on the eastern property boundary, instead of the condo alley/roadway on the previous plan.

Pertaining to Cluster Homes:

The Development Plan lists 20' off the curb and 15' Building separation. The Approved Text submitted in January lists the separation as 16' between structures and has an additional notation that there will be a minimum separation between units of 40' at the rear.

The plat does not clearly mark the required minimum 150' building setback on Big Walnut Road, which was brought up by DCRPC and may still be an issue. The developer commits to the 150', but it must be clearly indicated on the plat (It's also important to note: How much will the 150' be reduced after the expansion of Big Walnut ROW?).

The minimum lot size is listed as 10,00 sq.ft.; minimum lot width 80'. Lot frontages are not shown and cannot be verified as such.

The following additions/clarification may be needed:

DCRPC suggested moving the clubhouse to make it more centralized and accessible. Developer should consider at the very least connecting the trail system and linking the walking path on the eastern part of the site to allow foot traffic to get to the clubhouse safely.

The Text calls out an active park area of 3.7 acres along Worthington Road. This may or may not be there, but it is not clearly marked and should be. There is no active recreational area on the entire site otherwise.

Why are some buffer widths not referenced and instead labeled "A Typical Landscape Buffer" and then other buffer areas are listed by dimensions (i.e. The 50' Landscape & 150' Landscape Buffers? Is there a difference in the intent, or is this all the same as described in the Text and on the Plat?

The Text says nothing about allowing sod/seeding of lots in "No Build" areas, but the Development Plans do (both the one approved and the proposed amended version).

- 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

Zoning comments:

Sign and entrance details will remain the same as before?

Location for signs should be determined in accordance with setback requirements Section 708.

- 4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

Zoning comments:

Plans are reviewed by appropriate Delaware County agencies.

The large pond on the condo site must be indicated for Detention.

- 5) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

Zoning comments:

The DCRPC asked for a traffic study. The applicant had submitted one previously. The study called for left and right turn lanes at all three access points. The developer committed to these. The turn lanes on the Big Walnut access are not shown and need to be clearly indicated on the plat.

The posting of no parking signs will need to be the responsibility of the developer along both sides of entrance medians and on narrow private roadways inside the condo section, which should be clearly written in the development text.

There is a stub access to the farm property at the northwest corner. It should be noted that this is a stub from a private condo road which may need to be upgraded.

- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

Zoning comments:

Yes; subdivision development is occurring on adjacent properties.

- 7) Location of schools, parks, and other facility sites, if any.

Zoning comments:

Path development has changed considerably and does not make a complete loop anymore. This could use reworking. How was the asphalt path altered? Does the mulched path meet the asphalt path anywhere anymore?

Is the wooded Preserve still a 40 acre area?

The Trustees will have to approve Street Trees.

Are any tree lines being cut which were previously undisturbed?

- 8) The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities.
- 9) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.

Zoning comments:

The plan for phasing was stated previously. However, it states that construction would begin summer 2000. This will need to be revised. A new plan for phases should be specified and documented in writing.

- 10) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
- 12) Specific statements of divergence from the development standards in Sections 403, 405, 406 and/or 407 or existing county regulations or standards and the justification therefore. Unless the Genoa Township Board of Zoning Appeals specifically approves a variation from these development standards the same shall be complied with.

AUG-16-2000 11:44

GENOA TOWNSHIP NEWS PUBL.

Printed on 08/09/2000 at 16:07 by cryst

Last changed by cryst

614 785 1881

P.01/03

(14) 895-1126 Acct# 34828

Given by JUDY SKEEL

PO# MI Schottenstein

GENOA TOWNSHIP

Start 08/16/2000 Stop 08/16/2000

511 S. OLD 3C HIGHWAY

Comm1 Bill Monthly

ATTN: JUDY SKEEL, SECRETARY

Class 0100 LEGAL NOTICES

WESTERVILLE, OH 43082

Index: GENOA TOWNSHIP LEGAL NOTICE PUBLIC

abscr? N

AR Acct# 2385

Cols 2 Lines 25 Inches 2.50 Words 152 Box? Y

Comments:

ATTN: JUDY SKEEL, : 895-1255

FROM: TONISHA , FAX#: 785-1881

DIR#: 410-0206 HOW'S IT LOOK?

=====

8/09: Faxed copy for approval.

Sub Rate	Base-Charge	Addl-Charge	Total-Cost	Ins	Start	Stop	SMTWTFS
6 LO	46.75	0.00	46.75	1	08/16/2000	08/16/2000	0001000

TOTAL AD COST 46.75

GENOA TOWNSHIP LEGAL NOTICE

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And any business that may come before the Board. The petition and text may be examined at the Township Administrative Office, 5111 S. Old 3C Highway, Westerville, Ohio. After the conclusion of the hearing, the matter will be referred for further determination to the Board of Trustees.

Judy L. Skeel
Genoa Township Zoning Secretary
(614) 895-1126
August 16, 2000

file copy the plans

REVIEW CHECKLIST

Sent to fire 7-7-00
J. Skel

Applicant: The Oaks at Highland Lakes Revision

The attached set of plans has been reviewed by our department and attached are our comments.

Each Department has 3 days to review the plans. Please pass this on quickly

Genoa Township Fire Department

Reviewed by _____ Date _____

Comments _____

Passed on to Police Department on _____.

Genoa Township Police Department

Reviewed by Chief Taylor Date 7-11-00

Comments None

Passed on to Maintenance Department on 7-11-00.

Genoa Township Maintenance Department

Reviewed by Mike Dunsmuth Date 7-12-2000

Comments To small of map to look at. Must have turn lanes
I take street tree are approved. Are there small islands or just
trees in cul-de-sacs? Turn lanes are a must Big Walnut
and Worthington - no island at these main entrances.

Returned to Clerk's Office on _____.

Plans returned to Zoning Office on _____
by: _____

Please review the plan revised July 5. for comparison
I have attached the approved plan from June 9.
- J. Skel

Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (15' from the centerlines of Worthington Road and Big Walnut Road) Landscaping within all setback areas and an existing right-of-way shall be rural in character in accordance with the following standards:

- 1) Within the 150 foot setback from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum caliper 2.5"), two deciduous ornamental trees (minimum caliper 2.5") and 18 deciduous shrubs shall be planted per 100 linear feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedge-row manner consistent with the rural character of the area. Additionally, one shade tree per 100 linear feet shall be spaced toward the right-of-way.
- 2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be waived in areas of existing trees or wetlands.
- 3) A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting.
- 4) Horse fence shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions
80' Minimum Lot Frontage, Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot Area

Schools: Single-Family
10' From School
10' Side School
10' Rear School

Cluster Development

Schools

Front: 20' from back of curb to building line
Side: 15' between buildings

Cluster Development Standards

(This will be a condominium community)

Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks leading to each front porch.
Trash: No dumpsters, private pick-up
Common Landscape: In all common areas, including the community building and fitness center, the continuous maintenance will maintain the landscaping.
Common Recreation Areas: There will be community parks as well as a community building and fitness center for the use of residents.
Building Height & Pitch: Height will be a mixture one story, one and one half story, and two story homes. Primary roof pitch will be 8/12.

Building Materials

Siding: Conventional horizontal siding or heavy gauge vinyl
Roof: Architectural grade asphalt shingles
Windows: No Maintenance vinyl
Exterior Doors: Maintenance free hardwood metal
Exterior Trim: Painted Wood
Driveways: Asphalt (width 10')
Porch Floor: Wood
Fences: Painted Wood
Streetlights: Metal
Yard Light: Cantilever lantern with street eye on natural wooden post.

No Build Zones

In order to protect existing power lines within the 30'-50' and 100' "No Build Zones", construction facing shall be located around each designated area in the time of development. No utilities shall be located within these areas. Clearing of understory tree growth, weeds, and brush along with pruning of low and hazardous tree branches shall be allowed as necessary to preserve the protection of residents and property. Additionally, the installation of having trees and/or shrubs shall be allowed and encouraged within these zones.

150' Landscape Buffer
See Zoning Text

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single "No Build, No Disturb Zone". Within this zone, the existing conditions will be preserved and maintained in a natural state. The only development/constructive allowed will be roads, utility crossings, and a pathway system. The Wetland Preserve will be owned and maintained by the Genoa Township Land Conservation Association. The final preserve boundary line will be determined during the final platting process.

All parcels owned by the Genoa Township Land Conservation Association shall be restricted to be preserved and maintained in a natural state.

Site Data

Total Acreage	± 192.825
Total Units	327
Single Family	214 lots/units (65%)
80' x 125' Lot	125
20,000 sq. min. Lot	25
Cluster/Condominium	113 units (35%)
Gross Density	1.69 du/ac.

Open Space

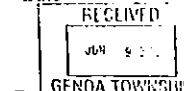
	Required	Provided
Common...	28.92 ac. (15%)	70.2 ac. (36%)
Total...	77.13 ac. (40%)	99.8 ac. (51%)

Donald R. Kenney
Owner

Date

Chairman, Genoa Township
Board of Trustees

Date



The Oaks at Highland Lakes Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000

Revised February 13, 2000

Revised March 13, 2000

Revised March 13, 2000

Revised June 2, 2000

Scale: 1" = 200'

Job # 99393

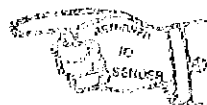


North

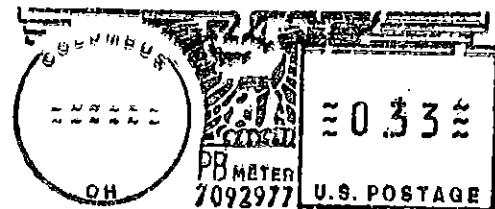


ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
120 UNIVERSITY DRIVE
DUBLIN, OHIO 43017
(614) 244-1311

Genoa Township
5111 S. Old 3C
Westerville, OH 43082



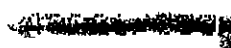
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~~4480~~ 4480 F02
Mark & Kathy Burnett
4980 Scissortrail Loop
Westerville, Ohio 43081

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RETURN TO SENDER

NO FORWARD ORDER ON FILE
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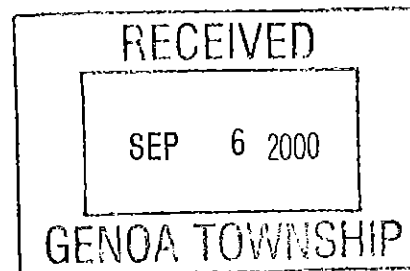
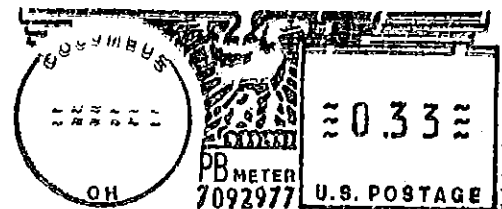


Genoa Township
5111 S. Old 3C
Westerville, OH 43082



NO SUCH
ADDRESS

Donald & Lilian Conklin
5550 Sinclair Rd.
Westerville, Ohio 43082



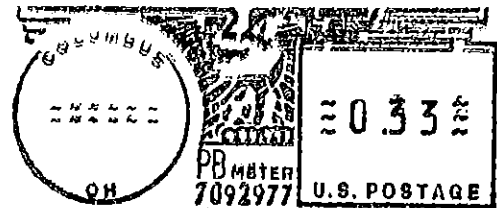
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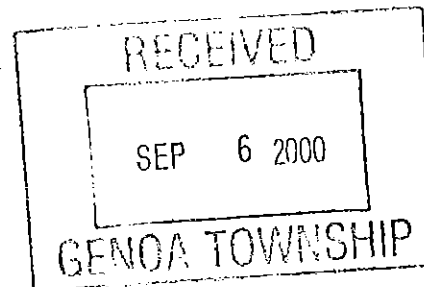
Genoa Township
5111 S. Old 3C
Westerville, OH 43082



UNDELIVERABLE
AS ADDRESSED
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ORDER EXPIRED



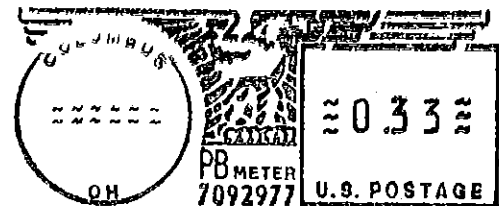
Mark & Kathy Burnett
4980 Scissortrail Loop
Westerville, Ohio 43081



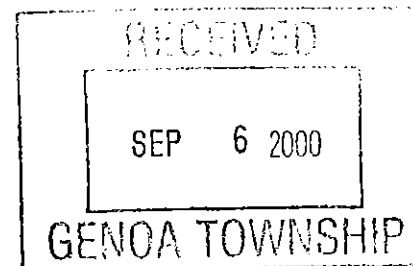
Genoa Township
5111 S. Old 3C
Westerville, OH 43082



UNDELIVERABLE
AS ADDRESSED
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Mark & Kathy Burnett
4480 Scissortatic Loop
Westerville, Ohio 43081

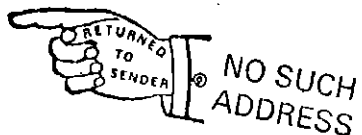


*Oaks of
Highland*

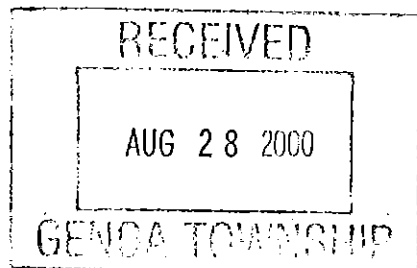
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Genoa Township
5111 S. Old 3C
Westerville, OH 43082



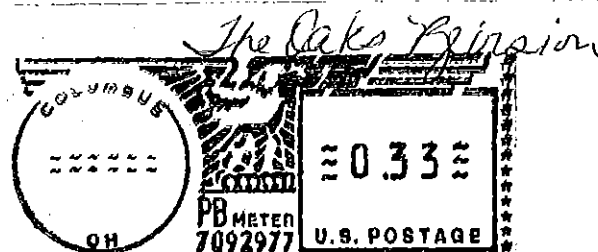
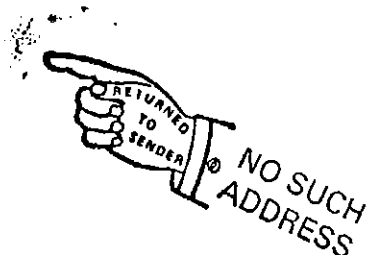
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James & Jerry Ruyan
5977 Blackhawk Forest Dr.
Westerville, Ohio 43082

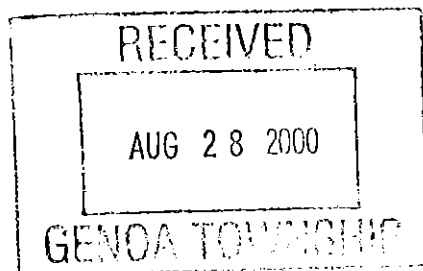
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Genoa Township
5111 S. Old 3C
Westerville, OH 43082



Douglas & Lorrissa Sagle
5424 Hunter Place
Westerville, Ohio 43082

NSM

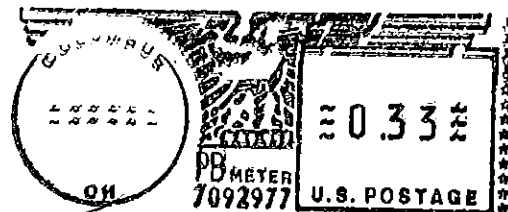


43082/3333

Genoa Township
5111 S. Old 30
Westerville, OH 43082



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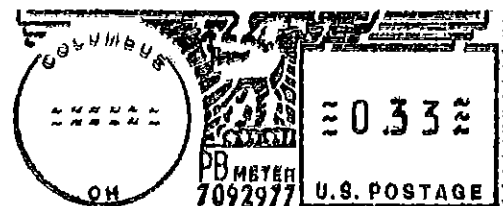


Stephen & Diane Sims
PO Box 1524
Westerville, Ohio 43086

43086-1524



Genoa Township
5111 S. Old 30
Westerville, OH 43082



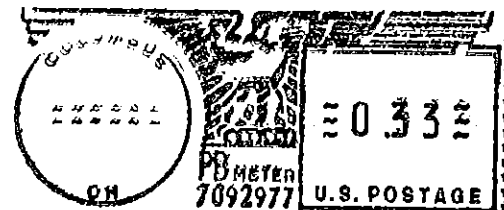
Mark & Kathy Burnett
4480 Scissortatic Loop
Westerville, Ohio 43081

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BURNETT
6938 BIG WALNUT RD
GALENA OH 43021-9526

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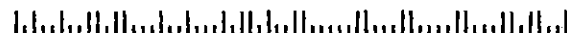


Conca Township
5111 S. Old 30
Westerville, OH 43082

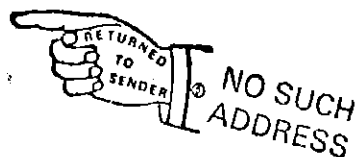
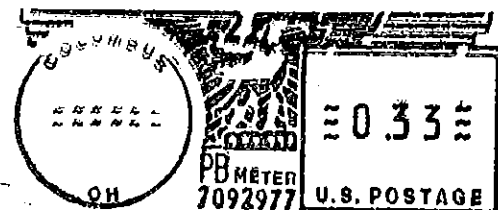


Jefrey & Denise Brosnahan
3756 Lima Drive
Westerville, Ohio 43081

43081 043082/07033



Conca Township
5111 S. Old 30
Westerville, OH 43082



Donald & Lilian Conklin
5550 Sinclair Rd.
Westerville, Ohio 43082

43082 043082/07033



GENOA TOWNSHIP BOARD OF TRUSTEES

DELAWARE COUNTY, OHIO

The Genoa Township Board of Trustees met in regular session October 25, 2000 with the following members present: Mrs. Helen Barber and Mr. Mark Atkeson. Mr. Denny Gobert was not present.

Mrs. Barber called the meeting to order at 7:02 PM.

SPECIAL PRESENTATION

Mrs. Mary Flint representative from American Electric Power (AEP) presented to the township an electric power bicycle.

Mr. Atkeson presented drawings the fire department addition. The project will go out to bid after the first of the year.

Mr. Atkeson motioned to hire Mr. Wayne Warner as full time Administrator at \$51000/year. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

REPORTS

Leslie Warthman recommended the amendments to the zoning text be put out to the public on the November 2nd meeting. The public hearing should take place on November 15, 2000. Leslie provided the Trustees with furniture requests for the zoning department, not to exceed \$4300. Mrs. Barber motioned to purchase furniture for the two zoning offices, not to exceed \$4300 from Thomas Ruff & Co. Mr. Atkeson seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

TRUSTEE COMMENTS

Mrs. Barber motioned to pay off the Township Hall loan held by the Delaware County Bank in the amount of \$49,000. Mr. Atkeson seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

TRUSTEE MEETING
October 25, 2000 Page 1

Mr. Atkeson motioned to purchase two computers for the Fire Department in the amount of \$1136.80 from Key Tech. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye. The Trustees believed it would be best to hold off on the advertisement for fire personnel.

PUBLIC COMMENT

Diana Westfall, resident, spoke on the liquor issue facing precinct D. David Callahan discussed his opinion of the misinformation written in the local newspaper.

Dave Bishop questioned the status of the McNamara Park. Mr. Atkeson confirmed the plans for the park were taken in consideration while the plans for Fire Station were being designed.

Mr. Atkeson motioned to adjourn the regular meeting at 7:45 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

SPECIAL SESSION

The Genoa Township Board of Trustees met in special session on October 25, 2000 with the following members present: Mrs. Helen Barber and Mr. Mark Atkeson. Mr. Gobert was not available. Court reporter, Julie Lamb, was in attendance.

Mrs. Barber called the meeting to order at 8:05 PM.

Mr. Atkeson motioned to continue the Wright/Blateri application to November 15, 2000 at 9:00 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

Mr. Atkeson motioned to adjourn the special meeting at 8:10 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

The Genoa Township Board of Trustees met in special session on October 25, 2000 with the following members present: Mrs. Helen Barber and Mr. Mark Atkeson. Mr. Gobert was not available. Court reporter, Julie Lamb, was in attendance.

Mrs. Barber called the meeting to order at 8:11 PM.

PZC 200-08 THE OAKS REVISION

M/I Schottenstein Homes, Inc requesting modification of a development plan for the 192.825 acres known as the Oaks at Highland Lakes, located along Worthington Road, zoned PD-1.

The Trustees and Leslie Warthman discussed the open issues from the previous meeting. Leslie confirmed with the Trustees that the developers have met her concerns.

Mr. Caplinger discussed a resident's concern from the previous meeting regarding the buffering along his property and the development.

Mr. Atkeson motioned to recess the special meeting until 9:00 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

Mr. Atkeson motioned to return to the special meeting at 9:00 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

Mr. Atkeson motioned to approve the amendments to The Oaks at Highland Lakes revision, with the zoning development text dated October 20, 2000 and site development plan dated October 20, 2000, as well as the detail site plan for the cluster development dated October 18, 2000. In addition, the final preserve boundary line will be determined during the final platting of the adjacent phase in the subdivision. All other agreements made during the PZC and Trustees meetings will be a condition of this approval. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

Mr. Atkeson motioned to adjourn the special meeting at 9:08 PM. Mrs. Barber seconded. Roll call: Mr. Atkeson-aye, Mrs. Barber-aye.

RESPECTFULLY SUBMITTED,

Cheryl Headlee

CHERYL HEADLEE
TOWNSHIP CLERK

APPROVED:

X N/A
DENNY GOBERT

Helen Barber
HELEN BARBER

Mark Atkeson
MARK ATKESON

TRUSTEE MEETING
October 25, 2000..Page 4

**GENOA TOWNSHIP
PLANNING AND ZONING COMMISSION
AUGUST 28, 2000**

Present:

Dan Wander, Chairman
Tom Will, Vice-Chairman
Lana Weber
Patty Callahan
Scott Downing
Leslie Warthman, Zoning Officer

Call to order:

The Planning and Zoning Commission hearing was called to order at 7:05 p.m. by Dan Wander, Chairman. Mr. Wander asked those present to sign the sign-in sheet. Laura Thornsberry, court reporter, swore in the participants for the evening.

**PZC 200-08 M/I SCHOTTENSTEIN
THE OAKS AT HIGHLAND LAKES - REVISION**

Mr. Wander called on Stephen Caplinger of M/I Homes to present the application. Mr. Caplinger stated that this application is a revision to the Oaks at Highland Lakes, which was approved for rezoning earlier this year. Mr. Caplinger stated that the revision would not change the number of units, landscaping plans, open space or setbacks. Mr. Caplinger displayed the approved plan and the proposed plan, showing the single family condominiums relocated to the west of their original location in an "L" shape backing to the corner Derstine property. Gary Gray, of Homestead Communities stated that the revision would allow a wider range of types of lots varying lot shape, size, and single-family homes instead of the condos backing to the Woodland Preserve, creeks and wetland areas. Mr. Gray continued to state the new variations would be better for marketing, and would also better suit the Genoa Township Comprehensive Plan. The phasing would be easier to set up with the revised plan.

Regional Planning Comments:

Mr. Caplinger addressed the Delaware County Regional Planning comments and agreed to the following:

1. To meet the 150- foot set backs on the condo areas;
2. The pool would be relocated to the center of the condo area near the pond, and the clubhouse would remain near the Worthington Road area;
3. Calculations and geometry of the roads will be subject to the Delaware County Engineers when the plan details are platted, and
4. The Open Space in the center of the development would be maintained lawn open space, and is not planned for active recreation.

Zoning Officer Comments:

Mrs. Warthman reviewed her list of items regarding the application and Mr. Caplinger agreed to the following:

1. The Wetlands area east of the single family homes will be labeled clearly;
2. The 150- foot set backs will be indicated on the plat;
3. The 40- foot rear setbacks for the condos will be indicated on the plat;
4. Signage has not been determined;
5. The pond in the central area of the condos will be indicated as a detention pond on the plat;
6. No parking signs will be placed in the condo area on the private roads;
7. Paths will be paved with asphalt in the central park area and mulched in the Woodland Preserve;
8. Street Trees will follow the original plan as approved by the Trustees, and
9. Construction will begin approximately Spring 2001.

Public Participation:

John Dye, 5769 Freeman Road stated his concern for the Olentangy School District being able to support the potential children.

Peter Schnorf, 5420 Blackhawk Circle asked if a Traffic Study revision was required for the increase in units on the west would change the traffic study. Mr. Caplinger explained the original plan included a traffic study based on most traffic using Worthington Road heading south, and the revised plan would not change the expected traffic.

Anita Queen, 6838 Big Walnut Road, asked for clarification regarding phasing and landscaping installation. Mr. Caplinger stated there would be five- 5 phases as a maximum, that the condos would be completed in two- 2 phases beginning on the west, and that the landscaping and both entrances from Worthington Road would be completed first with the first phase.

Jo McIntosh, 6910 Fleur Drive, asked if there was a concern regarding the road connecting from Big Walnut to Worthington Road being used as a "cut through." Mr. Caplinger stated that there was concern initially, and that by placing stop signs and lower speed limits in the development than on Big Walnut and Worthington Roads that the "cut through" would not be a short cut, and would most likely not become a problem.

Dave Callahan, 6420 Ridge Lake Court, stated his concern that homeowners backing to the Woodland Preserve would encroach into the area beyond their property lines. Mr. Caplinger suggested that a split rail fence could be placed to clarify the property lines and protect the Woodland Preserve.

Lenora Hubbard, 7347 Monica Court, asked if the open space is deeded to the Genoa Township Land Conservancy Group would the deeded property count as the required open space for the development. Mrs. Callahan explained that the Code and Comprehensive Plan would allow the open space to be counted, and that the Land Conservancy Group would protect the Woodland Preserve.

Dave Bishop, 6901 Big Walnut Road stated that the appearance of these condos from Worthington Road and Big Walnut Road in addition to the condos south on Worthington Road across from Hawthorne was too much. He added, in regards to the school questions, that the Olentangy School system has already planned for the new homes for this development for the 2001-2002 school year.

Allen Firestone, 5946 Hunter Place stated he was concerned with homeowners encroaching on the south and east sides of the development into the no build areas. Mr. Caplinger stated he could also place a split rail fence along those boundaries for clarification. Mr. Caplinger further stated that he would need to negotiate details on the fencing for the property lines adjacent to the Nobel property.

Mike Hard, 5885 Hunter Place asked for clarification on the location of the walkway in the Woodland Preserve to the rear of the homes. Mr. Caplinger stated it would be approximately 40 to 50- feet from the property lines, and would be based on the location of existing trees. He continued to state that the trees would be preserved as much as possible, and the details of the walkway would not be drawn in to scale. Mr. Hard also stated that he would like to be assured that the open spaces would be maintained and would be mowed periodically to keep down the pollen, for the sake of residents with allergies. Mr. Caplinger stated that maybe the field areas could be mowed twice a year, but they would not be maintained as a lawn.

Commission Discussion:

Mrs. Callahan stated that according to her measurements the condos do not meet the 150- foot set back from the road right-of-way, and needs to be corrected, and that the corner Derstine property would need to have a public road stubbed to it instead of the planned private road. She added that she approved of the fencing, and suggested the relocation of the pool to the center area of the condo area.

Mrs. Weber stated her concern for the corner Derstine property, and that the private road would leave it subject to more condos or commercial, and that she prefers a public road, and that the club house would be more useful to the condo residents if more centrally located. Mrs. Weber further stated she agreed the split rail fence should be required.

Mr. Wander stated that he felt this was a better plan. He agreed the stubbed road to the Derstine property should be public, and stated the setbacks from the road right-of-ways need to be re-measured. Mr. Wander also asked for clarification where the road would come out on Big Walnut, in respect to the existing homes across that road. He pointed out that planting trees in the yards across Big Walnut had been planned, and if the road was relocated all the homeowners that could have headlights shining in their homes from this development should be offered trees. Jerry Seeley, 6575 Big Walnut Road, and his son Robert Seeley 6543 Big Walnut Road stated they owned the homes that currently had the trees planned, and as they did not attend the hearings for the original application for the Oaks, they did not know about the tree offer. Mr. Caplinger stated that he would work out whatever arrangements needed to be made to plant trees for homeowners across from the road after the placement of the road is finalized.

Mr. Will agreed the stub road should be public, to prevent anyone from misconstruing the corner Derstine property could be available for commercial zoning.

Mr. Downing stated the Fire Chief and Maintenance Superintendent request a larger detailed drawing of the revised areas before approving this plan. Mr. Downing also stated that the fencing and it's maintenance agreement should be in the Homeowner's deed restrictions, and continued to agree that the pool should be centrally located, as well as the road to the corner Derstine property should be a public road. Mr. Downing also brought up a concern for the properties adjacent to stream areas and suggested setbacks may need to be adjusted for those homes, according to water flow calculations.

Mrs. Callahan made a motion to recommend approval of the revised development plan to the Board of Trustees as submitted with the following conditions:

- 1. The phasing will be clearly defined;**
- 2. The split rail fence will border the conservation areas and will be maintained by the Homeowner's Association;**
- 3. The 150- foot setbacks are adhered to concerning Big Walnut Road;**
- 4. The pool and recreational facility will be relocated to the center of the Cluster Housing by the pond, separate from the Community Building which will remain at the Worthington Road access point;**
- 5. The plat will be revised to show dimensions of the lots and the center stub road through the condominiums;**
- 6. The stub road to the north corner parcel through the Cluster Homes will be a public access road not a private road;**
- 7. The revised plan of the Cluster Homes will be enlarged and approved by the Fire Chief, as requested by the Fire Chief;**

8. The lots backing to streams will be moved back to appropriate setbacks and
9. Grassy open areas will be mowed appropriately to keep the areas natural, but not weedy.

Mr. Will seconded the motion. There was no discussion. Roll call: all aye. *The motion to amend the motion was approved.*

Other Business

The Commission took a brief break and continued the meeting at 8:55. The remainder of the meeting was not recorded.

Mrs. Callahan made a motion to approve the minutes of the June 27th hearing after correcting the bottom of the last page to change "June 26" to "June 27." Mr. Downing seconded the motion. Roll call: all aye. *The minutes were approved.*

Mr. Downing made a motion to approve the minutes of the July 18th hearing. Mrs. Callahan seconded the motion. Roll call: all aye. *The minutes were approved.*

Mr. Downing made a motion to approve the minutes of the August 7th hearing. Mrs. Weber seconded the motion. Roll call: all aye. *The minutes were approved.*

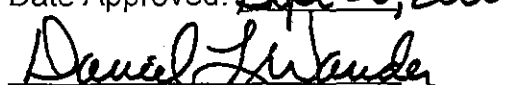
The Commission had a pre-application discussion with David Ruma of Virginia Homes and Allison Mills of Bird Houk regarding the Rammelsberg and Antrim properties on Worthington Road. They scheduled a pre-application walkabout for Tuesday, September 12th at 5:30, and plan to meet in the driveway of 4520 Worthington Road. The Commission recommended that all comments regarding the property should be directed to Mrs. Warthman, and she would share those comments with the applicant following the walkabout.

Mrs. Callahan made a motion to adjourn the meeting. Mr. Will seconded the motion. Roll call: all aye. *Motion approved.* The meeting adjourned at 9:55 p.m.

Respectfully submitted,

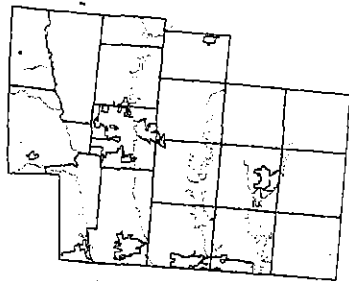


Judy L. Skeel
Zoning Secretary

Date Approved: Sept 25, 2000

Dan Wander, Chairman

JLS A:18-28-00 PZC 200-08 The Oaks Revision.doc

*File Copy -
The Oaks @ HL
Modification*



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

July 28, 2000

Cheryl Headlee, Clerk
Genoa Township
5111 S. Old 3 C Road
Westerville, Ohio 43082

Dear Ms. Headlee,

The Regional Planning Commission, at its July 27, 2000 regular meeting, recommended **conditional APPROVAL, subject to staff comments**, of the following rezoning request:

RPC File number 41-00 ZON

Request by: M/I Schottenstein Homes
To rezone: (modification to an approved plan of The Oaks at Highland Lakes)
Located: Worthington Rd. (east side), Big Walnut Rd. (south side)
From:
To: PD-1
To allow: SF residential

Please remind your trustees and zoning commission that our office needs written notification of the results of the vote by each body, following each of their respective rezoning hearings.

If you have any questions, please contact our office.

Respectfully,

Stephanie Matlack

Stephanie Matlack
Executive Administrative Assistant
DCRPC

encl.: 07/27/00 RPC minutes excerpt

copy: applicant

Zoning Clerk

Zoning Inspector

RECEIVED

file

AUG 7 2000

GENOA TOWNSHIP

Office/Light Industry Corridor adjacent to the Highway Commercial along 36/37. It states that areas to the rear of the highway commercial corridor and internally along I-71 be developed as light industrial uses or office facilities. The commercial access is intended to be on a new internal road, which would bisect the large tract of undeveloped land between 3B's and K Road and I-71.

The Township is currently updating its 1989 plan and anticipates completion by the end of the year. While the steering committee has not yet determined specific land uses for this corridor, the committee has emphasized the importance of retaining the rural residential look of 3B's and K Road. Furthermore, the consensus is that a new commercial collector road (Four Winds Drive south) be developed in such a manner consistent with the 1989 plan to keep commercial traffic off of 3B's and K Road. This vision has already begun to take shape with the initial development of the MTB Tract and construction of the Fourwinds Drive intersection to the north. *The PCD request does not show how this request relates to the overall development of this area.*

Advancing the general welfare of the Township

The Property is currently zoned Agricultural and Farm Residential District and has commercial zoning directly to the north and northwest. The residential lots to the west have a treeline as a natural buffer. I-71 is east of the property. Staff finds that the concept of the PCD district could enhance the general welfare of the township and the immediate vicinity if the applicant commits to a plan that would extend Fourwinds Drive through the middle of the site; and if the vacant lot and 60 foot strip are removed from the request.

Findings:

- 1.) Commercial use of the property would be appropriate if the design and nature of the use were known.
- 2.) A development plan has not been submitted, therefore this application is incomplete and premature.

Staff Recommendation

Since a required development plan was not submitted, the staff *recommends* to the Regional Planning Commission, the Berkshire Township Zoning Commission, and the Berkshire Township Trustees that the application by Richard Medellin Enterprises, for rezoning 63.34 acres on 3 B's and K Road from FR-1/A-1 to PCD be denied. The applicant is urged to amend his application by submission of a development plan to the Township, who may then consider the appropriateness of the use and layout for PC zonings.

41-00 ZON M/I Schottenstein Homes – Genoa Twp. – 192.83 acres PD-1 (modification of approved plan)

This application is submitted by M/I Schottenstein Homes to amend an approved Planned Residential District Development Plan for 192.83 acres on Worthington and Big Walnut Roads in Genoa Township.

Conditions

Present Zoning: Planned Residential District (PD-1)

Proposed Zoning: Planned Residential District (PD-1)

Present Use: Vacant farmland and woods

Proposed Use: 214 Single family homes and 113 condominium units (327 total units)

Existing Density: 1.69 unit/acre in PD-1

Proposed Density: Same

School District: Olentangy

Utilities Available: Del Co Water, Delaware County sanitary sewer.

Soils: Alexandria (AdC2 & AdD), Bennington (BeA & BeB), Cardington (CaB & CaB2), Condit (CnA), Eel (Ee), Marsh (Mc), Pewamo (Pw), and Shoals (Sh)

Background

M/I Schottenstein Homes is requesting an amendment to an approved PD-1 development plan for 192.83 acres on Big Walnut and Worthington Roads in order to develop a residential subdivision consisting of single-family and cluster housing. The zoning has been reviewed twice by the RPC (case# 62-99 ZON and #07-00 ZON). The plan includes a redesign of the cluster development along Big Walnut Road. The current proposal is for a total of 327 units including 214 single-family homes (65%) and 113 single-family detached condominium units (35%), the same as the development plan approved for rezoning. The gross density will be 1.69 units per acre. The amended plan shifts approximately half of the detached condos from Big Walnut Road to the northwest corner of the site on Worthington Road and moves 47 single-family houselots to the northeast. The remainder of the plan remains the same as approved.

The major part of the plan is to develop 214 single-family homes arranged around a series of interconnecting loop streets off Worthington Road and a through street to Big Walnut Road. Average lot size is 10,000 sq. ft. The existing tree lines will be preserved, which help to create a series of neighborhoods. There are 2 access points proposed for Worthington Road, one of which lines up with the entrance to the Highland Lakes North Subdivision to the west. The cluster development consists of 113 single-family detached condominium units from Big Walnut Road to Worthington Road, with no direct access to either. Access will be from the through street at 3 different locations. Streets within the cluster development will be private. There is one proposed connection to the 21-acre tract to the northwest and it is a private stub street from the condominium site. The clubhouse has also been relocated and is now at the entrance near Worthington Road. The detached condo units are designed so that the garage and access is in the rear. The bike path has not been changed. Approximately 100 acres or 51 percent of the overall development will be open space (40% is required).

The existing land use is agricultural fields separated by several tree and fence lines and a 40-acre wooded area in the southeast corner. There is a north-south flowing creek that divides the property. The eastern portion includes the woods and 4 wetlands totaling 5.624 acres (confirmed by Army Corp of Engineers), and is calculated as part of the open space. The developer does propose a walking path throughout this area. Adjacent lands include residential to the north, west (Highland Lakes North), southeast (Blackhawk Forest Subdivision), and south. A farmstead with several outbuildings adjoins the northwest corner of the property. The land to the east is primarily wooded and natural vegetation. Surrounding zoning is mostly residential, including Planned Residential to the west and the remaining areas Rural Residential and Suburban Residential. There is a small area east of the site zoned Planned Commercial.

Del-co can provide water to the site with a 10" line along Worthington Road. There is also a 16" line along Big Walnut Road for service to the condos. Sanitary sewer is available through a connection with an existing line to the south. The Sanitary Engineer has indicated that there is capacity in the line to serve this

project. Columbia Gas can provide additional utility service.

Compliance with Comprehensive Plans

The 1998 Genoa Township Comprehensive Plan places this property in Planning Area 1. It recommends that this area be developed as single-family residential developments up to 1.8 units per acre or 2.2 units per acre if conservation standards are used. The proposal complies with the plan.

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain areas that are suitable for development, unsuitable for development, resource management areas, and a stream. The Plan states that all developments should be planned developments permitting the township to participate with the County Engineer and DCRPC to review, through zoning requirements and development standards, proposed uses, subdivision plans, etc.

Compliance with PD-1 standards

The development plan lacks some items to be consistent with the general standards.

- a.) The condos along Big Walnut Road appear to encroach on the 150 feet setback/buffer zone.
- b.) The clubhouse should be relocated to the pond area at the elbow of the cluster development. This would be a more central location and provides easier access for all the residents of the condominium development.
- c.) Formal calculations/plans for drainage and stormwater management have not been submitted or approved. Is the pond in the cluster development to be used for detention? If so, label it as such on the plan. *Main Pond is DETENTION - will be added ON PLAT*
- d.) The County Engineers office has not been contacted regarding this project, but in preliminary discussions with the RPC Staff, they do have some geometry issues regarding the interior streets. There needs to be a tangent at the entrances and some of the loop streets may not meet their standards.
- e.) Will there be any active recreation for the single-family development? *NO*

*150
will be
There on
Big Walnut*

*Large open space
in middle*

Criteria for approval

"Approval for planned development rezoning will be granted only when the plan for the project is such that public health, safety, comfort, morals and general welfare will be promoted", as it pertains to Section 524.23 of the Township Zoning Resolution.

Staff findings

Staff finds that amended PD-1 development plan is in general conformance with the Genoa Township 1998 Comprehensive Plan and is compatible with the surrounding land use. There is adequate utility service available and the development has direct access to 2 major streets so it will not create traffic on minor residential streets outside the district. Nevertheless, a traffic study is required. The development plan is generally an appropriate design in conformance with the zoning standards, but additional work is needed before

the overall development plan comports fully with the requirements of the PD-1 concept. If the plan were revised then it would promote the public health, safety, and general welfare of the township.

DCRPC Staff Recommendation

Staff recommends *conditional approval* of the amended PD-1 development plan for 192.83 acres on Worthington and Big Walnut Roads to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees, subject to staff comments.

IV. SUBDIVISION PROJECTS

Preliminary

25-00 Big Daddy Farms – Berkshire Twp. – 2 lots (CAD), 14.577 acres

Applicant: Duke R. Renzenbrink
Subdivision Type: Single-family Residential
Location: North side of Cheshire Road, east of I-71
Current Land Use: Vacant/Open space
Zoned: Agriculture (A-1)
Utilities: Well and on-site septic
School District: Olentangy
Engineer: Hoy Surveying Services, Inc.

Staff Comments

This is an application for 2 lots on 14.577 acres, which are to be accessed from a CAD extending north from Cheshire Road. The 7-acre lots will have on-site septic systems and wells. The site is now vacant with two large ponds on the east and west sides as well as woods to the north where the two homes will be located. Drainage from the site and the leach fields will be detained in the ponds. The subdivision is surrounded by agriculture to the north with large lot single family residences along Cheshire Road to the south and open space to the east. I-71 is located to the west and is buffered by the pond and a berm. The site and the surrounding area is zoned A-1 with a minimum lot size of 5 acres.

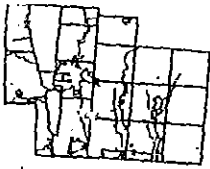
The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes, except the following:

- The scale is wrong on pages 1,4 and 5 of the revised preliminary plans.
- Culvert between ponds is not shown.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Big Daddy Farms Subdivision to the RPC, subject to staff comments.

23-00 Tall Oaks III – Liberty Twp. – 10 lots, 27.08 acres



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Phillip C. Laurien, AICP, Executive Director

* MINUTES*

Thursday, November 30, 2000 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of October 26, 2000 RPC Minutes
- Executive Committee Minutes of November 22, 2000
- Statement of Policy
- MS Consultants presentation: Status of the Draft Thoroughfare Plan

II. VARIANCES

III. ZONING MAP/TEXT AMENDMENTS

- 58-00 ZON Brenda Cohn - Trenton Twp. - .893 acres from CB to FR
59-00 ZON Ann Edwards - Trenton Twp. - 76.9 acres from CB to FR
60-00 ZON Steve & Kelly Baden - Trenton Twp. - 3.1685 acres from FR to RR
61-00 ZON Charles Day, Bradley Walker - Berlin Twp. - 8.221 acres from C to PID
62-00 ZON W/D Clyde Rammelsberg, Elsie Antrim - Genoa Twp. - 214.10 acres from RR to PD-1
63-00 ZON Ohio Dept. of Natural Resources - Ind'l Minerals Permit application
64-00 ZON Richard Mott - Troy Twp. - 1.69 acres from FR-1 to HSD

IV. SUBDIVISION PROJECTS

Preliminary

- | | | Twp. | Lots/Acres |
|-------|---------------------------------------|--------|-------------------------|
| 11-00 | The Oaks at Highland Lakes, Ph.'s 1-6 | Genoa | 214 lots / 192.05 acres |
| 46-00 | Rusk Subd. #2 | Orange | 03 lots / 06.68 acres |
| 45-00 | AIDA | Troy | 03 lots / 10.28 acres |

Preliminary/Final (none)

Final

- | | | | |
|----------|--|---------|-----------------------|
| 42-00 | Roesland No. 7 | Berlin | 03 lots / 08.76 acres |
| 15-00 T | Highland Lakes North, Section 7 | Genoa | 19 lots / 09.70 acres |
| 05-00.2T | Highland Hills at the Lakes, Section 2 | Gen/Ora | 50 lots / 22.06 acres |
| 26-00.2 | Orange Point Commerce Park, Section 2 | Orange | 01 lots / 08.80 acres |
| 19-99.1 | Olde State Farms, Section 1 | Orange | 56 lots / 35.34 acres |

T=TABLED

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for approval of Bose Acoustic Wave Portable Sound System: \$1438.85

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:05 p.m.

■ Roll Call

Representatives present: Don Poland, John Schmidt, Robert Hedrick, Jim Ward, Debbie Martin, Loretta Firis, Chad Antle, Chris Bauserman, Leslie Warthman, Cy Schmidt, Bill Shively, Holly Foust, Dick Gladman, Bill Thurston, Marvin Miller, Hansel Waugh, Robert Wood, and Kevin Moran. *Arrived after roll call:* Gary Spanner (R). *Staff present:* Phil Laurien, Paul Deel, Mike Bissett, Jiyeong Lee, Da-Wei Liou and Stephanie Matlack.

■ Approval of the October 26, 2000 RPC Minutes

Mr. Gladman made a motion to approve the minutes of the October RPC meeting, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ November 22, 2000 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Loretta Firis and Larry Starling. Jim Ward was absent. Staff present: Phil Laurien, Jiyeong Lee and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. October 18, 2000 - *Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.*

3. Old Business

- a. **Office Space** - Mr. Laurien stated that Mr. Fowler of the County Building Department expressed his need for the space the DCRPC currently uses for storage and a small conference room. Mr. Laurien explained that if there was adequate space elsewhere to store the files, it wouldn't be a problem to move. One option was the basement of the County Engineer, which after inspection was not a viable solution due to the possibility of water damage to the files. Further discussion will be conducted on this matter.

- b. **Term Life Insurance** - At the request of the Exec. Comm. at the October meeting, Mr. Laurien presented the Committee with several quotes with restrictions on potential insured's with past cancer patients. The Committee agreed to fund term life insurance coverage with Fortis Ins., even though Mr. Laurien will not be covered due to recent cancer treatment.

- c. Subdivision Regulations - Chairwoman Foust asked if we received any comments from Attorney Brosius yet. Mr. Laurien stated that we have not received comments from Attorney Brosius or from the Prosecutors office. He stated that there were additional amendments since sending the copies for review to both offices. Chairwoman Foust suggested bringing them to the next Exec. Comm. meeting.

When discussing invoices from Attorney Brosius' office, Mr. Laurien stated that he would like to receive itemized bills. *Miss Firis made a motion to require itemized invoices from Attorney Brosius before payment will be authorized. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

4. New Business

a. Financial / Activity Reports for October 2000

The Financial report for October was presented:

Ending balance as of 9/30/00 \$527,491.26

<u>Receipts</u>	<u>October</u>	<u>YTD</u>
General Fees (NPA)	\$ 6,700.00	\$ 25,345.00
Inspec. Fees (Transfer)	\$ 200.00	\$ 1,400.00
Fees A (Site Review)	\$	\$ 2,800.00
Membership Fees	\$	\$122,277.00
Planning Surcharge (Twp. Assist.)	\$ 4,307.24	\$ 26,987.45
Charges for Services A (Prel. Appl.)	\$ 1,000.00	\$ 79,649.95
Charges for Services B (Final Appl.)	\$ 9,770.00	\$107,551.60
Charges for Services C (Ext. Fees)	\$	\$ 1,050.00
Charges for Services D (Table Fees)	\$ 800.00	\$ 2,400.00
Charges for Services E (Appeal/Var)	\$ 300.00	\$ 2,400.00
General Sales	\$ 721.34	\$ 5,833.86
Health Dept. Fees	\$ 440.00	\$ 16,380.00
Soil & Water Fees	\$ 200.00	\$ 3,875.00
Other Reimbursements	\$	\$ 156.00
Other Reimbursements A	\$	\$ 150.00
Other Reimbursements B	\$	\$ 50.00
Inter-fund Revenues	\$	\$ 0
TOTAL	\$24,438.58	\$398,306.52
Balance after receipts		\$567,161.56

Expenditures

\$27,710.38

End of October balance

\$539,451.18

Mr. Starling made a motion to approve the Financial reports, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. Projections to year-end – Mr. Laurien presented an approximate revenue / expenditure report for the year end 2000. Approximate revenue \$451,279, approximate expenditure \$441,552, leaving a positive balance of approximately \$9,727 (not including the cash carry forward).
- c. November RPC Preliminary Agenda – 6 rezonings, 3 preliminary, and 5 finals (2 of which have requested a 30 day tabling). The three Trenton Twp. applications are being requested to eliminate spot zonings. The request from The Ohio Dept. of Natural Resources is due to the request from National Lime and Stone who wish to add 685 acres to their quarry mine. Their request must be in conformance with the Comprehensive Plan (Frank Elmer plan). Mr. Laurien stated that he is waiting for a copy of the quarry plan.
- d. Contracts –
- 1.) Concord, Trenton and Kingston Twp.'s - Mr. Laurien has met with all three and all would like to contract with the RPC to do their comprehensive plans. Mr. Laurien has signed a contract with Kingston Twp., which won't begin until 2001 (when the Berkshire plan is completed).
 - 2.) Berkshire Twp. - plan has been reviewed by their sub committee and Mr. Laurien is in the process of making those revisions. 2 copies of the plan will be given to the Zoning Commission. Once, the Zoning Commission reviews the plan, DCRPC will print copies for library use and make CD's available to those on the sub committee.
 - 3.) Village of Shawnee Hills – met last week with 200-300 residents to discuss development issues regarding the sewer system
- e. Sound System (portable) – At the request of Chairwoman Foust, Mr. Laurien presented information on a portable sound system for RPC meetings. After review of the portable lecterns and speaker systems, the BOSE system was the best quality. The BOSE Acoustic Wave system

for \$1438.00 would include the sound system (radio/cd), travel case and two microphones.

Mr. Gladman made a motion to recommend purchase approval of the Bose Acoustic Wave system to the Regional Planning Commission, seconded by Miss Flris. VOTE: Unanimously For, 0 Opposed. Motion carried.

- f. **Server and GIS computer** – Mr. Lee presented the Committee with quotes from Dell for a server and a computer for the GIS Technician (Da-Wei Liou). Mr. Lee explained that he met with Clint Matlack (Co. Engineer System Administrator) and Steve Lewis (Director of Data Center) and Jerry Walraven (Data Center Network Administrator), all agreed that the Dell Poweredge 4400 would serve the needs of the DCRPC's web site. They agreed to allow the DCRPC to use the County's T-1 line and house the server in our office instead of at Mid Ohio Net. The DCRPC would pay the Data Center \$250/month (same cost if we were to house the server at Mid Ohio Net) so that they can upgrade the bandwidth.

Mr. Lee also presented the Committee with a Dell quote on a new system for Mr. Liou. This new system would include more memory and processing speed. The quote includes a new monitor, which will replace the Admin. Assistant's. That monitor is approximately 8 years old and on several occasions has blacked out.

Mr. Gladman made a motion to approve the purchase of the server and the GIS computer. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

(The above purchases have been previously approved by the DCRPC. They haven't been purchase yet due to the office space situation.)

g. **Subscriptions**

- (1.) **Planning Commissioners Journal** – Mr. Laurien suggested that the DCRPC pay for additional subscription of the Planning Commissioners Journal for the dues paying members. The cost of the annual subscription is \$18.00 and \$9.00 each additional subscription. Chairwoman Foust suggested bringing copies of the most recent Journal to the RPC meeting next week and having the Commission see if they would be interested in receiving it.

- h. **Bonuses** – Mr. Laurien stated that in the past year, bonuses were discussed at the November meeting, but would like to postpone discussion until the Dec. 20th meeting. At that meeting the Committee will be presented with an accounting of overtime hours worked.

5. **Other Business** (none)

6. **Personnel** (none)

7. **Adjourn**

Mr. Gladman made a motion to adjourn the meeting. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 10:00 a.m.

The next Executive Committee meeting will be Wednesday, December 20, 2000 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

- **MS Consultants presentation: Status of the Draft Thoroughfare Plan**
Mr. Jim Bixby and Ms. Valerie Croasmun of MS Consultants were present to discuss the proposed draft Thoroughfare Plan (See attachments on pages 22 and 23.)

■ **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration.

II. **VARIANCES** (none)

III. ZONING MAP/TEXT AMENDMENTS

58-00 ZON Brenda Cohn - Trenton Twp. - 0.893 acres from CB to FR

The applicant is requesting to rezone 0.893 acres of a 60-acre lot from Community Business (CB) to Farm Residential (FR)

Conditions

Location: North side of Perfect Road, east of Centerburg Road
Present Zoning: Community Business (CB)
Proposed Zoning: Farm Residential (FR)
Present Use: Open Space
Proposed Use: Residential
Existing Density: N/A
Proposed Density: 1 unit / 5 acres
School District: Big Walnut
Utilities Available: Private well and private septic
Soils: Sloan Silt Loam (0-2 percent slopes) - SnA
Centerburg Silt Loam (6-12 percent slopes) - CeC2
Bennington Silt Loam (0-2 percent slopes) - BeA

Staff Comments

The site was spot zoned for community business in the past and has had no development over the years since. This 0.893 acre portion of the larger 60-acre tract consists of a ravine running along the north side of Perfect Road and no structures. The applicant would like the acreage to revert back to its original designation of farm residential with a 5-acre minimum lot size.

Staff Recommendation

Staff recommends *approval* of the 0.893 acre rezoning from Community Business (CB) to Farm Residential (FR) to the RPC, Trenton Twp. Zoning Commission, and the Trenton Twp. Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend approval of the rezoning request by Brenda Cohn, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

59-00 ZON Ann Edwards - Trenton Twp. - 76.9 acres from CB to FR

The applicant is requesting to rezone a 76.9-acre tract from Community Business (CB) to Farm Residential (FR)

Conditions

Location: East and west side of Creek Road, north of N. Old 3C Highway
Present Zoning: Community Business (CB)
Proposed Zoning: Farm Residential (FR)
Present Use: Agricultural/Residential
Proposed Use: Agricultural/Residential
Existing Density: N/A
Proposed Density: 1 unit / 5 acres
School District: Big Walnut
Utilities Available: Private well and private septic
Soils: Sloan Silt Loam (0-2 percent slopes) - SnA
Cardington Silt Loam, (2-6 percent slopes) - CaB
Bennington Silt Loam, (0-2 percent slopes) - BeA
Pewamo Silt Loam, (0-1 percent slopes) - PwA
Gallman Silt Loam, (2-6 percent slopes) - GbB
Amanda Silt Loam, (12-18 percent slopes) - AmD2
Jintown Silt Loam, (0-2 percent slopes) - JmA

Staff Comments

The site was zoned for community business approximately 30 years ago to permit horse shows with a food stand on the east side of Creek Road. The site has had no additional development and there are no longer horse shows, only stables. The 76.9-acre tract consists of a home, barn and woods on the west side of the site with out-buildings and Big Walnut Creek running through the east side. The applicant would like the acreage to revert back to its original designation of farm residential with a 5-acre minimum lot size.

Staff Recommendation

Staff recommends *approval* of the 76.9 acre rezoning from Community Business (CB) to Farm Residential (FR) to the RPC, Trenton Twp. Zoning Commission, and the Trenton Twp. Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the rezoning request by Ann Edwards. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

60-00 ZON Steve and Kelly Baden - Trenton Twp. - 3.1685 acres from FR to RR

The applicant is requesting to rezone a 3.1685-acre portion of an 8.27-acre tract from Farm Residential (FR) to Rural Residential (RR)

Conditions

Location: South side of Ross Road at the intersection of Boston Road
Present Zoning: Farm Residential (FR)
Proposed Zoning: Rural Residential (RR)
Present Use: Vacant
Proposed Use: Residential
Existing Density: 1 unit / 5 acres
Proposed Density: 1 unit / 3 acres
School District: Big Walnut
Utilities Available: Private well and private septic
Soils: Bennington Silt Loam, (0-2 percent slopes) - BeA
Bennington Silt Loam, (2-4 percent slopes) - BeB
Pewamo Silt Loam, (0-1 percent slopes) - PwA
Centerburg Silt Loam, (2-6 percent slopes) - CeB
Centerburg Silt Loam, (6-12 percent slopes) - CeC2

Staff Comments

The site is currently two jointly owned parcels (5.85 and 2.4 acres) with the same address. The applicant wishes to divide the tract leaving one 5-acre parcel with a house and another pie shaped 3 plus acre lot at the corner of Boston and Ross Roads. The three-acre parcel requires a rezoning to RR. There is some Pewamo soil on the 3-acre site. The development plan shows the leach fields within this soil. In order to rezone the property the applicant must show the township that this is in fact a buildable lot. Since Trenton Twp. has no comprehensive plan, there is no policy to deny spot rezonings from FR to RR.

Staff Recommendation

Staff recommends *conditional approval* of the 3.1685 acre rezoning from Farm Residential (FR) to Rural Residential (RR) to the RPC, Trenton Twp. Zoning Commission, and the Trenton Twp. Trustees, subject to the applicant showing that there are sufficient soils on the property that are acceptable for leaching.

Commission / Public Comments

Mr. and Mrs. Steve and Kelly Baden were present. Mr. Baden stated they are proposing to purchase the 3.168-acre parcel from their friends to build their home.

Mr. Spanner asked why they weren't rezoning the whole parcel. Mr. Baden stated that they were only buying the 3.168 acres parcel and didn't feel the need to rezone the remaining acreage.

Mr. Gladman made a motion to recommend conditional approval of the 3.1685-acre rezoning requested by Mr. and Mrs. Baden, subject to staff comments. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

61-00 ZON Charles Day & Bradley Walker - Berlin Twp. - 8.221 acres from FR-1 to Planned Industrial (PID)

Location: West side of Columbus Pike (US Route 23), north of Hyatts Road in Berlin Township, Charles Day, optionee.

I. Conditions

Present Zoning: Farm Residence (reverted from Planned Commercial)
Proposed Zoning: Planned Industrial for the portion of the Hetrick land in Berlin Township (8.221 acres).
Present Use: Vacant wooded lot
Proposed Uses: 468 mini storage buildings, office
Existing Density: 1 unit/acre in FR-1
School District: Olentangy
Utilities Available- Del Co Water
Soils: CaB Cardington 2-6% slope
CaC Cardington 6-12% slope
Surrounding Land Uses: East- US 23; South, Mini storage lockers, Oak Furniture Store; West, vacant wooded lot (Hetrick) and Grief Brothers Office Park; North, Thermo-Core commercial builders, Columbus and Southern Electric power lines.

II. General Background

John Hetrick owns 12.872 acres of land (D.B. 490, page 486) which is divided by the Liberty/Berlin Township line. The 8.221 acres seeking zoning is the Berlin Township portion of the 12.872-acre tract. This proposal for Planned Industrial

zoning was requested to allow the construction of 468 mini storage buildings on the Berlin Township portion of the Hetrick tract, leaving 4.651 landlocked acres in Liberty Township zoned Farm Residential.

The 8.221 acres was previously zoned in 1988, again in 1991, and again in 1996 (DCRPC Case 50-96 ZON).

The 1996 zoning to Planned Commercial in Berlin township was based upon a site plan that showed a six lot commercial development with a central access road linking US 23, Hyatts Road, and the backland in Liberty Township.

Since the land did not develop, the development plan expired. The Berlin Township zoning officer has declared that the 8.221-acre zoning has reverted to Farm Residential.

III. Issues

There are numerous problems with this requested rezoning.

1. The zoning development plan would create a landlocked parcel on the Hetrick 4.6-acre remainder in Liberty Township.
2. The request should be for Planned Commercial and Office, not Planned Industrial. PID permits manufacturing uses that are inappropriate at this location.
3. The mini warehouse use may be inappropriate at this site. There already are mini warehouses to the south of this site. Does the township want 750 continuous feet of mini warehouse along US 23? This is an attractive site for higher value commercial use, such as offices, which would enjoy its wooded nature. Even if the township does approve of the mini warehouse use, there needs to be access to the west, north and south through this site.
4. By carving out 8.221 acres of the overall 18.837 acres held by Hetrick and Berlin Holdings Inc. this piecemeal zoning does not accomplish the access management goals of the comprehensive plan. There is no provision on the development plan for the 60' wide easement for a future commercial "Backage" road as recommended on the Berlin Township Comprehensive Plan and the ODOT US 23 Access Management Plan.

The letter from Thomas Lyden (ODOT) requests an easement on the Liberty Township 4.6 acres for the future US 23 backage road, but the road

has already begun its layout straddling the township line with dedicated easements on Greif Brothers and NFS QAL to the north. The Hetrick tract was expected to extend the backage road to the south by dedicating a 60-foot easement straddling the township line. The US 23 Access Management plan seeks an extension of this backage road to Hyatts Road, as shown on the development plan for 50-96 ZON.

5. Orange Township has received a request for office zoning for the Judith Pettit house and land on the south side of Hyatts Road west of US 23. This zoning, if approved, could extend the backage road across to the former Speed Way Gas/Halfway House properties. The only unfortunate outcome of such US 23 backage road construction is the creation of a residential island comprised of the Hoover, Cossin and Bean residences on the north side of Hyatt's Road between the backage road and US 23. It may be appropriate to think of these three homes as temporary, and transitioning to office/commercial in the future if ODOT builds the backage road.
6. The development plan is incomplete.
 - a.) The application states that this is a "preliminary" development plan and that all items lacking will be submitted on the final development plan. Berlin Township does not have a preliminary development plan in its planned industrial district. All items must be shown on the development plan submitted for zoning.
 - b.) There will be no crossover traffic permitted by ODOT on US 23. The plan should show a right-in, right-out only.
 - c.) No landscape plan is included.
 - d.) No architectural standards are submitted.
 - e.) No sign detail is submitted.
 - f.) The drainage is not shown except to show it runs to a pond off the site proposed for zoning. No easement for off site drainage is on the development plan.

IV. Required Findings for PID Zoning

The Zoning Commission and Trustees may approve a PID zoning provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: The overall development plan is not consistent with

the general standards of the resolution.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: The proposed development plan is not in conformity with the comprehensive plan or portion thereof as it may apply. The zoning does not conform to the recommendation for Planned Commercial in the 1999 Berlin Township Comprehensive Plan. It does not provide an easement to extend the US 23 backage road as proposed in the Comprehensive plan.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: The proposed zoning to PID for 468 units of mini storage warehouse, with the development plan submitted, does not advance the general welfare of the township and the immediate vicinity.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees that the request for Planned Industrial zoning for 8.221 acres on US 23 in Berlin Township be denied.

Commission / Public Comments

Mr. Charles Day was present on behalf of himself and Mr. Bradley Walker, co applicant. He stated that they were actually purchasing 18.86 acres and it already has two 60' accesses on the backs of the properties onto Hyatts Road. He met with Tom Wyden of ODOT who showed him a plan that shows the road further beyond his property connecting to Hyatts Rd.

Mr. Laurien stated that the Regional Planning Commission is required to review the plan submitted to see if it meets the standards of the zoning code and the comprehensive plan. It does not. Therefore the RPC must recommend denial. He suggested to the applicant to meet with the RPC staff prior to the zoning hearing to discuss what would need to be done to be in conformance with the zoning code and the comprehensive plan.

Mr. Rick Gemienhardt, Berlin Twp. resident, stated that he concurs with the staff report. This zoning request does not meet the new comprehensive land use plan. There are very limited commercial opportunities in Berlin Twp. and would like to see it maximized for the tax base. He questioned whether there are enough opportunities for row storage in the Township.

Mr. Spanner questioned the need for the road to be located on this property, since the lands to the north were vacant. The property to the south is planned industrial. The previous zoning on this property was also planned industrial. Mr. Bauserman stated that there was a previous development plan that was acceptable that addressed these issues on this piece of property. Now they're coming back with a plan without those elements that were acceptable previously.

Mr. Bauserman stated that by simply changing the application from planned industrial to planned commercial doesn't address some of the deficiencies in the development plan. The previous plan showed a connection from US 23 back to the proposed access road. The new plan blocks any access from US 23 back to the parallel service road, which is an important element of the access management plan on US 23.

Mr. Gladman made a motion to recommend denial of the rezoning request by Mr. Charles Day and Mr. Bradley Walker, due to staff and Commission comments. VOTE: 17 For, 0 Opposed, 2 Abstained (Berlin Twp. and Concord Twp.). Motion carried.

62-00 ZON Clyde Rammelsberg & Elsie Antrim – Genoa Twp. – 214.10 acres from RR to PD-1

*** Leslie Warthman, Genoa Twp. Zoning Officer faxed the RPC office a request to withdraw this application from the agenda. Therefore it was not discussed at the meeting. ***

63-00 ZON Request to comment on the ODNR Minerals Permit by National Lime and Stone for a 685-acre quarry expansion, S. Section Line Road, Scioto Township.

Location: West side of S. Section Line Road, from US 36 to Airport Road (approximately) Scioto Township.

I. Conditions

Present Zoning: Farm Residence (four parcels), Industrial, and Quarry districts

Proposed Zoning: None requested in this application to ODNR.

Present Use: Quarry, vacant wooded lot

Proposed Uses: Limestone Quarry

School District: Buckeye Valley

Surrounding Land Uses:

East- Farmland

South-Farmland

West-wooded lots, large-lot single family residential on Klondike Road North-Farmland, some scattered large-lot single family residential on US 36

II. General Background

Mining operations require permits from the Ohio Department of Natural Resources, Division of Mineral Resources Management. Under the Ohio Revised Code, the Director of the Division of Mineral Resources Management may not approve a permit for a mining operation that does not comply with an adopted comprehensive plan.

Scioto Township has no adopted comprehensive plan. DCRPC has an adopted regional comprehensive plan. Therefore, DCRPC has been asked by ODNR to comment on National Lime and Stone's (NLS) request to expand their mining permit.

NLS received a permit to quarry 289.4 acres in 1988. In 1989, 7.8 acres was added (3/29/89, ODNR permit # IM 207-1). In 1992, NLS received ODNR permit # IM 207-2 to add an additional 30.2 acres to the mining operation, for a total of 327.4 acres. NLS now wishes to add 685.3 acres for a total of 1012.7 acres of mining operation.

III. Issues

1. The DCRPC adopted the 1993 Delaware County Master Plan. Scioto Township lies within the south planning sub area. The South Planning Area Land Use Plan 1993 shows the 685 acre land area in question to:
 - a.) have lands that are in quarry usage
 - b.) lands which are suitable for development but outside the sewer service area
 - c.) lands that are unsuitable for development due to Pewamo soils which cannot support septic systems.

Pewamo soils are no impediment to quarry use. The 1993 DCRPC Land Use Plan for the South Planning Area does not further define the proposed land uses for this 685 acres by textual description. More definition would be desirable in a locally adopted land use plan, but

there being none, it must be inferred that the 685 acre quarry expansion does not conflict with the 1993 DCRPC adopted comprehensive plan.

2. Zoning- The application states that all the territory in the requested change to the IM 207 permit is
 - a.) "To include additional areas purchased and zoned for quarrying, and areas already owned and grandfathered and never permitted.
 - b.) New areas required a zoning change."

According to the Scioto Township zoning map in the DCRPC GIS archives, there are four parcels that may require rezoning to quarry use. Unless it has been, or can be, shown that these parcels have been "grandfathered" under previous usage as quarry prior to the adoption or amendment of township zoning, the following parcels owned by NLS are still zoned Farm Residential and require a zoning change from Scioto Township.

- a.) 3.86 acres with house at 1514 S. Section Line Road, Delaware County Auditor's Parcel # 52044001057000.
- b.) 1.14 acres with house at 1482 S. Section Line Road, Delaware County Auditor's Parcel # 52044001056000.
- c.) 48.38 acres, part of which is in quarry usage, and woods, Delaware County Auditor's Parcel # 42011001030000.
- d.) 8.090 acres, vacant land, Delaware County Auditor's Parcel # 42011001020000.

IV. Findings

1. DCRPC Staff Finding: The overall development plan may require future rezoning in Scioto Township for the four parcels identified above.
2. DCRPC Staff Finding: The proposed development is in conformity with the adopted 1993 Delaware County Master Plan, specifically the South Planning Area Land Use Plan.

V. DCRPC Staff Comments to ODNR

DCRPC staff recommends that the IMA 207-3 permit for 685 acres of limestone mining in Scioto Township be approved subject to local zoning review for conformity.

VI. DCRPC Staff Comments to Scioto Township Zoning Commission and Trustees

Request that the township confirm the zoning status of the four parcels identified as still being zoned Farm Residential, and make a decision as to whether they are "grandfathered" as prior existing use or rezoning is required.

Commission / Public Comments

No one was present to represent the applicant.

Commissioner Ward asked how this would effect the Thoroughfare Plan with expanding Section Line Road as a main road. Mr. Laurien stated that there is a proposal for Sawmill Parkway to link up with Section Line Rd. right in front of the quarry. This would allow the gravel trucks to go south and move around the City of Delaware. Mr. Laurien stated that he doesn't believe it will have an adverse effect on the Thoroughfare Plan, but the Thoroughfare Plan may have a beneficial effect on the quarry.

Mr. Bauserman stated that he believes the ODNR standards for quarrying limit them from coming closer than 100 feet to the existing road right-of-way. Which would still leave adequate room for additional lanes and ROW to expand the roadway without getting into a quarrying cliff.

Mr. Bauserman stated that the Quarry opens the rear gate on Klondike Road. The Engineer's office gets many calls of complaints when this happens. Can the RPC incorporate into the comments a preference for there not to be an access of operation onto Klondike Road? Mr. Laurien stated that the code requirement says the Director can not issue a permit that the mining operation does not conform to the adopted comprehensive plan. It is not clear if the Thoroughfare Plan would be interpreted that way under that statute, but feels it's appropriate to make the comment regarding Section Line Road as a possible north/south arterial.

Mr. Miller made a motion to adopt the staff findings in the effect the proposed development is in conformity with the 1993 Delaware County Master Plan and forward the meeting minutes including the County Engineer's comments to ODNR. Mr. Gladman seconded the motion. VOTE: Unanimously For, 1 Opposed (Concord Twp.). Motion carried.

64-00 ZON Richard Mott - Troy Twp. - 1.69 acres from FR-1 to Highway Service District

Location: West side of Columbus Pike (US Route 23), north of Irwin road and south of Radnor Road, in Troy Township

I. Conditions

Present Zoning: Farm Residence

Proposed Zoning: Highway Service District.

Present Use: Vacant former house lot with large trees

Proposed Use: "Sale of barns, fencing and related materials"

Existing Density: 1 unit/acre in FR-1

School District: Buckeye Valley

Utilities Available- No water or sewer is available

Soils: MrB Morley 2-6% slope

BIA 0-2% slope

Surrounding Land Use: East- US 23, 8 lane section with four lanes experimental pavement and four relief lanes; South, farmland; West, farmland; North, Farmland.

II. General Background

Troy Township adopted the Highway Service District as a straight district with performance standards for future commercial use along US 23. The proposed use is permitted as a NAICS category 444, Building Material and Garden Equipment and Supplies Dealer. The proposed location is remote, and the change will not adversely affect any neighbors in northern Troy Township.

III. Issues

1. The 1989 Troy Township Comprehensive Plan recommends development of commercial uses along US 23. This site is recommended for General Highway Commercial uses.
2. There is no development plan required at the time of rezoning, but no zoning permit may be issued by the township until a site plan is submitted that complies with the performance standards of the HSD (new section XVI of the Troy Township Zoning Resolution).
3. The ODOT US 23 Access Management Plan shows the commencement of a frontage road along US 23 just south of this property. The existing "relief lanes" (extra four lanes) should be able to function as the frontage road for access to this site without disrupting traffic on the pavement test section four land divided highway.

IV. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Troy Township Zoning Commission and the Troy Township Trustees that the request for Highway Service District for 1.69 acres on US 23 in Troy Township be approved, subject to submission of a site plan to the township zoning officer as part of the zoning permit. The site plan should show conformity with all the performance standards in the Highway Service District.

Commission / Public Comments

Mr. Richard Mott was present.

Mr. Gladman made a motion to recommend approval of the rezoning request by Mr. Mott, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

11-00 The Oaks at Highland Lakes, Ph.'s 1-6 – Genoa Twp. -
214 lots, 192.05 acres

Conditions

Applicant: M/I Schottenstein Homes

Subdivision Type: Single-family Residential

Location: South side of Big Walnut Road and east side of Worthington Road

Current Land Use: Vacant farmland and woods

Zoned: Planned Residential District (PD-1)

Utilities: Del Co Water, Delaware County sanitary sewer.

School District: Olentangy

Soils: Alexandria (AdC2 & AdD), Bennington (BeA & BeB), Cardington (CaB & CaB2), Condit (CuA), Eel (Ee), Marsh (Mo), Pewamo (Pw), and Shonks (Sh)

Engineer: RD Zande & Associates

Background

The Oaks at Highland Lakes is a 192.05 acre development consisting of 214 single-family homes (154.53 acres) arranged around a series of interconnecting loop streets off Worthington Road and a through street to Big Walnut Road. Reserve H (37.52 acres) will be a future condominium site. The overall density is 1.70 du/acre including the condos, with the single family residential section containing 1.38 du/acre. Average lot size is 10,000 sq. ft. The existing tree lines will be preserved, which help to create a series of neighborhoods. There are 2 access points proposed for Worthington Road, one of which lines up with the entrance to the Highland Lakes North Subdivision to the west. Approximately 64.04 acres or 41.44 percent of the development is open space. A bike path will be provided throughout the eastern portion of the subdivision within open space reserves. Reserve F (4.28 acres) contains a retention pond and a future tot lot. DCRPC staff would request additional active recreation for the residents of this development.

DEL-Co can provide water to the site with a 10" line along Worthington Road and a 16" line along Big Walnut Road. Sanitary sewer is available through a connection with an existing line to the south. The Sanitary Engineer has indicated that there is capacity to serve this project. Columbia Gas can provide additional utility service.

The existing land use is agricultural fields separated by several tree and fence lines and a large wooded area in the southeast corner. The woods and some wetland areas will be preserved within 2 large open space reserves to be owned and maintained by the Genoa Township Land Conservation Association. There is a north-south flowing creek that divides the property. Adjacent lands include residential to the north, west (Highland Lakes North), southeast (Blackhawk Forest Subdivision), and south. A farmstead with several outbuildings adjoins the northwest corner of the property. The land to the east is primarily wooded and natural vegetation. Surrounding zoning is mostly residential, including Planned Residential to the west and the remaining areas Rural Residential and Suburban Residential. There is a small area east of the site zoned Planned Commercial.

The application received a technical review on November 21, 2000 after which the applicant has addressed most of the required changes, except the following:

- A number of engineering issues need to be resolved with the County Engineer's Office

DCRPC Staff Recommendation

Staff recommends *conditional Preliminary approval* of The Oaks at Highland Lakes, Ph.'s 1-6 to the RPC, *subject to staff comments.*

Commission / Public Comments

Mr. Jason Coffee of RD Zande was present to represent the applicant. He will be working with the County Engineer's office to work out minor engineering issues and with the Township Zoning Officer for zoning issues.

Mr. Gladman made a motion for conditional Preliminary approval of The Oaks at Highland Lakes, Phases 1-6. Mr. Müller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

46-00 Rusk Subdivision #2 – Orange Twp. – 3 lots (CAD), 6.683 acres

Applicant: Gary and Ruth Ann Rusk
Subdivision Type: Single Family Residential (CAD)
Location: South side of Lewis Center Road about 1200' east of Fourth Street
Current Land Use: Agricultural/Vacant/pond
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: Scioto Land Surveying Service

Staff Comments

The surrounding area is agricultural or large lot residential along the south side of Lewis Center Road. The plat includes a CAD accessing two lots (2.6 and 2.7 acres) as well as 3.16 acre that consists of a combination of lot 1293 of Rusk # 1 subdivision and the remainder of the original flag lot to the south. There is an existing pond on the southern portion of lot 3, which has frontage along the CAD. The site has a large amount of Pewamo soil, but adequate good soils for leach fields. Fire Chief Stewart requests a turnaround large enough for the largest truck in the fleet (65' outside radius and 35' inside radius). The turnaround proposed does not meet this requested size. Chief Stewart also requests that the CAD be constructed to support 80,000 lb. Vehicle. The fire chief is also requesting a fire hydrant on a minimum 6" waterline approximately 150' from the terminus of the common access drive. These issues will have to be resolved prior to final plat approval.

A technical review was held on November 21st, 2000, after which the applicant has addressed all of the required changes, except for the CAD construction and turnaround requests from the Fire Chief.

CAD's are approved at the discretion of the RPC. If Orange Township wishes to establish life safety and rescue standards for CAD's, the RPC may also make such requirements or deny the CAD. This is a new policy issue for the RPC.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Rusk Subdivision #2 to the RPC, subject to the resolution of the turnaround, CAD strength and fire hydrant locations.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant. He stated that he recently received the comments from the Fire Chief and needs to meet with him to discuss his comments.

Mr. Gladman made a motion for conditional Preliminary approval of the Rusk #2 Subdivision, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

45-00 Aida Subdivision – Troy Twp. – 3 lots (CAD), 10.282 acres

Applicant: Dirt Land Company
Subdivision Type: Single Family Residential (CAD)
Location: West side of Horseshoe Road about 2280' south of Case Road.
Current Land Use: Agricultural
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private septic
School District: Delaware City Schools
Engineer: Scioto Land Surveying Service

Staff Comments

The site is agricultural with the surrounding land being split into similar sized lots. There is open agricultural land to the east, Horseshoe Acres Subdivision to the north and Delaware City to the south of the site. The zoning of the site and surrounding area is Farm Residential with a one-acre minimum lot size. The CAD is to serve three lots at 2.2, 2.8 and 5.3 acres in size. The site is very flat with a large amount of Pewamo soil. There is adequate room for leach fields outside of the Pewamo soils and the CAD will have ditches to carry water to Horseshoe Road.

A technical review was held on November 21, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of Aida Subdivision to the RPC.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant.

Commissioner Ward made a motion for Preliminary approval of the Aida Subdivision, seconded by Mr. Thurston. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if there were any cases the Commission wished to have removed from the consent agenda. Hearing none asked for a motion.

Mr. Miller made a motion for Final approval of the Roesland No. 7 Subdivision, Orange Pointe Commerce Park, Section 2 and Olde State Farms, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final 42-00

Roesland No. 7 – Berlin Twp. - 03 lots, 08.76 acres

Applicant: Patricia Canter and Kirti Jackson

Subdivision Type: Single Family Residential (CAD)

Location: Western terminus of Roesland Drive on the west side of 3 B's and K Rd. south of

Dustin Rd.

Current Land Use: Residential

Zoned: FR-1

Utilities: DEL-Co water and private septic

School District: Olentangy

Engineer: Tim Huffman, Stults & Associates

Staff Comments

The site is surrounded by residential lots within other sections of the Roesland Subdivision to the west, south and east, and large lot residential to the north. The zoning of the site and surrounding area is Farm Residential with a one-acre minimum lot size. At the terminus of Roesland Drive is a 60' strip that serves two homes, one through an access easement. Patricia Canter's existing home is on a 5-acre tract that accesses from Roesland Drive. The new lot split would have to access from the 60' strip and would not have frontage on a public street, which forces a CAD subdivision.

The subdivision will consist of three lots over 2 acres, with the CAD serving two lots within this subdivision and lot 361 from Roesland No.6 to the south. Lot 1298 accesses from Roesland Dr. The lot to the south currently has legal frontage on Africa Road but access from an easement over the 60' strip and will be a part of the maintenance agreement for the CAD in Roesland No.7.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends Final approval of the Roesland No. 7 Subdivision to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of the Roesland No. 7 Subdivision. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-00 Highland Lakes North, Section 7 – Genoa Twp. - 19 lots, 09.70 acres

Applicant: Planned Communities

Engineer: Adam Long, EMH & T

Staff Comments

On behalf of the applicant, the engineer has requested to table this application for 30 days. The Subdivider's Agreement with the County Engineer is a no-bond agreement and the extra time that would be gained by tabling will allow completion of this project.

Staff Recommendation

Staff recommends approval of the 30-day tabling of Highland Lakes North, Section 7 to the RPC.

Commission / Public Comments

Commissioner Ward made a motion for approval of the 30-day table request for Highland Lakes North, Section 7, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried

05-00.2 Highland Hills at the Lakes, Sec.2 - Genoa & Orange Twp.'s -
50 lots, 22.06 acres

Applicant: Planned Communities
Engineer: Adam Long, EMH & T

Staff Comments

On behalf of the applicant, the engineer has requested to table this application for 30 days. The Subdivider's Agreement with the County Engineer is a no-bond agreement and the extra time that would be gained by tabling will allow completion of this project.

Staff Recommendation

Staff recommends approval of the 30-day tabling of Highland Hills at the Lakes, Section 2 to the RPC.

Commission / Public Comments

Commissioner Ward made a motion for approval of the 30-day table request for Highland Hills at the Lakes, Section 2, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried

26-00.2 Orange Point Commerce Park, Section 2 - Orange Twp. -
1 lot, 08.80 acres

Applicant: Duke-Weeks Realty Corporation
Subdivision Type: Industrial
Location: East of US 23 and north of Orange Rd., Orange Twp.
Current Land Use: Vacant
Zoned: Planned industrial (PID) and Farm Residential (FR-1)
Utilities: Del-Co Water, public sanitary sewer
School District: Olentangy
Engineer: EMH & T

Staff Comments

Orange Pointe Commerce Park was rezoned in November 1990, from FR-1 to PI, (Case # 33-90ZON). Surrounding land use is commercial and light industrial to the south, a vacant field to the north (including overhead transmission lines) and west, and the Norfolk and Southern railroad tracks directly east of the site.

The Orange Pointe Commerce Park received overall preliminary approval in November 1995 (RPC # 44-95) for 43 lots on 158.3 acres. Phase 2 and 3 include 7 lots on 109.9 acres and will extend Orangepoint Drive easterly to ultimately connect with Green Meadows Drive, which will be extended to the north. This final plat includes the continuation of Orangepoint Drive to the east with a large lot for commercial development on the south side of the new road.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends final approval of the Orange Point Commerce Park, Section 2 subdivision to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of the Orange Pointe Commerce Park, Section 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

19-99.1 Olde State Farms, Section 1- Orange Twp. - 56 lots, 35.337 acres

Applicant: Olde State Farms, Ltd.
Subdivision Type: Single-family Residential
Location: Behind 6867 S. Old State Road, Orange Twp.
Current Land Use: Agriculture and woods
Zoned: Single-family Planned Residential District, (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

This site was rezoned (case #24-98) to SFPRD in May 1998. It will gain access of off S. Old State Road and will link up to the proposed Abby Knoll to the south. This section will have a 4.598-acre Open Space/ No Build lot and an overall density of 1.58 du/acre. Coltsbridge Drive in this section will access from South Old State Road and continue east to connect to the future Section 2. Twin Pines Loop is a loop street that accesses from Coltsbridge and Bromfield Place is a small cul-de-sac extending from Twin Pines Loop. The preliminary for the overall Olde State Farms was approved on June 24th, 1999.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends approval of the Final plat of the Olde State Farms, Section 1 to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Olde State Farms, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 28, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for approval of Bose Acoustic Wave Portable Sound System: \$1438.85

Mr. Laurien stated that at the request of Chairwoman Foust, he researched the possibilities of purchasing a portable sound system. After review of the options available with the office supply catalogs and the Bose system (which is also used at the Berkshire Twp. hall), recommended the Bose system to the Executive Committee for approval. The Executive Committee recommended approval at their last meeting.

Mr. Spanner made a motion to approve the \$1438.85 purchase for a new portable sound system. Mr. Shively seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

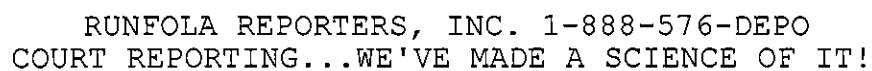
VII. POLICY / EDUCATION DISCUSSION

Having no further business, Mr. Miller made a motion to adjourn the meeting. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 9:00 p.m.

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P R O C E E D I N G S
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CHAIRMAN WANDER: We have a sign-in sheet being circulated. If you would, please sign in with your name and address so we know you've attended the meeting. If you think you would like to speak, I'd ask that you stand and be sworn in by our court reporter at this time.

(All prospective witness sworn.)

CHAIRMAN WANDER: Thank you. The matter before us this evening is an application for a modification of a development plan for the subdivision that's known as The Oaks at Highland Lakes.

The applicant is M/I Schottenstein Homes. And I'd ask a representative of the applicant to briefly present to us the changes that you're looking to make here.

MR. CAPLINGER: Good evening. I'm Stephen Caplinger with M/I Homes. And with me is Gary Gray with Homestead Communities and Jason Coffee with R.D. Zandy Engineers

1 who are consultants on the project. And
2 Gary is the co-developer on the project.

3 The first thing I want to do is
4 apologize for bringing everybody back here
5 because we all thought we had this zoning
6 approved, which we do have it approved. But
7 it turns out after everyone sat back and
8 was so pleased at themselves for getting the
9 zoning, we looked at it and said, well,
10 wouldn't it be a little better if we did
11 this or this?

12 So we are requesting to make a
13 change to the plan that we feel is better
14 for the plan itself. We feel it's better
15 for all those involved. We've brought it to
16 the Regional Planning Commission. They
17 think it's a better plan. I think after we
18 present it tonight, you'll also think it's a
19 better plan.

20 Briefly I'll go through it; and
21 then I'll have Gary discuss the reasoning
22 for the change on their part. This was the
23 original plan, which I'm not positive of the
24 date. But the zoning was approved, I

1 believe, in June of this year.

2 We had worked with the Township
3 here and all the residents and the -- for
4 over a year. We came probably June -- I
5 mean, July of last year, and we've worked
6 for an entire year coming up with an
7 approved plan.

8 We've worked closely with everyone
9 involved, and we've agreed to several
10 conditions that I think were brought on by
11 all interested parties.

12 Basically, this was the plan that
13 is approved. There was a total of 327 units
14 with 214 single-family home sites and 113
15 cluster home sites. We had over 70 acres of
16 common space in the form of tree preserves,
17 setback seeding corridors along the major
18 roads and interior parts.

19 We were saving all the major tree
20 rows that -- as probably everyone knows,
21 this land was farmed for the most part in
22 these open fields. But it was divided up
23 into mature trees and hedgerows. And we are
24 saving all those trees -- trying to save the

1 majority of the trees.

2 We are providing amenities such as
3 a trail system, interior parks, retention
4 lakes and ponds, landscape buffers that
5 buffer the development from adjoining
6 property owners in from the roadway. We
7 have architectural restrictions, and we feel
8 this will be a very nice development.

9 We have a diversification of model
10 types, home site sizes that lend
11 diversification to the project which we felt
12 was a big desire from the township.

13 So this is the plan as the zoning
14 is approved today. The major change -- let
15 me point out one other thing. What we call
16 the connecting road is a roadway that went
17 through from Big Walnut into the development
18 and then back out to Worthington Road.

19 This plan is the exact same number
20 of units, 327 total, 214 single-family with
21 113 cluster home sites. The major change is
22 for the most part -- well, these areas from
23 here down don't change at all. The only
24 change is we took the single-family

1 development that was in this bubble here, 47
2 lots. We shifted it back into this parcel;
3 and the cluster development that was in that
4 parcel, we flipped out.

5 So we had the cluster in the
6 original plan here and the single-family
7 here. And the change is that we would --
8 single-family would wrap with the cluster
9 housing this way.

10 The connecting road, which I had
11 mentioned instead of now going this way, now
12 comes down through the single-family and
13 over this way. All of the setbacks have
14 stayed the same. We still are doing the
15 landscape buffers all around. All the
16 original conditions that were placed on the
17 project, we still have. There's really no
18 change in the unit count or amount of open
19 space, et cetera, except for the shifting of
20 the land use. We feel it's just a minor
21 land use change and not a major change.

22 At this time I'd like to get Gary
23 Gray to address from their standpoint on the
24 cluster housing as to why this change was

1 made.

2 MR. GRAY: Thank you. I'm Gary
3 Gray, president of Homestead Communities.
4 I'm the culprit. I apologize for that. Our
5 company is the one that -- when I took the
6 approved plan back to my attention deficit
7 partners who really hadn't been paying much
8 attention until we got it approved and said
9 this is what's proved, the marketing partner
10 said to me, "It really would be nice if we
11 could have exposure on both roads rather
12 than one road. And it would also be nice if
13 these gorgeous lots and this wonderful area
14 here and the trees probably are more
15 appropriate for the M/I type product and
16 price points than they are for our type
17 product and price points. Wouldn't it be
18 better if we switched these two?"

19 So really the motivation is
20 marketing from our perspective. We love the
21 site. We think it's a great area. We still
22 believe that the homes are for empty
23 nesters. That's who we are targeting for.
24 There will be an average of \$225,000. But

1 we plan on doing it in two phases.

2 This plan allows us to more easily
3 phase the project in that we can do this as
4 Phase 1 and this as Phase 2, rather than
5 this plan which was a little more awkward
6 from the phasing standpoint. We do think
7 it's an overall improvement if for no other
8 reason than that the public road now comes
9 through here, it's a more integral part of
10 the community than peripheral part of the
11 community as this one was.

12 This is a little less direct and a
13 little more circuitous. This is probably a
14 more of a typical road that would come
15 through those subdivisions. So the reason
16 really is for marketing on our part. I know
17 that may not be the best reason in the
18 world.

19 We think that the residual
20 opportunity or the residual impact is that
21 from a typical planning standpoint, that the
22 typical single-family homes, the
23 higher-priced single-family homes transition
24 into the next priced home, transition into

1 the more commercial corner.

2 And that's a more typical planning
3 paradigm, I think, than what we had before.
4 So we think it's a good plan. We hope you
5 agree.

6 If you have any questions about
7 engineering, the implications of
8 engineering, Jason can answer those.

9 CHAIRMAN WANDER: Thank you.

10 Have you seen the comments of
11 regional planning and our zoning officer?

12 MR. CAPLINGER: From regional
13 planning, yes.

14 CHAIRMAN WANDER: I wonder if it
15 might be useful if you could address the
16 issues they thought should still be dealt
17 with based on their review of the plan
18 before we went to the public for questions.

19 MR. CAPLINGER: The condos on Big
20 Walnut Road appear to encroach on the
21 150-foot setback. We agreed at the time of
22 our meeting with regional planning that was
23 not the case.

24 It probably is a slight error in

1 the drafting of this plan, but we would meet
2 that 150 foot setback. The clubhouse should
3 be relocated to the pond area to the elbow
4 of the cluster development. In the original
5 plan the pool clubhouse area was here. In
6 this plan it's here.

7 Gary, you want to address that?

8 MR. GRAY: I brought this up at
9 the original plan commission. The community
10 building we're showing now is here; and, I
11 don't know, it must be 300 or so feet back
12 from Worthington Road rather than in the
13 center of the community.

14 The way the people are using our
15 facility, empty nesters don't use the pool
16 themselves. It's for their grandkids. And
17 people's grandkids -- everybody else's
18 grandkids are very annoying. So we try to
19 keep the grandkids up on the edge of the
20 community someplace. And we also -- that's
21 why the pool is up here rather than in the
22 center, so that the noise is out toward the
23 edge of the property instead of the middle
24 of the site.

1 And, second, we have our sales and
2 our concierge service, we have a person who
3 is there 8:00 to 5:00 every day who just
4 takes care of things for people who live in
5 the community. And their office is in this
6 building. And we think this is probably
7 going to be a more central location or a
8 more convenient location for the people to
9 be able to get to that service rather than
10 in the middle.

11 CHAIRMAN WANDER: Okay.

12 MR. COFFEE: Next two items,
13 formal calculations have been submitted. I
14 think we had a lot of discussions through
15 the zoning process with this plan. I know I
16 still have the names and phone numbers of
17 the adjacent property owners who had
18 concerns. We will be contacting those
19 people to discuss the actual calculations.

20 We have done the calculations.
21 Internal is set up. These areas are ready.
22 Typically as far as the formal submittal
23 goes, that goes as a part of the actual
24 engineering plan which -- once zoning is

1 approved. We originally are moving into it
2 once this plan is approved. We'll move back
3 into the development of the plans for this
4 zoning layout.

5 Next one, as far as -- they had
6 some issues with regard to the geometry of
7 some of the roads. Again, the original
8 layout, I think there's a similar question
9 that has arisen by the county engineers.
10 Some of these radiuses with what they call
11 loop streets and other geometric items here
12 apply to here, I think, more in the new area
13 here.

14 Again, these are what we consider
15 typical for this stage of development. As
16 we move in again the final platting, we will
17 work out with the county engineer's office
18 to make sure setbacks, make sure the angles
19 of intersections, make sure the radiuses are
20 per Delaware County standards. So, again,
21 typically at this point we're where we
22 should be.

23 MR. CAPLINGER: Will there be any
24 active recreation of a single-family

1 development? We consider this a
2 neighborhood park. It's not an active park
3 in the sense that there will be organized
4 baseball diamonds, but there will be an open
5 play area for pickup sports and that sort of
6 thing. But there won't be any backstops for
7 baseball, that sort of thing.

8 There was another comment earlier
9 Leslie brought up about a traffic study.
10 But I think that's been resolved. Those
11 were the main items, right?

12 CHAIRMAN WANDER: Yeah. Leslie,
13 did you touch on any of your issues?

14 MS. WARTHMAN: No, I'm sorry. I
15 didn't have a chance to. We got to this
16 last Thursday. You got a copy, and they
17 never did receive their copy.

18 MS. SKEEL: This is a spare.

19 MS. CALLAHAN: Leslie needs sworn
20 in.

21 - - - - -

22 Thereupon, Leslie Warthman was duly sworn.

23 - - - - -

24 CHAIRMAN WANDER: Thank you.

1 Leslie, could you just maybe touch
2 on your concerns that we're not necessarily
3 the same as regional planning's.

4 MS. WARTHMAN: The single-family
5 lots up against the wetland area on the
6 eastern section of the property boundary,
7 there was an alley or a roadway which
8 provided setback previously with the
9 condominium complex.

10 And now there are single-family
11 homes backing into that. And I know there
12 are prescribed setbacks delineated for
13 wetland areas that need to be built in that
14 aren't at the present time.

15 MR. CAPLINGER: Sure. We would do
16 that.

17 MS. WARTHMAN: You need to show
18 those on a plat.

19 MR. CAPLINGER: Sure.

20 MS. WARTHMAN: The 150-foot
21 building setback which you have clearly
22 indicated you will meet at the top needs to
23 also be indicated on a plat.

24 MR. CAPLINGER: That's fine.

1 MS. WARTHMAN: The original text
2 in January submitted lists the 16-foot
3 separation of structures, but there is no 40
4 foot at the rear listed. And that should be
5 included as far as setbacks on condominiums.

6 MR. CAPLINGER: That's the
7 setback -- that's the distance between one
8 unit to the next, 40 feet?

9 MS. WARTHMAN: At the rear of the
10 condominium project.

11 MR. CAPLINGER: Yeah. That's no
12 problem.

13 MS. WARTHMAN: None of these are
14 probably problems as much as they are just
15 --

16 MS. CAPLINGER: Clarifications.

17 MS. WARTHMAN: Yeah. And they
18 were missing, and I just called them out is
19 all. The lot frontages are not shown and
20 can't be verified obviously until we have
21 that. I always like to ask for that on a
22 plan.

23 MR. CAPLINGER: We've agreed to
24 all 80-foot minimum per 10,000 square

1 foot --

2 MS. WARTHMAN: Righ. But without
3 them listed, naturally, I couldn't verify
4 that.

5 MR. COFFEE: The preliminary plats
6 are in the next stage.

7 MS. WARTHMAN: I wondered why you
8 have typical landscape buffer listed versus
9 the 50-foot landscape and the 150-foot
10 landscape buffer. Some areas don't have
11 dimensions, and they just say typical. I
12 get confused as to what your intent is
13 there.

14 MR. CAPLINGER: One thing that we
15 did on our final -- this is, like I said,
16 our original submitted plan. And since that
17 was done, we've taken things that weren't
18 quite as clear such as that landscape
19 buffer.

20 The typical landscape buffer is
21 now written in text on the drawing. So
22 there won't be -- because there was always a
23 lot of questions about, you know, what is
24 it? How many trees is it? Where are the

1 trees and, you know, size of trees and that
2 sort of thing.

3 So that's why we put the text on
4 the drawing. And this would be the official
5 zoning drawing and text with those issues.
6 That was --

7 MS. WARTHMAN: But why is one
8 called the 50 foot and then the 150? You're
9 still doing the landscaping inside the 50
10 and inside the 150? Is that --

11 MR. CAPLINGER: Where is your
12 50-foot buffer? I don't know -- well, that
13 may be -- is it this one?

14 MR. GRAY: Yeah.

15 MS. WARTHMAN: Correct.

16 MR. CAPLINGER; Yeah. That's
17 right. The 150-foot -- when we say the
18 150-foot buffer, that's the one along the
19 major roadways. The 50-foot is adjoining
20 properties --

21 MS. WARTHMAN: And you'll be doing
22 landscaping, the same typical landscaping
23 buffer, but it will have a 150-foot area?

24 MR. CAPLINGER: Yeah. The

1 landscaping that is within the 150-foot and
2 in the 50-foot is the same buffer.

3 MS. WARTHMAN: That's what I
4 wanted to clarify.

5 MR. CAPLINGER: This one is set
6 back.

7 MS. WARTHMAN: It's not just
8 natural 150 foot. You will plant within
9 that area?

10 MR. CAPLINGER: Yeah.

11 MS. WARTHMAN: That clears up a
12 lot. Are your signage and entrance details
13 to remain the same?

14 MR. CAPLINGER: Yes.

15 MS. WARTHMAN: Even though now the
16 condominium has two different entrance
17 points, you will be seeking additional
18 signage at that other?

19 MR. CAPLINGER: We haven't really
20 addressed signage.

21 MS. WARTHMAN: That needs to be
22 definitely during the process of zoning.

23 MR. CAPLINGER: Right.

24 MS. WARTHMAN: The detention of

1 that large pond needs to be indicated. I
2 believe that was a regional planning
3 request.

4 MR. GRAY: In the Condo areas?

5 MS. WARTHMAN: Yes. That pond
6 needs to be listed as a detention.

7 Were you planning on posting no
8 parking signs within on one side of the
9 road?

10 MR. CAPLINGER: I guess we were
11 going to do what's required by the county.

12 MS. WARTHMAN: In the condominium
13 area, especially where the roads get really
14 narrow, you can't have parking. Our
15 maintenance and fire chief's comments were
16 basically they could -- the plans are too
17 small for them to really see what the roads
18 --

19 MR. CAPLINGER: Right.

20 MS. WARTHMAN: And that's always
21 later, but --

22 MR. CAPLINGER: I could get that
23 in the engineering planning.

24 MS. WARTHMAN: But we would like

1 some commitment on the development of
2 posting those signs --

3 MR. GRAY: Within the condominium
4 we plan to do that, yes.

5 MR. CAPLINGER: You have our
6 commitment on that.

7 MS. WARTHMAN: The stub acces on
8 the farm property where you've added your
9 access points which was an issue at the
10 original zoning, what is the intent of that
11 roadway? Private, public?

12 MR. CAPLINGER: Well, as it is,
13 all the roads within the cluster area are
14 private, yes.

15 MS. WARTHMAN: So that will be a
16 private road stub to the north.

17 And then my final comment has to
18 do with the configuration of your path --
19 your walking path has changed quite a bit
20 from the original, and it doesn't make a
21 loop anymore. And it sort of is lost now.
22 I'm not sure where the connections are being
23 made.

24 MR. CAPLINGER: Well, you have

1 sidewalks here; and it does make a loop.
2 It's on the sidewalks.

3 MS. WARTHMAN: Well, yeah.

4 MR. CAPLINGER: Here it was just
5 -- here it was through this little open
6 space, but we picked it up on the --

7 MS. WARTHMAN: There's a
8 distinction between paved and wood-chip
9 paths. And where does that occur now?

10 MR. CAPLINGER: The paved paths
11 were through the park area here, and the
12 wood -- in the woodland preserve area we
13 didn't want to put paving. I don't think
14 anybody wanted to put paving. So these
15 trails within the woodland reserve are more
16 of a mulch trail type of path.

17 MS. WARTHMAN: So there's only
18 one little strip of paved bike path?

19 MR. CAPLINGER: Well, you have
20 sidewalks everywhere. And then you have --
21 through this park you have an asphalt type
22 trail. There's a trail shown here. I mean,
23 that would probably be paved here too inside
24 the condo area.

1 MS. WARTHMAN: Is the wooded
2 preserve still 40 acres?

3 MR. CAPLINGER: Yes. All those
4 acreages have stayed the same.

5 MS. WARTHMAN: And you do have
6 street trees on this project?

7 MR. CAPLINGER: Yes.

8 MS. WARTHMAN: The trustees have
9 approved that officially?

10 MS. CAPLINGER: Yes.

11 MS. WARTHMAN: Plan for phasing, I
12 think you addressed a little bit on the
13 condominiums. Your phasing is not the same
14 as it was originally stated, being that
15 summer of 2000 is here now.

16 MR. GRAY: We got to hurry.

17 (Laughter.)

18 MR. CAPLINGER: The schedule is
19 to start beginning next year.

20 MS. WARTHMAN: Spring next year?

21 MR. CAPLINGER: Yes. I wanted to
22 bring up one other point about the shift in
23 land uses that I believe is a positive. It
24 was always a desire by the township to have

1 project -- or lot size and residential unit
2 diversification, diversification of the type
3 of house and the size of the house and size
4 of lots and so forth.

5 And this -- by shifting the larger
6 single-family lots here in this wooded area,
7 we felt this could give us an opportunity to
8 market this back area a little bit
9 differently to make this area, if you will,
10 an estates type of area where we would
11 market a little differently, make it a
12 little more exclusive.

13 And so we have that same type of
14 project product over here on this little
15 wooded site. So we really would have, you
16 know, four types of neighborhoods that would
17 have distinctive different architectural
18 styles and types.

19 MS. WARTHMAN: Are the lot sizes
20 larger, did you say?

21 MR. CAPLINGER: No. I mean, it's
22 probably a little bit wider but basically
23 are an 80-foot average. We would -- because
24 of the -- when we have a lot that backs up

1 to trees on all sides so that you have a lot
2 of lots that back up to existing mature
3 trees, we tend to market those a little
4 differently and encourage a bigger home and
5 a little bit higher prices. So it's just a
6 little bit -- you'll have that estates look
7 and appeal to it.

8 CHAIRMAN WANDER: Okay. Thank
9 you. I think what we'll do is go to the
10 public for comments at this time, and then
11 we'll come back to the Board for questions
12 and comments.

13 So anyone here in the first row?

14 MR. DYE: I was wondering --

15 CHAIRMAN WANDER: Can you tell us
16 who you are?

17 MR. DYE: John Dye, D-Y-E. I was
18 wondering what school zone this will be in.

19 MS. CALLAHAN: Olentangy.

20 CHAIRMAN WANDER: The entire
21 project is in Olentangy?

22 MR. CAPLINGER: Yes.

23 CHAIRMAN WANDER: Anything else,
24 sir?

1 MR. DYE: Well, the reason I was
2 wondering, in this close a proximity, this
3 year Olentangy would not take any new
4 students because of overcrowding. I was
5 wondering how this would stack up with that
6 condition in the future.

7 CHAIRMAN WANDER: That's a very
8 good question. I know some of those
9 concerns were raised in the original zoning
10 meetings.

11 MR. WILL: I don't know anything
12 was ever documented on that. We were told
13 that, but I find it difficult to believe
14 that a public school can say I know you live
15 here, but you can't go to school here.

16 MR. DYE: They did that one family
17 on the old LeVeque place. They had some
18 young children there, and they tried to
19 enroll them in Olentangy, and they couldn't
20 take them.

21 MR. WILL: Well, I did hear that
22 said, but --

23 MR. DYE: They ended up getting
24 Westerville to agree to pick them up.

1 MR. WILL: The property next door
2 to that is Westerville schools.

3 MR. DYE: Pardon?

4 MR. WILL: The property next door
5 to that is Westerville Schools.

6 MR. DYE: That's on Freeman Road.
7 They're on Worthington Galena Road north of
8 Freeman. Freeman seems to be the dividing
9 point.

10 MR. WILL: No. The north side of
11 Freeman Road, I lived in that house next
12 door; and it was Westerville. So there may
13 be more to that than meets the eye is my
14 point.

15 CHAIRMAN WANDER: I appreciate
16 your comments.

17 Anyone else in the first row?

18 (No response.)

19 CHAIRMAN WANDER: We'll go back to
20 the second row from my right to left.
21 Anyone has anything?

22 MR. SCHNORF: Peter Schnorf,
23 Blackhawk Circle. Can I get a
24 clarification? There was some reference

1 about a question about traffic changes or
2 traffic studies. I'm interested in hearing
3 what traffic pressures are created or
4 alleviated by the change. There was a
5 reference to it, but I didn't hear what the
6 outcome was.

7 MR. COFFEE: Again, Jason Coffee.
8 We didn't -- from the standpoint of updating
9 traffic studies, there have been, again,
10 several updates that have taken place as we
11 kind of went through the first zoning.
12 Really, on the new going from here to here
13 the entrance and exit points are still the
14 same. The same number of units are still
15 the same. So really as far as new impact,
16 there is no new impact expected on any of
17 these points.

18 MR. SCHNORP: But, intuitively, if
19 you've got more units that are closer to the
20 Worthington Galena exits with condominiums,
21 wouldn't there be more traffic egressing and
22 entering?

23 MR. COFFEE: No. Our belief when
24 we did the study was the majority of the

1 people from either layout were going to want
2 to move this way. So we had people from --
3 when it was this way, we had the majority of
4 the people going out this way.

5 So, really, from a standpoint of
6 overall traffic flow, they are still going
7 up Worthington Galena and heading south --

8 MR. SCHNORP: That was the premise
9 of the original --

10 MR. COFFEE: Right. The only real
11 difference we got into when we were going
12 back and forth with the road whether they
13 are connecting through or not, all that
14 connection road was when the connection road
15 went away, it made that impact greater at
16 that intersection because now these people
17 weren't going this way. They were coming
18 out and going.

19 When this road was in, it took
20 away impact at that intersection. That's
21 really the only difference with the layout.

22 MR. SCHNORP: And my second
23 question is can I clarify maybe with the
24 Commissioners, the status of the 35 to 40

1 acres of wooded area? I've heard -- I'm
2 hearing two things. I've heard -- or I'm
3 hearing that it's a no-build, no-disturb
4 zone. But then I also had heard, I thought,
5 in previous meetings about this development
6 that it was going to be placed in a
7 conservancy trust?

8 MS. CALLAHAN: It's actually
9 listed on the development plan itself the
10 wooded preserve would be maintained by the
11 Genoa Township Land Conservancy Association.

12 So my understanding -- and correct
13 me if I'm wrong, Stephen -- that piece of
14 land is going to be deeded over to the
15 conservancy --

16 MR. CAPLINGER: Nothing has
17 changed on that commitment.

18 MR. SCHNORP: All right. Good.
19 Thank you.

20 CHAIRMAN WANDER: Thank you. Back
21 to the third row from my left to right.

22 MS. QUEEN: Unfortunately, we
23 missed the meeting where everything was
24 finalized and approved. But I'd just like

1 to have clarified the phases.

2 How many phases are there going to
3 be, and are the condos and the homes going
4 to be started together as Phase 1? Or can
5 you explain that to me?

6 CHAIRMAN WANDER: Can we get your
7 name and address, ma'am?

8 MS. QUEEN: Anita Queen, 6838 Big
9 Walnut Road.

10 MR. CAPLINGER: The first phase of
11 the development will come in off of
12 Worthington Road and will probably be half
13 of this parcel and -- how many units?

14 MR. GRAY: About 50 or more.

15 MR. CAPLINGER: So about half
16 here. We wanted to have the first phase of
17 the development in the center. That way we
18 could include both entrances and create a
19 real finished look along the front with our
20 landscape buffers and entry features and so
21 forth. And then from that point we have the
22 freedom of going south into this parcel,
23 east into this parcel, and then also up
24 here.

1 So the development will probably
2 be in five phases and start on Worthington
3 Road. Your project will probably be less.

4 MR. GRAY: There's two phases.

5 MR. CAPLINGER: It's all -- for
6 phasing, it's all market driven. We would
7 like it to be five phases or less.

8 MS. QUEEN: Thank you.

9 CHAIRMAN WANDER: Thank you.
10 Continuing on in that third row.

11 MS. MCINTOSH: My name is Jo
12 McIntosh. I wonder if you have any thoughts
13 about the potential use of your roads. Does
14 it cut through between Worthington and Big
15 Walnut?

16 MR. CAPLINGER: Yeah, there was a
17 lot of conversation in that, especially from
18 out standpoint. But we feel that the
19 geometry of this road is not really going to
20 be a cut through -- I mean, it would be
21 shorter this way than to cut through.

22 There will be a stop sign here,
23 probably stop signs here. So it's not a
24 shortcut. I think people can cut through,

1 but it's not a shortcut. I don't think
2 they'll find it's any shorter. Speed limit
3 will be whatever it is, 20, or 25. I don't
4 think this will be a problem.

5 CHAIRMAN WANDER: Anything
6 continuing on in that row?

7 MR. CALLAHAN: David Callahan,
8 6420 Ridge Lake Court with Genoa Township
9 Land Conservation. We help negotiate the
10 control of this parcel of land that you see
11 here with M/I.

12 Part of what concerns me, and it
13 could just very well just be an optical
14 illusion. But when I look at what I'll call
15 the southwestern corner of what's now the
16 subdivision that protrudes into the area
17 that would be in the woodland, it looks like
18 there is less woodland in that area.

19 MR. CAPLINGER: If you think I'm
20 going to come back into this meeting and try
21 and steal land from you, we won't do that.
22 I guarantee you it will be this much or less
23 development. It will be this much or more
24 wooded area. It won't be any less. It may

1 be an optical illusion, but the intent is to
2 be exactly the same or more woods. If you
3 overlay these two and we're over it a few,
4 that's not the intent. The intent is to be
5 exactly the same.

6 MR. CALLAHAN: I guess the other
7 concern is that when we negotiated for this
8 parcel of land, one of the things that
9 appealed to the Land Conservancy is the fact
10 that the condominiums would be on the
11 boarder of the land, where the Land
12 Conservancy would administer the land would
13 be less of a what I'll call an intrusion
14 issue with condominiums versus single-family
15 dwellings.

16 We now have an issue with the new
17 plan that's on the table where we now have
18 to not be worried, but we have to work now
19 to perhaps more actively police nonintrusion
20 into the conservancy area.

21 What types of things have you
22 thought about to keep that from happening?

23 MR. CAPLINGER: That's a real
24 concern, I think, because you get residents

1 that live on a wooded preserve; and they
2 over the years tend to encroach. And they
3 start mowing and clearing and that sort of
4 thing.

5 MR. CALLAHAN: With our task with
6 the land conservancy, that's our
7 responsibility to police the nonintrusion
8 into that area. So our task does not get
9 easier.

10 MR. CAPLINGER: Like we did in
11 Covington Meadows, we provided for, at our
12 cost, of putting up a barrier of a two-rail,
13 split-rail fence that is small enough to not
14 be a barrier, but substantial enough to keep
15 people from, you know, thinking that they
16 can maintain into the wooded preserve.

17 And so we've put that all
18 throughout Covington Meadows, thousands of
19 feet of it. And we would -- you know, we
20 could easily do that here to define that
21 edge, really draw a line in the sand saying
22 this is my land and this is your land.

23 I think that would help. I think
24 that would help everybody. So, basically,

1 we'd do that. We could provide for
2 split-rail fence on that wooded preserve
3 area where we have lots backed up to it.

4 MR. CALLAHAN: Again, to the
5 Commission, I would say not to beat a dead
6 horse, but from the way this land is now
7 positioned, it is not what we negotiated
8 three months ago. It is not the same parcel
9 land we negotiated in terms of placement on
10 the buildings of that property.

11 It is not the same -- we are not
12 talking about negotiating the same
13 construction process on the parcel of land
14 that we were going to take possession of.
15 That is a concern of the Land Conservancy.

16 MR. CAPLINGER: What do you mean
17 it's not the same land?

18 MR. CALLAHAN: When I talk about
19 land, the positioning of condominiums verses
20 single-family homes changes our persona of
21 how we have to enforce that land.

22 MR. CAPLINGER: Yeah.

23 MR. CALLAHAN: Maybe that's a
24 better way to describe it, how we protect

1 it. We liked the way the condominiums were
2 because there would be less of a tendency
3 for the condominium owners to build and
4 intrude into that area.

5 MR. CAPLINGER: I think I've
6 addressed that. I think we can protect
7 against that. I don't think that's going to
8 be a major problem. We're going to have a
9 homeowner's association that also has that
10 in its language.

11 The biggest watchdogs in any
12 development are the residents themselves.
13 Once you get residents in here and somebody
14 has a -- somebody's kid is building a
15 treehouse back there or something, the first
16 person that's going to say something is a
17 neighbor. And they are going to call and
18 bring that to everyone's attention. So I
19 think that as we get residents in will not
20 be a problem.

21 CHAIRMAN WANDER: Thank you.
22 Continuing on in that row, any questions?

23 MS. HUBBARD: Lenora Hubbard, 7347
24 Monica Court, Westerville, Ohio. My

1 question is this 30-or-so acres for the land
2 conservancy that would be separate and apart
3 from the rest of the development. Are you
4 still conforming with the amount of green
5 space our zoning requires when you deduct
6 that 30-some acres?

7 MR. CAPLINGER: The way it's set
8 up is that that woodland preserve open space
9 is considered part of the open space for the
10 whole development. And if it's granted,
11 you know, we don't -- there's no less open
12 space. It's still there, and it has public
13 access to it.

14 MS. HUBBARD: Well, true. But
15 when that is deeded over, that would be a
16 separate part of land. It would be deeded
17 to them as if you were selling to a private
18 individual. And nobody knows at this point
19 what is going to happen to this down the
20 line.

21 MR. CAPLINGER: There's
22 restrictions on it from all parties.

23 MS. HUBBARD: Well, I know; but --

24 MR. CAPLINGER: It becomes more

1 restrictive when they own it than when we
2 own it. I can tell you that.

3 MS. HUBBARD: I can't go along
4 with that.

5 MR. CAPLINGER: Well, it's a legal
6 matter.

7 MS. HUBBARD: Well, I know; but
8 when we say you have to have so much open
9 area and then you're going to deed part of
10 it over to someone that's not really a
11 township function, that raises some
12 questions.

13 CHAIRMAN WANDER: Thank you for
14 your comments.

15 MR. BISHOP: Dave Bishop, 6901 Big
16 Walnut. I agree with the conservancy
17 concerns. I think there's an encroachment
18 opportunity. But I think from an overall
19 perspective and in looking at the plan and
20 seeing how this is a zoning meeting, we've
21 already got condominiums coming up at
22 Hawthorne.

23 And now we've shifted -- shifting
24 these condominiums around to be on the

1 Worthington Road, at least it's an
2 opportunity for that corner property. And
3 with both -- I guess the old plan you had a
4 50/50 chance of it going to condominiums or
5 single-family homes. Now both adjacencies
6 are going to be condominiums. Does this
7 township, do we really want an entire corner
8 of all condominiums? I don't know. I don't
9 know. It's something that ought to be
10 considered.

11 And then for the gentleman in the
12 front row who had the concerns about the
13 Olentangy School System, I attended a CAC
14 meeting just about the time that this was
15 coming before this Commission. They already
16 knew about it. They already had calculated
17 it into the 2000 school year at their
18 percentage of -- or 2001 school year of
19 their percentage of what they call a unit,
20 which are our children by the way.

21 So they've taken it into
22 consideration, and that was part of the new
23 schools that they are just finishing and
24 just opening. What the meeting was all

1 about is restricting and where they are
2 sending all these children back and forth.
3 So the answer is, yes, they've taken all of
4 this development in describe. That's it.

5 CHAIRMAN WANDER: Thank you, Dave.
6 Move back to the fourth row from my right.

7 MR. FIRESTONE: Allen Fireston,
8 5946 Hunter Place. I know that we discussed
9 this, I think, once before. But you raised
10 that interesting issue about how do you keep
11 people from encroaching on in this case the
12 buffer on the southern end, southeastern
13 end. And you said that you were going to
14 put this fence up between those other
15 single-family houses and the woods.

16 What's happening on that southern
17 end?

18 MR. CAPLINGER: Well, the original
19 plan didn't call for anything. That was my
20 idea. These areas that are -- this is kind
21 of a wetland area that's going to grow up in
22 native grasses. And this is considered to
23 be the same thing.

24 We expected this to essentially

1 grow up natural, I mean, not 6 foot of
2 weeds. I don't know if that's what
3 everybody would want. Maybe that needs to
4 be mowed once a year or something. But the
5 intent here is to leave it a natural area.
6 This is a wooded preserve that -- you know,
7 we can do the same thing there; but I don't
8 know what purpose it would have. For these
9 people to walk out here is fine. I think
10 it's --

11 MR. FIRESTONE: Isn't it the same
12 issue that that's where I'll put my shed?

13 MR. CAPLINGER: Yeah. We could
14 argue that.

15 MR. FIRESTONE: Well, living on
16 that side, I sure would.

17 MR. CAPLINGER: We could do that.
18 We could make the same commitment. We kind
19 of like that. It really does define --

20 MR. FIRESTONE: I know you're not
21 against it. I just like to hear you say it
22 right here.

23 MR. CAPLINGER: We would commit to
24 placing the two-rail fence where residential

1 lots back up to open space.

2 MS. WARTHMAN: Along the entire
3 perimeter?

4 MR. CAPLINGER: Well, we have it
5 here. Here we have a park. Yeah, that
6 would probably be good here too. Wherever
7 these areas, here, here and here.

8 MR. FIRESTONE: You're a good and
9 generous man.

10 MR. CAPLINGER: It's been -- you
11 know, in a lot of our developments we found
12 it necessary.

13 MR. FIRESTONE: I know if you said
14 it, it's true. I believe you.

15 MS. WARTHMAN: What about the far
16 southeast?

17 MR. CAPLINGER: Here?

18 MS. WARTHMAN: Yes.

19 MR. CAPLINGER: We really don't
20 have -- I guess you do, but it's kind of a
21 steep creek here. You know, I just don't
22 think you're going down in there. We
23 probably would want to do something here.
24 We need to negotiate that though with Mr.

1 Noble. We're going to do the landscape
2 buffer here and probably not a fence. I
3 don't think he wanted a fence here.

4 CHAIRMAN WANDER: Okay. Thank
5 you.

6 MR. HARD: Mike Hard, 5885 Hunter
7 Place.

8 Could you talk a little more about
9 maybe the walkway and possibility of how it
10 would alleviate the concerns of the
11 conservancy as far as maybe that -- how far
12 off that would be from the edge of the
13 properties which would also help relieve,
14 since everybody walks by there, to keep
15 people from dumping stuff back there or
16 encroaching?

17 Could you tell us about how far
18 off that would be from the back lots?

19 MR. CAPLINGER: Where this trail
20 is in relation to the lots, it's probably at
21 the closest probably 40, 50 feet to 100
22 feet. It's pretty close.

23 The idea of this trail is that we
24 locate it in the field and meander it

1 through the trees and not -- you know, we
2 don't want to remove trees to put in a
3 trail. It's more of a -- we find a high
4 ground is a logical spot for it. It's not
5 really defined by this drawing. It's more
6 of a concept.

7 What was the concern?

8 MR. HARD: I just thought maybe it
9 could help --

10 MR. CAPLINGER: So you could walk
11 there and --

12 MR. HARD: See if somebody --
13 policing the area.

14 MR. CAPLINGER: Yeah, you'd be
15 able to see the houses easily.

16 CHAIRMAN WANDER: Continuing on in
17 the last row, any other questions or
18 comments?

19 Did I miss anyone?

20 (No response.)

21 CHAIRMAN WANDER: Okay. We'll
22 come back to the Commission. And, Patty, if
23 we can start with you.

24 MS. CALLAHAN: Okay. I guess,

1 first, I wanted to kind of address Lenora's
2 concern about open space and its
3 discretionary use.

4 According to our code Section
5 524.11, "Open space land may, at the
6 discretion of the township trustees, be
7 dedicated as public park land, public
8 institutional use, or placed with other
9 protected land classification systems,"
10 which the conservancy does meet.

11 So it does meet the requirements
12 of open space and can be deeded at the
13 trustees' discretion, which they had already
14 approved in the previous hearings. So I
15 just wanted to clarify it for you.

16 I don't have a lot of concerns.
17 When I reviewed the plan, like regional
18 planning, I got out my little ruler and laid
19 it against those condos up against where Big
20 Walnut Road lays, and it definitely did not
21 meet 150 as platted here on this drawing.

22 Again, I realize this is not
23 necessarily a scientific precision drawing;
24 but it's a about halfway through that condo

1 row on the north is 150 feet on the scale
2 that you guys have there. So I was also, of
3 course, concerned about that.

4 Like concerns from the audience, I
5 was concerned about Mr. Gray had mentioned
6 commercial corner. Well, it's not zoned as
7 commercial and may never be zoned as
8 commercial. So the appearance, like Mr.
9 Bishop had indicated, appears that it has
10 all intentions of being condo. And that
11 concerned me that it's almost like it's
12 pre-existing that it's going to be. And
13 that is definitely not the way it had been.
14 It had a lot of choices before.

15 So I was a little disappointed
16 that it suddenly has a private road going
17 toward a parcel land that may have a lot of
18 other potential future uses where a public
19 road open that up more than a private road
20 does.

21 The clubhouse/pool area, I
22 understand the marketing angle you were
23 talking about; but here's my agreement with
24 regional planning that it probably should be

1 in the center of the area, not on the
2 fringe. You have now protected the
3 grandparents of all your condo owners and
4 subjected a dozen homes in the M/I section
5 to a pool that they can't use. And it being
6 by the pond in the central location
7 alleviates that concern. So I'd rather see
8 the clubhouse/pool area more for the benefit
9 of the Condo Association than for the
10 annoyance of the M/I Home owners.

11 I appreciate Stephen's comments on
12 the two-rail split fence, yeah, split-rail
13 fence around the borders of the residents
14 to the open space. I do think that
15 alleviates a lot of concern of the policing
16 of open space. It defines it better. I
17 think there are less encroachment issues
18 because that was -- again, I saw the same
19 thing where the back of a lot of lots now
20 backed up to land that they wouldn't own.

21 And, as you well stated,
22 encroachment can easily happen where a
23 split-rail fence of two rails would better
24 define the property differences. So I guess

1 what I'm saying in a nutshell is I want to
2 see the two-rail fence. I'd like to see the
3 condo's clubhouse centered. And I'm not
4 sure that the rest of the Commission will
5 agree with me, but I'd like to see that.

6 Overall, I'd rather see the whole
7 plan not change. I'm not sure a marketing
8 angle is something I care about. But if it
9 has to change or if the rest of the
10 Commission deems it should change, then
11 those are the changes and the making sure
12 that not only the 150 but the 150
13 right-of-way from the future straightening
14 of Big Walnut Road, which is what we had
15 agreed to originally.

16 MR. GRAY: Can I respond?

17 COMMISSIONER CALLAHAN: Oh,
18 certainly can.

19 MR. GRAY: Gary Gray. First of
20 all, we definitely want to underscore this
21 will be 150 feet for the future roadway. We
22 are committed to that. No problem.

23 Number two, I think that what we
24 can do with this community function, if the

1 pool and the fitness activities are the
2 concern, we have in another community put
3 our sales office -- service offices in one
4 building up front and then the fitness, pool
5 and so forth in another location.

6 We can do that here where we put
7 the fitness and pool back here where the
8 noise is, and this would be the sales office
9 and a living room where people visit. And
10 that will be fine with us.

11 COMMISSIONER CALLAHAN: That would
12 be more agreeable to me. I'm not sure about
13 the rest of the Commissioners. But I worry
14 about both sections. I have to for the
15 safety of those children and everything
16 else.

17 MR. GRAY: That's fine.

18 CHAIRMAN WANDER: Thank you.

19 Lana?

20 COMMISSIONER WEBER: I agree with
21 much of what Patty said. I do have some
22 reservations about changing the way the land
23 will be -- the housing will be in that it
24 does limit the corner to pretty much more

1 condos. You know, you've mentioned
2 commercial. I don't know about that.

3 I do like the idea of having them
4 all on one side so it gives us more
5 flexibility with that future lot.

6 I think it's very important to
7 have the lot frontage shown on the final
8 plan. I know you have committed to the
9 150-foot buffer, but I like to see that it
10 can work because I'm not sure it will since
11 we don't have the lot dimensions at all.

12 And the clubhouse, I do strongly
13 believe that this should be more centrally
14 located. I understand about the pool. But
15 that's just maybe three months out of the
16 year. And if these are empty nesters, they
17 may use their clubhouse for games, for
18 getting together, walking in the evening.
19 And I think it would be much more conducive
20 to the community if it was more centrally
21 located than everyone having to walk to one
22 end of the condo complex.

23 And I do think the two-rail split
24 fence should be around the preserve in the

1 no-build area. That's it for right now.

2 Thanks.

3 CHAIRMAN WANDER: Thank you. I
4 agree. I think the centering, if you will,
5 of the clubhouse makes good sense. I think
6 that would make what you've offered there
7 woud be fine.

8 Just to clarify, what you're
9 saying is that you would use a model home as
10 an office -- sales office?

11 MR. GRAY: No. What we're doing
12 on our project on Morse Road is we separate
13 the social functions Lana referred to. We
14 have a building that has two offices for
15 staff people, a kitchen and living room in
16 one building. And then we have the workout
17 facilities and the pool in a second building
18 on a separate location on the site.

19 CHAIRMAN WANDER: That would be a
20 permanent situation?

21 MR. GRAY: Yes.

22 CHAIRMAN WANDER: Okay. Could you
23 -- I think one of my concerns is how many
24 access points are there to the cluster --

1 I'm going to call it cluster housing rather
2 than condos. But it's very difficult --
3 with the level of detail in the plat that we
4 have, it's very hard to see where the
5 entrances are. Can you point --

6 MR. GRAY: There's one here and
7 one here.

8 CHAIRMAN WANDER: Okay.

9 COMMISSIONER CALLAHAN: There's
10 three.

11 MR. GRAY: There it is. I'm
12 sorry.

13 COMMISSIONER DOWNING: You want to
14 move that over?

15 MR. GRAY: (Complies with
16 request.)

17 It's heavily wooded, but it's
18 here. There's one here and one here and one
19 here.

20 CHAIRMAN WANDER: I guess -- I
21 don't know if I'm in the minority, but I
22 feel like this is a better plan in terms of
23 the cluster housing is more -- it seems to
24 be more of an integral part of the

1 development. And it's not all just pushed
2 over into the one side, which I believe was
3 a concern of the Commission originally to
4 make it accessible.

5 I do share some of the concerns
6 about what it may do to that parcel on the
7 corner, and I think one possibility there
8 would be possible just to make the one --
9 the center access street actually a public
10 street.

11 And for all intents and purposes
12 if nothing develops north, it won't really
13 make any difference to the feel of the
14 development. But if we can make it a public
15 street, we would then allow for public
16 access to that undeveloped parcel. It looks
17 like you've got it boulevarded --

18 MR. GRAY: It's almost exactly the
19 location where the previous street was. So
20 my only hesitation about that is what
21 happens if this -- we don't know how this is
22 going to develop. And if that public access
23 is not required in the future, then we've
24 got a -- we've got extra costs of

1 maintaining two condominium associations
2 across the public street.

3 CHAIRMAN WANDER: They can't be
4 one association?

5 MR. GRAY: Right. I have no
6 problem with the street. I think if there's
7 a way we can say --

8 MR. CAPLINGER: Didn't we do it
9 somewhere else here in the township in
10 Delaware County?

11 MR. GRAY: Yes. I'm not saying
12 it's not possible to do. It will raise the
13 condo fees for people, but it's not an
14 impossible thing to do to have two separate
15 associations.

16 CHAIRMAN WANDER: Well, that would
17 -- I would think that would make sense that
18 it would address some of the concerns with
19 respect to that parcel.

20 MR. GRAY: The problem with the
21 public right-of-way dedication will be the
22 building setbacks and the setbacks from the
23 right-of-way that would be imposed
24 particularly if -- of how that's classified.

1 Right now within this -- within the
2 property, our buildings would be fairly -- I
3 don't know they were slighted. I don't
4 think that would be the case, but it would
5 be a limitation on the building setbacks.

6 CHAIRMAN WANDER: Now, speaking of
7 setbacks, we talked about the 150-foot
8 setback from the thoroughfares. A couple of
9 your units -- I don't have a ruler with me.
10 I just want to verify there's also a 50-foot
11 setback from the other residential zone.

12 MR. GRAY: Over there.

13 CHAIRMAN WANDER: Actually, I was
14 thinking the ones that are on the eastern
15 boarder of the --

16 MR. GRAY: Right here.

17 CHAIRMAN WANDER: Well, it would
18 be the western boarder of your property, the
19 eastern boarder of --

20 MR. GRAY: There.

21 CHAIRMAN WANDER: Exactly.

22 MR. GRAY: Yes.

23 CHAIRMAN WANDER: And those are at
24 least 50 feet?

1 MR. GRAY: Yes.

2 MS. CALLAHAN: They are exactly 50
3 feet.

4 MR. GRAY: At 200th scale.

5 CHAIRMAN WANDER: Thank you.

6 I think rather than hold this up,
7 I think I'll stop there for the moment.

8 MR. WILL: I too think that stub
9 needs to be dedicated. It just makes a
10 whole lot of sense. It was mentioned before
11 that the area north -- this is a different
12 issue -- the area north on the corner there,
13 17 acres, is a possible commercial.

14 When we were doing the master
15 plan, we definitely stayed away from that as
16 possible commercial and did not give it a
17 PD-4 zoning for that reason, even a specific
18 commercial zoning. We stayed off that. And
19 I think that a dedicated street to there
20 would help us in our quest for that too.

21 I tend to agree with centering the
22 pool; and having the business offices to the
23 west, seems fine to me.

24 A clarification. When Leslie was

1 talking about the 150-foot setback and the
2 landscaping strip, what you're saying is
3 back 150 feet or someplace in that 150-foot
4 setback, you would have a strip of
5 landscaping that would be about how wide,
6 how deep?

7 MR. CAPLINGER: Oh, I bet --
8 actually, I just so happen to have a
9 photograph. This is kind of a view from
10 looking from the street in, but it's -- the
11 intent is to create a look of an old
12 hedgerow where all the trees are -- it's not
13 like a line of trees planted in a typical
14 symmetrical. It's more the look to give it
15 an old hedgerow look.

16 And it's probably, oh, 30 feet
17 deep from, you know -- and it's a mixture of
18 deciduous trees and native shrubs. And,
19 again, the idea is to make it look like a
20 rural character.

21 MR. WILL: That's what I thought.
22 A couple of other things. I think they are
23 the same as on the old plan, but the two
24 ponds south of the condo ponds that are

1 marked detention ponds, are those year-round
2 ponds?

3 MR. CAPLINGER: Retention?

4 MR. WILL: They're retention, not
5 detention, correct?

6 MR. CAPLINGER: Yes. Wet ponds
7 all the time.

8 MR. WILL: I think they are noted
9 as detention ponds.

10 MR. CAPLINGER: Yes, but they
11 are --

12 MR. WILL: Okay. As far as along
13 the back of these lots where you're talking
14 about putting the fencing and everything,
15 will that be written into the, I guess,
16 subdivision bylaws as far as the folks that
17 own the lots having to maintain those fences
18 as they own that?

19 MR. CAPLINGER: I think it would
20 be maintained by the Homeowner's
21 Association.

22 MR. WILL: Yes, but there would be
23 some provision of maintenance of them?

24 MR. CAPLINGER: Yes. That fence

1 probably should last ten years. Then it
2 would have to be replaced.

3 MR. WILL: I believe that's all I
4 have.

5 CHAIRMAN WANDER: I do remember
6 another question that I had. The no-build
7 zones and that labeling comes from the
8 hearing where the approval came from, but I
9 was thinking that at least in discussion
10 that those were also no-disturb zones.
11 No-build -- they would be no-build anyway
12 because they are outside the building
13 setbacks. But those are actually no-disturb
14 -- intended to be no-disturb zones?

15 MR. CAPLINGER: That was another
16 note we included here to clarify what is
17 meant by no-build. That's on the -- are you
18 talking about these where we have the
19 head --

20 CHAIRMAN WANDER: Yes. And the --
21 some of it is the 50 foot. It varies in
22 dimension, but it's described as no-build
23 zones where the existing fence lines are
24 and --

1 MR. CAPLINGER: Yeah. We would
2 put up construction fencing during
3 construction. And no utilities would be
4 located within this area clearing the
5 under-story tree growth, shrubs and weeds
6 along with pruning of low and hazardous tree
7 branches shall be allowed as necessary to
8 ensure the protection of residents.

9 Additionally, the installation of
10 lawns (seed and/or sod) shall be allowed and
11 encouraged within these zones.

12 So the idea is it becomes
13 maintained but not -- you can't do anything
14 in it other than maintenance of it. You
15 can't build fences or sheds or --

16 MS. WARTHMAN: That would not be a
17 no-disturb zone by my definition.

18 CHAIRMAN WANDER: No. It wouldn't
19 be a no-disturb zone. But it's a no-build
20 zone with additional restrictions.

21 MR. CAPLINGER: Right.

22 CHAIRMAN WANDER: Thanks for the
23 clarification.

24 Scott?

1 COMMISSIONER DOWNING: Most of my
2 questions were answered. One comment. Did
3 we get the fire chief a drawing that was
4 large enough?

5 MS. WARTHMAN: (Shakes head.)

6 COMMISSIONER DOWNING: We have
7 not?

8 MR. CAPLINGER: Large enough? You
9 mean --

10 COMMISSIONER DOWNING: Well, the
11 fire chief mentioned in his comments that
12 he -- the condo drawing was not of
13 sufficient --

14 MR. CAPLINGER: Oh, yeah. Back
15 then we did. When we did the original --
16 the original plan was drawn at 100 scale.
17 This is 200 scale. So it's twice the size,
18 and he reviewed that. We could have him
19 review this.

20 COMMISSIONER DOWNING: He has to
21 sign off on this change.

22 MR. CAPLINGER: That would be --

23 COMMISSIONER DOWNING: He
24 doesn't -- at this point has not gotten

1 anything in his hands that --

2 MR. CAPLINGER: The geometry of
3 the roads wouldn't be any different as far
4 as radiuses and --

5 COMMISSIONER DOWNING: We like for
6 him -- we need to get him something he can
7 approve size-wise. So if we can take care
8 of that. Because he can't make any
9 comments, and I would prefer not to vote on
10 something without him making his final
11 comments at least in case there happens to
12 be a cul-de-sac or a turn or something he
13 doesn't feel fits his fire engines or
14 whatever.

15 MR. CAPLINGER: Well, the intent
16 would be to make him happy as far as what
17 the geometry needs to be. We can make that
18 commitment.

19 COMMISSIONER DOWNING: Are you
20 going to stipulate on the next drawing, the
21 locations of the fencing? Or are you just
22 going to put that into the home owner's --

23 MR. CAPLINGER: Usually, it's in
24 the form of a text; but we can put it on

1 there.

2 COMMISSIONER DOWNING: The corner
3 up top, did we -- we didn't change any of
4 the distances from the road that originally
5 the houses were?

6 MR. GRAY: No. If we did, it's a
7 graphic problem.

8 COMMISSIONER DOWNING: I'm just
9 concerned because I guess we talked about
10 that work road being straightened?

11 MR. GRAY: Over here?

12 COMMISSIONER DOWNING: Yeah.

13 MR. GRAY: Obviously, here we were
14 400 feet back.

15 COMMISSIONER DOWNING: Now we're
16 --

17 MR. GRAY: You may not be able to
18 see it. There is a dash line here that
19 shows the additional right-of-way required.
20 That's what the county engineer told us they
21 needed to straighten the road out.

22 COMMISSIONER DOWNING: We're 150
23 feet off that dash?

24 MR. GRAY: We're way over 150

1 feet.

2 COMMISSIONER DOWNING: We did lose
3 a little bit of open space then?

4 MR. GRAY: I don't think so.

5 COMMISSIONER DOWNING: We went
6 from 400 feet to 150 feet.

7 MR. GRAY: Up here, you mean?

8 COMMISSIONER DOWNING: Yeah.

9 MR. CAPLINGER: I think that was
10 right-of-way area, basically.

11 MR. GRAY: But we've also --

12 MR. CAPLINGER: We probably picked
13 it up in here.

14 COMMISSIONER DOWNING: I also
15 agree that the pool probably should be
16 centrally located. And currently what
17 exactly -- do you have like a circle of
18 trees?

19 MR. GRAY: Yeah. We also built
20 like a greenhouse in the community for
21 people to start plants earlier in the year,
22 and that was the greenhouse location. We
23 can find another place for that.

24 COMMISSIONER DOWNING: I'll

1 stipulate the same thing a few other members
2 have stated, that I have a problem with a
3 private stub going into that 17 acre parcel
4 in the corner. I think that pretty much
5 limits what it's going to go there.

6 MR. GRAY: Since we're at the end
7 of the table, I'll agree to make this
8 public, a dedication there.

9 COMMISSIONER DOWNING: To make it
10 public then, you'd make it a standard road
11 because your condo roads don't fit.

12 MR. GRAY: That's correct.

13 COMMISSIONER DOWNING: Steve, the
14 last question. On all your homes that you
15 have going around this wooded area right
16 here -- on the homes down in here, you
17 specifically stated sizes and construction
18 to appease the home owners that live in this
19 section here.

20 I think you made a minimum of
21 2,200 feet of natural fronts and natural I
22 guess materials. You had mentioned that
23 you were going to upscale the homes along
24 the wooded area?

1 MR. CAPLINGER: Right.

2 COMMISSIONER DOWNING: What
3 exactly -- compared to your other upscale,
4 what exactly are you talking about?

5 MR. CAPLINGER: Well, it really
6 would be -- it's something we've just
7 conceptually discussed as far as like it
8 just gives us the opportunity to make it a
9 more unique enclave of houses. We haven't
10 really discussed exactly what that means as
11 far as sizes. But we'd like to keep them
12 the same as what we have.

13 COMMISSIONER DOWNING: In other
14 words, you're not intending those to be
15 2,200 square foot home?

16 MR. CAPLINGER: That's the way we
17 would like to market it, yes. We want to
18 make sure about that before we make that
19 commitment.

20 COMMISSIONER DOWNING: You'll make
21 the commitment on the plat?

22 MR. CAPLINGER: I'm not saying
23 that. I'd like to keep them the way they
24 are now on this approval. I mean, the thing

1 about zoning approvals, it's like a minimal
2 approval. We can always upgrade it.

3 COMMISSIONER DOWNING: Sure.

4 That's all my questions for now.

5 CHAIRMAN WANDER: I did have one
6 other question. On the original plan -- is
7 there a change in where the road or the
8 street from this development comes out onto
9 Big Walnut from the original plan?

10 Is that further east than the
11 original plan?

12 MR. GRAY: Yes. This plan is
13 here. This plan, it's here almost to the
14 extreme east.

15 MR. CAPLINGER: Yes, it is
16 slightly changed. The way it's drawn on the
17 right, it's probably a little too far to the
18 east. It probably needs to come back a
19 little bit. It has to be engineered with
20 the turn and so forth.

21 MR. GRAY: It's basically the
22 width of this last lot here. It's
23 different.

24 CHAIRMAN WANDER: Well, it

1 originally came out on this close to this
2 lot line?

3 MR. GRAY: Yes.

4 CHAIRMAN WANDER: And, therefore,
5 we ask for a considerable screening for
6 these homes.

7 Could you tell us what is across
8 the street here? Is there another homesite
9 here?

10 MR. CAPLINGER: No. It's
11 undeveloped.

12 CHAIRMAN WANDER: That's
13 undeveloped?

14 MR. CAPLINGER: Yes.

15 CHAIRMAN WANDER: So there's no
16 house --

17 MR. CAPLINGER: No.

18 CHAIRMAN WANDER: -- right here or
19 here?

20 MR. CAPLINGER: No, not that I
21 know of. That's part of that larger tract.

22 CHAIRMAN WANDER: But that's not a
23 lot line, is it?

24 MR. CAPLINGER: Right.

1 CHAIRMAN WANDER: So from that
2 perspective as far as impact on residents
3 from headlights at night, so forth --

4 MR. CAPLINGER: Right.

5 CHAIRMAN WANDER: Better than it
6 was?

7 MR. CAPLINGER: We would probably
8 need to move it back a little bit just
9 because it's -- the way this is drawn. It
10 needs to be engineered per the county
11 standards, with the turn lanes. This is a
12 zoning exhibit. We have to go through
13 formal engineering drawings with the county
14 engineer.

15 MS. WARTHMAN: The intent is still
16 to plant the six evergreens on those two
17 lots?

18 MR. CAPLINGER: Sure.

19 MS. WARTHMAN: There's still -- on
20 the plat he's still showing the plantings?

21 ROBERT SEELEY: He just said if
22 he moves that road a little further west,
23 people coming that way, it's going to be
24 shining in his front windows.

1 MR. CAPLINGER: That's why we put
2 the trees there.

3 ROBERT SEELEY: If the road comes
4 out. The trees aren't going to be in the
5 middle of the road.

6 MR. CAPLINGER: We put the
7 evergreen trees on the north side of Big
8 Walnut.

9 ROBERT SEELEY: His house is like
10 10 feet away from the road now. How are you
11 going to plant trees in between?

12 MR. CAPLINGER: That was a
13 condition on the original drawing. I don't
14 know if you were here at that meeting.

15 ROBERT SEELEY: No.

16 MR. CAPLINGER: It was asked by --
17 it was asked if we would place the buffer.
18 If you don't want it --

19 ROBERTY SEELEY: You are going to
20 plant trees on the north side of Big Walnut.

21 MR. CAPLINGER: That's what we
22 agreed to, yes.

23 CHAIRMAN WANDER: They would be
24 offered to the property owners.

1 MR. CAPLINGER: If you don't want
2 them, we won't plant them. I believe it was
3 someone on the Commission that suggested we
4 --

5 COMMISSIONER CALLAHAN: I believe
6 the way the text reads is it will be offered
7 to the homeowners on the north side of the
8 road.

9 ROBERT SEELEY: Where are they
10 putting the suer line? What part of the
11 street? Will it be on the south side or the
12 north side of Big Walnut?

13 MR. CAPLINGER: It comes up from
14 the south. So it's not going to be in Big
15 Walnut.

16 CHAIRMAN WANDER: I think another
17 issue would be how close -- there appears to
18 be a long narrow lot right here. I'm not
19 sure of the location of this house
20 immediately east. I don't think we'd want
21 to have that road too awfully close.

22 MR. CAPLINGER: We can't get into
23 the property, right.

24 MR. GRAY: So perhaps ideally

1 would be just to straighten this a bit so
2 it's kind of opposite their home, but just
3 immediately to the east of it.

4 MR. CAPLINGER: Right.

5 CHAIRMAN WANDER: Would make
6 better sense.

7 JERRY SEELEY: ROBERT So what
8 you're saying is the road is going to be
9 east of that last lot right there?

10 MR. CAPLINGER: We can't really
11 commit to exactly where it is because of
12 what input the county engineer is going to
13 have. It will be in this general area.

14 CHAIRMAN WANDER: Gentlemen, can
15 we get your name and address for the record,
16 please?

17 ROBERT SEELEY: Robert Seeley 6543
18 Big Walnut Road.

19 JERRY SEELEY: Jerry Seeley, 6575
20 Big Walnut Road, next door.

21 CHAIRMAN WANDER: Thank you.

22 MR. CAPLINGER: I guess it was
23 your neighbor that was -- that attended the
24 meeting last time that was talking about the

1 screening in here.

2 ROBERT SEELEY: Even if you did
3 offer to plant trees on the north side of
4 the street, by the time they got any size,
5 the branches would be hitting the front of
6 the house.

7 MR. CAPLINGER: We're not going to
8 do anything that's going to damage your
9 home.

10 ROBERT SEELEY: You offered that
11 as a solution, but that's not really a
12 solution. If the road is straight due south
13 of his property or my property, then we're
14 going to get the lights coming stright in.

15 MR. CAPLINGER: Well, where it's
16 approved today is right on center with
17 your --

18 ROBERT SEELEY: My property.

19 MR. CAPLINGER: In between the two
20 houses.

21 ROBERT SEELEY: But on this new
22 plan it's a little bit further east. You
23 said it's not trully going to be there, but
24 it's probably going to be back further.

1 When will we have clarification on
2 THAT?

3 MR. CAPLINGER: This is like a
4 zoning exhibit. I mean, You don't get into
5 that issue until we do a final engineering
6 plat because there are a lot of things in
7 road geometry that determines exactly where
8 that intersection has to be. And the county
9 engineer has to have his input; and you have
10 safety concerns on, you know, the view up
11 and down the road.

12 ROBERT SEELEY: Plus a home owner
13 living there for 30 years wouldn't like to
14 see a street butt up against the end of your
15 property with lights shining in your
16 windows. It's bad enough the traffic and
17 everything that we have over there the way
18 it is now.

19 JERRY SEALEY: Yeah.

20 ROBERT SEELEY: But to have a
21 street butt up against your property doesn't
22 do very well for resale values or what have
23 you.

24 MR. CAPLINGER: I understand.

1 We'll work with you as much as we can. But
2 we can't control what the county engineer
3 makes us do. That's the problem.

4 CHAIRMAN WANDER: I think there's
5 -- if we go back to the original zoning
6 hearing, the text, I think, describes the
7 size of the trees. Are they included there?

8 Six 6-foot evergreens for each
9 lot would be offered to the owners at that
10 time. I think we're back to the
11 Commission.

12 COMMISSIONER DOWNING: I have one
13 question. There is a lot that seems to
14 intrude into the corner of the -- there's a
15 drainage area that runs all the way through
16 the property.

17 MR. CAPLINGER: You mean right
18 here?

19 COMMISSIONER DOWNING: Yeah.

20 MR. CAPLINGER: The lot line, it's
21 probably drawn like that. But the intent
22 is -- it's not into the stream. That's a
23 little wooded stream. We can pull that lot
24 line back and give that -- I don't know.

1 What do you think we ought to have, 10, 15
2 feet from the center?

3 MR. COFFEE: I think, again, that
4 would be one that the engineering will need
5 to understand the width of the flow through
6 that channel and set the house back
7 according. But, yeah, I think a 15 or
8 20-foot setback would be appropriate.

9 COMMISSIONER DOWNING: You're
10 mostly going to have a bridge here or
11 culvert --

12 MR. CAPLINGER: Yes.

13 MR. COFFEE: Right. One crosses
14 here and one crosses here. So two culvert
15 crossings. I think those are in similar
16 locations.

17 COMMISSIONER DOWNING: We might be
18 talking about different lots. Are you
19 talking -- are you talking about this lot?

20 MR. CAPLINGER: Here.

21 COMMISSIONER DOWNING: And this
22 lot.

23 MR. CAPLINGER: Same case here.
24 We can pull that one down.

1 COMMISSIONER DOWNING: Is this a
2 buildable lot?

3 MR. CAPLINGER: This is open space
4 here.

5 CHAIRMAN WANDER: Okay. We're back
6 to the Commission for any final comments.

7 MR. HARD: May I make a comment?

8 CHAIRMAN WANDER: Yes.

9 MR. HARD: Mike Hard, 5885 Hunter
10 Place. Right now I guess in the southern
11 lots there's a -- I would call it a bumper
12 crop of between 8-and-a-half and
13 9-and-a-half feet ragweed. And my question
14 is actually regarding the buffer.

15 Is there anything -- is there a
16 procedure that could be followed as far as a
17 homeowner cutting that or planting trees,
18 that kind of stuff, in between that area?
19 Or is there something that can be done
20 probably to alleviate the weed issue?

21 MR. CAPLINGER: We have contracted
22 with a bush hog operation to cut the grass.
23 And I don't know if he started yet, but he's
24 very slow. We may be changing contractors.

1 MR. HARD; I wasn't meaning for
2 this year. I was looking for in the future
3 having that big amount of buffer.

4 MR. CAPLINGER: Temporarily, we
5 plan on mowing it. In the long run -- I
6 think if you let it grow like it is today,
7 that might not be very nice. Maybe we mow
8 it twice a year to give it that native
9 pasture look if you will. It might be nice.
10 It's not the intent to mow it like a lawn.
11 The intent is the look of pretty much like
12 what it is out front, kind of a tall grass,
13 native looking.

14 CHAIRMAN WANDER: Thank you. Back
15 to the Commission for any final comments.

16 Motion?

17 MS. WARTHMAN: I have one more
18 clarification possibly.

19 Did you -- is it my understanding
20 you committed this evening to split the pool
21 and the sales?

22 MR. GRAY: Yes.

23 MS. WARTHMAN: And you're going to
24 locate it where you have the little

1 greenhouse area?

2 MR. GRAY: Yes.

3 MS. WARTHMAN: I just wanted for
4 point of clarification to note that with
5 your separation, you are intending to use
6 the one on Worthington Road as a model. It
7 is a temporary use. We do the not permit a
8 permanent sales office of any nature. And
9 that would be a commercial use of that
10 property. So you will have to obtain
11 permits on a six-month ongoing basis until
12 all those condominium units are sold, at
13 which time it ceases operation. And you
14 would have to sell that unit as a livable
15 unit.

16 MR. GRAY: Now I'm confused.
17 What we do is -- we call it a community
18 facility, is permanent structure, part of
19 the community. It is not a house that we
20 use as a sales office. It is a community
21 building that is owned by the association.
22 And within that association there are two
23 offices which are used for business purposes
24 by residents. There's a fax machine, a

1 copier, so forth. They come in there and do
2 that. There's a kitchen, and there's a
3 living room for them to hold parties for
4 their families. That's a community
5 building. It's a permanent structure, and
6 that's what's shown here right now. There's
7 also a pool shown here.

8 What I was saying was we would
9 split the exercise functions and the
10 swimming pool functions and put those here.
11 And this would remain the community
12 building, which is the kitchen, living room,
13 and the two business offices for community
14 use. But that is a permanent facility that
15 goes with the community. It's owned by the
16 association.

17 Now, we do have model homes; and
18 those are different. And we sell out of
19 model homes; and as we sell them, we move
20 on. We do not keep that community building
21 as a permanent sales facility.

22 MS. WARTHMAN: Anytime you want to
23 use one of those buildings, I, in the zoning
24 office, will need to know because that needs

1 to be a permitted use because it is a permit
2 issued use, anytime you're selling out of
3 any unit.

4 MR. GRAY: Thank you. That's
5 all.

6 MS. WARTHMAN: I'm not sure they
7 understood -- I didn't -- that you were
8 keeping the clubhouse on the end.

9 VICE-CHAIRMAN WILL: I understand
10 it now. I thought it was going to be a
11 permanent sales office and didn't know that
12 it would require permits.

13 MR. CAPLINGER: He doesn't want a
14 permanent sales office.

15 MR. GRAY: I do not want a
16 permanent sales office. I want it gone as
17 quickly possible. But it is part of the
18 amenities we sell to the residents. There
19 is a building that has two offices for their
20 use. There's a kitchen and a living room.

21 COMMISSIONER DOWNING: And you
22 intend your models to basically move -- they
23 continually move around to the
24 newer-developed areas --

1 MR. GRAY: Yes. And it's
2 conceivable that we would have models here
3 to start with and then some of these models
4 would be over here.

5 COMMISSIONER DOWNING: As it goes
6 along.

7 MR. GRAY: Right.

8 CHAIRMAN WANDER: Thank you.
9 Again, we're back to the Commission. The
10 chair will entertain a motion.

11 COMMISSIONER CALLAHAN: I move
12 that the Commission approves the change in
13 development plan to be submitted to the
14 trustees under the following conditions:

15 That the phasing is clearly
16 defined; that a split-rail fence borders
17 all the open space and maintained by the
18 Homeowner's Association; that the 150
19 setback rules are adhered to concerning Big
20 Walnut Road; that the pool/recreational
21 facility be moved to the center of the condo
22 or cluster home section by the pond separate
23 from the community building, which will
24 remain at the Worthington Road access point;

1 that the plat will be revised to show the
2 dimensions of the lots further requested of
3 the zoning officers; that the stub road
4 leading to the north corner parcel off of
5 the cluster homes become a public access
6 road, not private; that the approval of the
7 fire chief on an enlarged plan for the roads
8 of the cluster homes be submitted and
9 approved by said chief; that the lots that
10 are abutting the stream be moved back to an
11 appropriate setback for said stream; and
12 that the grassy open areas be mowed
13 appropriately to maintain a natural but not
14 weedy appearance.

15 COMMISSIONER WILL: I'll second.

16 CHAIRMAN WANDER: Seconded by Tom
17 Will.

18 Any further discussions of the
19 motion?

20 (No response.)

21 CHAIRMAN WANDER: I'll call for a
22 vote. All in favor of the motion to make
23 conditional recommendations for approval
24 signify by saying aye.

1 ALL COMMISSIONERS: Aye.

2 CHAIRMAN WANDER: Opposed, same
3 sign.

4 (No response.)

5 CHAIRMAN WANDER: Motion carries
6 unanimously.

7 MR. CAPLINGER: Thank you very
8 much.

9 CHAIRMAN WANDER: The matter will
10 be subject to public hearing at the trustee
11 level, which will be publicly announced.
12 You will -- the property owners within 500
13 feet will receive legal notice via the mail.
14 Thank you.

15 - - - - -

16 Thereupon, the proceeding was
17 concluded at 8:37 o'clock p.m.

18 - - - - -

19

20

21

22

23

24

1 CERTIFICATE

2 I, Laura E. Thornsberry, a Registered
3 Professional Reporter and Notary Public in
4 and for the State of Ohio, do hereby certify
5 that I reported the foregoing proceedings
6 and that the foregoing transcript of such
7 proceedings is a full, true and correct
8 transcript of my stenotypy notes as so
9 taken.

10 I do further certify that I was called
11 there in the capacity of a Court Reporter,
12 and am not otherwise interested in this
13 proceeding.

14 IN WITNESS WHEREOF, I have hereunto set
15 my hand and affixed my seal of office at
16 Columbus, Ohio, on this 18th day of

17 October, 2000.

18 Laura E. Thornsberry
19 LAURA E. THORNSBERRY, Registered
20 Professional Reporter, Notary Public -
21 State of Ohio.

22 My commission expires December 20, 2001.
23
24

Date: Oct 25, 2000

Sign In Sheet

Case: P2C 200-08 - The Oaks Revisions

[illegible]

Case: P2C 200-08

Sign In Sheet

The Oaks Revision

[illegible]

Date: 8-28-00

Case: P2C 200-08

Sign In Sheet

The Oaks at Highland Lakes
Division

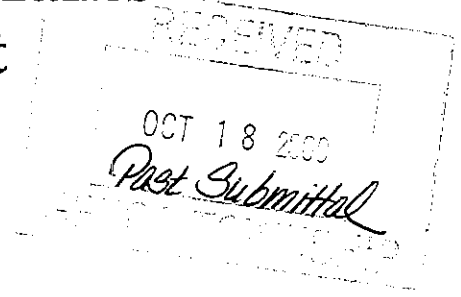
Name (Please Print)	Address
GARY GRAY - HOMESTEAD COMMUNITIES	1505 BROADWAY CO.
John Ryff 5769	Freeman Rd.
STAN HILDRETH	6389 FREEMAN RD.
Mr. & Mrs. Edward A. Jagan	5631 Freeman Road
Neoy. J. well	5690 Worthington Rd
DAVID BISHOP	6901 BIG WALNUT RD GALVIA OH 43021
Lepora Hubbard	7347 Monica Ct.
Peter Schump	5420 Blackhawk Forest
ED HATCH	6595 BLACKHAWK CIRCLE
CYNTHIA HATCH	"
Don Cullhan	6420 Ridge Lake Court
JASON COFFE	1237 Dublin Rd Columbus, OH 43215
STEPHEN CAPLINGER	M/I HOMES - 3 EASTON OVAL COL.
JERRY M Seeley	6575 Big WALNUT Rd GALVIA, OH.
Robert J. Seeley	6543 Big Walnut Rd
JOHN INTOSH	6910 FLEM RD, WESTERVILLE OH
Dennis Queen	6838 Big Walnut Rd
Antoin Queen	6838 Big Walnut Rd
PAUL ANDERSON	5657 FREEMAN RD
Earle W. Elleman	6580 Blackhawk Cir.
SALLY ELLEMAN	6580 BLACKHAWK CIR.
MIKE HARD	5885 HUNTER PLACE
ALLEN FIRESTONE	5946 Hunter Place

*Revised
10/20/00*

The Oaks at Highland Lakes Development Text

(Zoning Amendment)

10/16/2000



Section 524.21 (b) DEVELOPMENT PLAN

I. Proposed Size/Location

The proposed PD1 zoning is located along Worthington Road to the east and along Big Walnut Road to the south. The proposed zoning is comprised of a single tract of land owned by M/I Schottenstein Homes, Inc.

The total acreage of the proposed zoning is 179.665 acres.

II. General Character

A. Design Intent / Natural Feature Preservation / Maintenance of Rural Character

The existing site is rural in nature. A majority of the site is cropland, framed by high quality tree-rows. The balance of the site is made up of mature woods, fallow land and wetland areas. The overall concept of the proposed plan is to utilize the open cropland for development preserving the tree rows at the rear of lots and utilizing the undisturbed existing natural features as common open space.

B. Common Open Space

Open space for the use of all residents was a driving force in the formulation of the development plan. A 37.95 acre wooded portion of the site will be set aside as a preserve and contain walking trails and passive recreation opportunities. A pedestrian connection will be provided along the eastern boundary of the single family lots and from the cluster development. A \pm 3.7 acre passive park is proposed just west of the wooded preserve. The park and open space will be owned and maintained by the Home Owner's Association for the use by all residents of the Development. The wooded preserve will be owned and maintained by the Genoa Land Trust. All final open space acreages will be determined at the time of the final plat. (See Development Plan)

C. Entry Features

Three entry features serving the development will be provided; two on Worthington Road and the third entry on Big Walnut Road. The entry features will be developed incorporating structural components (i.e. horse fencing) a lighted identification sign, and vegetation. The entry features will be located in open spaces in order to preserve and enhance the existing rural character of the area. (See Development Plan)

D. Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road: See Development Plan)
Landscaping within all setback areas abutting an existing public right-of-way shall be rural in character in accordance with the following standards.

Landscape Specifications for all Typical Landscape Buffer Areas

1. Within the 150 foot setbacks from the centerlines of Worthington Road and Big Walnut Road and within ~~the~~ all buffer areas where indicated on the Development Plan, six deciduous shade trees (minimum caliper 2.5"), 2 deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 lineal ~~feet~~ or r? feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 lineal feet shall be spotted toward the right-of-way. ~~foot~~
2. A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting.
3. Horse fence shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.
4. In an effort to preserve natural features and the rural character of the area, the mounding and landscape requirements may be omitted in areas of existing trees or wetlands.

E. No Build Zones

No Build/Tree Preservation Zones will be an integral component of the development. A large 37.95 acre Wooded Preserve/No Build Zone will be created and designated as open space. Additionally, No Build Zones will be placed at the rear of single family lots abutting wooded areas and tree

rows. The No Build Zones at the rear of single family lots shall be offset 30' from the rear property line. Utilities may be located within No Build Zones. Where utilities occur within a No Build Zone, every effort shall be made to preserve and protect existing trees. A 50' Perimeter Setback/ No Build Zone will be located along the development's perimeter where abutting adjacent land uses (See Development Plan).

F. Lot Dimensions

The following minimum lot dimensions have been established to govern the proposed planned development:

Single Family

1. Lots shall contain no less than 10,000 s.f. of area.
2. Minimum lot frontage at the building line shall be 80',
minimum lot frontage at the right-of-way line shall be 50'.

G. Building Setbacks

1. Single Family

Front Yard 30'
Side Yard 10' minimum
Rear Yard 30' minimum

2. Cluster Housing

Front Yard (Dimension from street) 15' minimum
Separation between buildings (side) 6' minimum
Separation between buildings (rear) 32' minimum

III. Architectural Design Criteria

A. Single Family

(See Attached Highland Lakes Deed Restrictions
and graphic examples of proposed residences)

B. Cluster Housing

(See Attached Homestead Communities Cluster Housing Preliminary
Development Standards and graphic examples of proposed residences)

- IV. Provisions for Sanitary Sewer and Water Service
(See Attached engineering feasibility studies by R.D. Zande and Associates).

- V. Proposed Traffic Pattern and Access

The proposed planned development currently has access to two existing county/township roads. There will be two access points along Worthington Road and a separate access point on Big Walnut Road.

- VI. Relationship to Existing and Probable Uses

The proposed development is consistent with the adjacent land uses and is consistent with the Genoa Township Zoning Code and Genoa Township Comprehensive Plan.

- VII. Park Locations

A 37.95 acre wooded preserve will be created on the eastern portion of the development in order to preserve the existing mature trees. This wooded preserve will be utilized as a passive park featuring walking trails linked to both the single family and cluster housing components of the development. A \pm 3.7 acre passive park is proposed just west of the wooded preserve along Worthington Road. The wooded preserve will be owned and maintained by the Genoa Land Conservation Association. The other parks and open spaces will be owned and maintained by the Home Owner's Association.

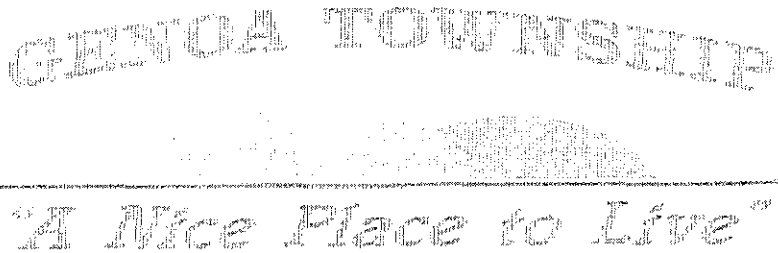
- VIII. Proposed Time Schedule for Development

The first phase of the project is anticipated to be initiated in 2001. Additional phasing has not been determined at this point in time. It is expected that the project will be completed within five years.

- IX. Control of Property and Project Feasibility

M/I Schottenstein Homes, Inc. currently owns the site. Feasibility studies have been prepared by R.D. Zande and Associates and Bird/Houk and Associates and are submitted with this rezoning.

Genoa Township Zoning Office
5111 South Old 3 C Hwy.
Westerville, Ohio 43082
(614) 899-0725



Tuesday, February 26, 2002

To: MS. SANDY LEWIS, DELAWARE COUNTY BUILDING REGULATIONS
FR: LESLIE WARTHMAN, GENOA TOWNSHIP ZONING DEPARTMENT
RE: OAKS AT HIGHLAND LAKES/WORTHINGTON ROAD ENTRANCE

I received a copy of Blendon Gardens' entryway improvements for the Worthington Road entrance of the Oaks at Highland Lakes subdivision. Upon my review, I made a notation that two columns appeared to be located on the right of way of Alpine Drive. I was assured these would be pushed back to be in compliance with Genoa Township Zoning Code regulations, which stipulate that all structures shall be setback a minimum of ten (10) feet from any street right of way.

Thank you kindly for referring the plans to me for review of local zoning compliance. Although the township does not issue permits for entrance walls and gazebos (without signage), the township does require submission of all final plans to determine compliance with approved development plans.

With the above stated setback adjustment involving two columns, the Worthington Road entrance plans for Oaks at Highland Lakes meet our approval.

Respectfully,

A handwritten signature in black ink, appearing to read "Leslie Warthman", is written over a horizontal line.

Leslie Warthman, Genoa Township
Zoning Officer

C: Jamie, Blendon Gardens



M/I SCHOTTENSTEIN HOMES, INC.

www.mihomes.com

September 26, 2000

VIA HAND DELIVERY

Leslie Warthman
Genoa Township Zoning Inspector
5111 S. Old 3C Road
Westerville, Ohio 43082

Re: The Oaks - Zoning Amendment

Dear Leslie:

One of the requirements of the zoning meeting was to update the phasing plan for The Oaks. Enclosed is the revised phasing plan, which anticipates the first phase to begin in 2000 with a 5-year build out.

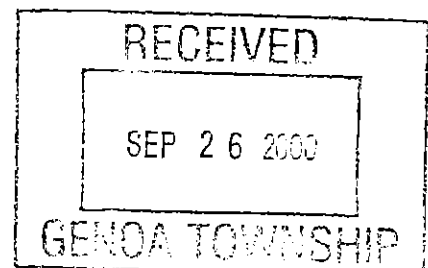
Please call if you have any questions.

Sincerely,

Stephen Caplinger
Manager, Columbus Land Development

SC/lje
enclosure

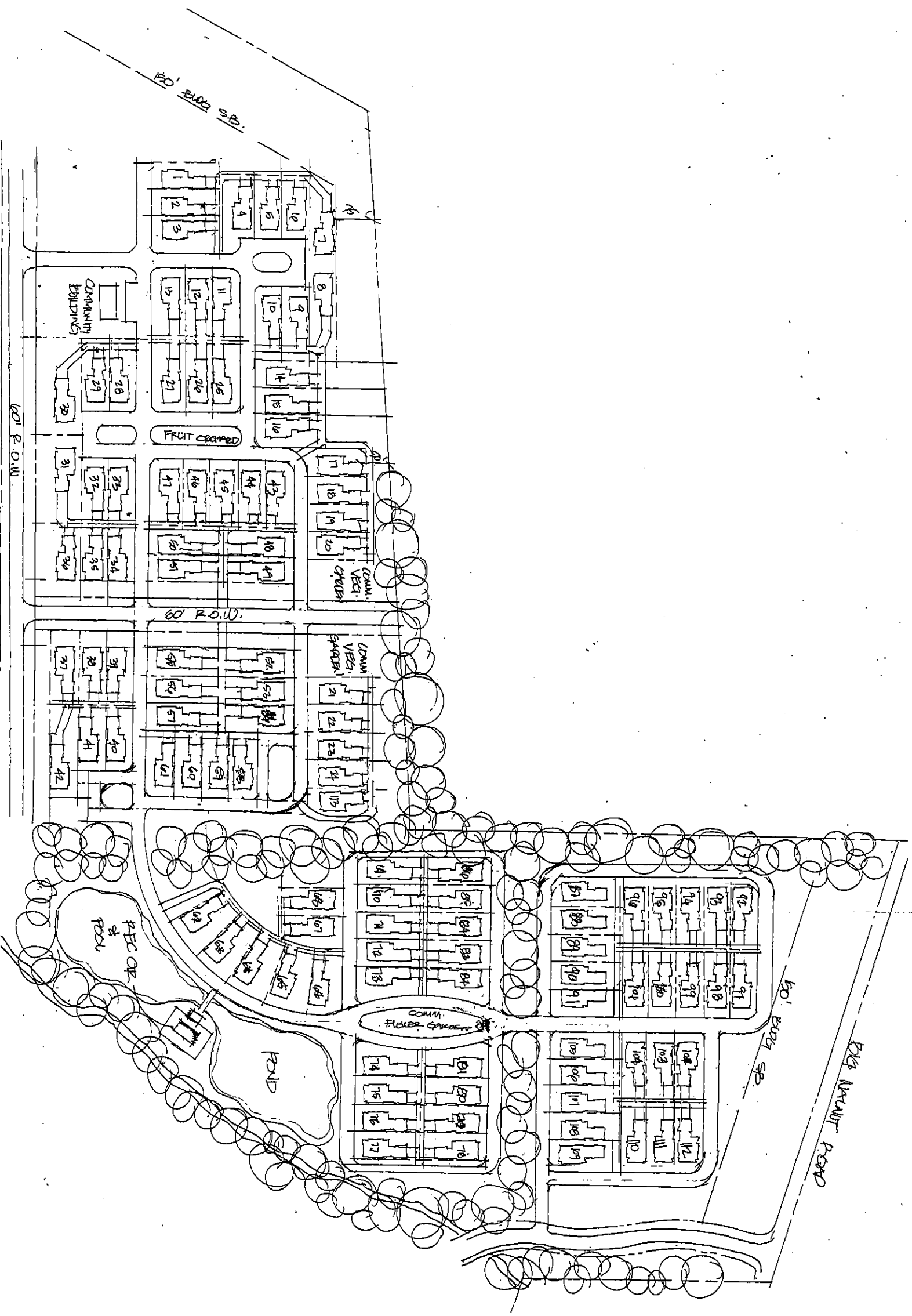
cc: Paul S. Coppel



CONCEPT PLAN

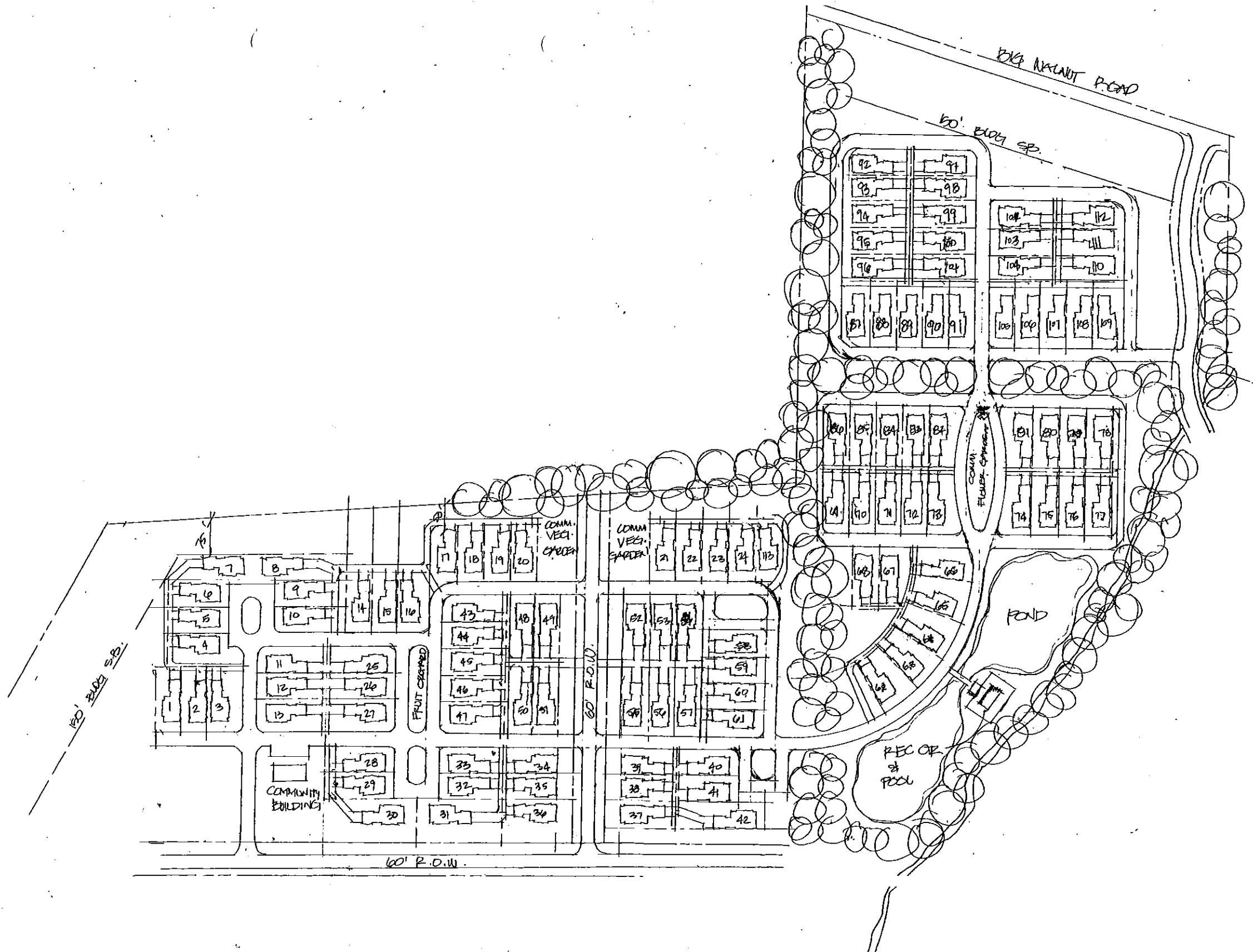
THE OAKS at HIGHLAND LAKES

prepared for: Homestead Communities



RECEIVED
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GENOA TOWNSHIP

REVISED



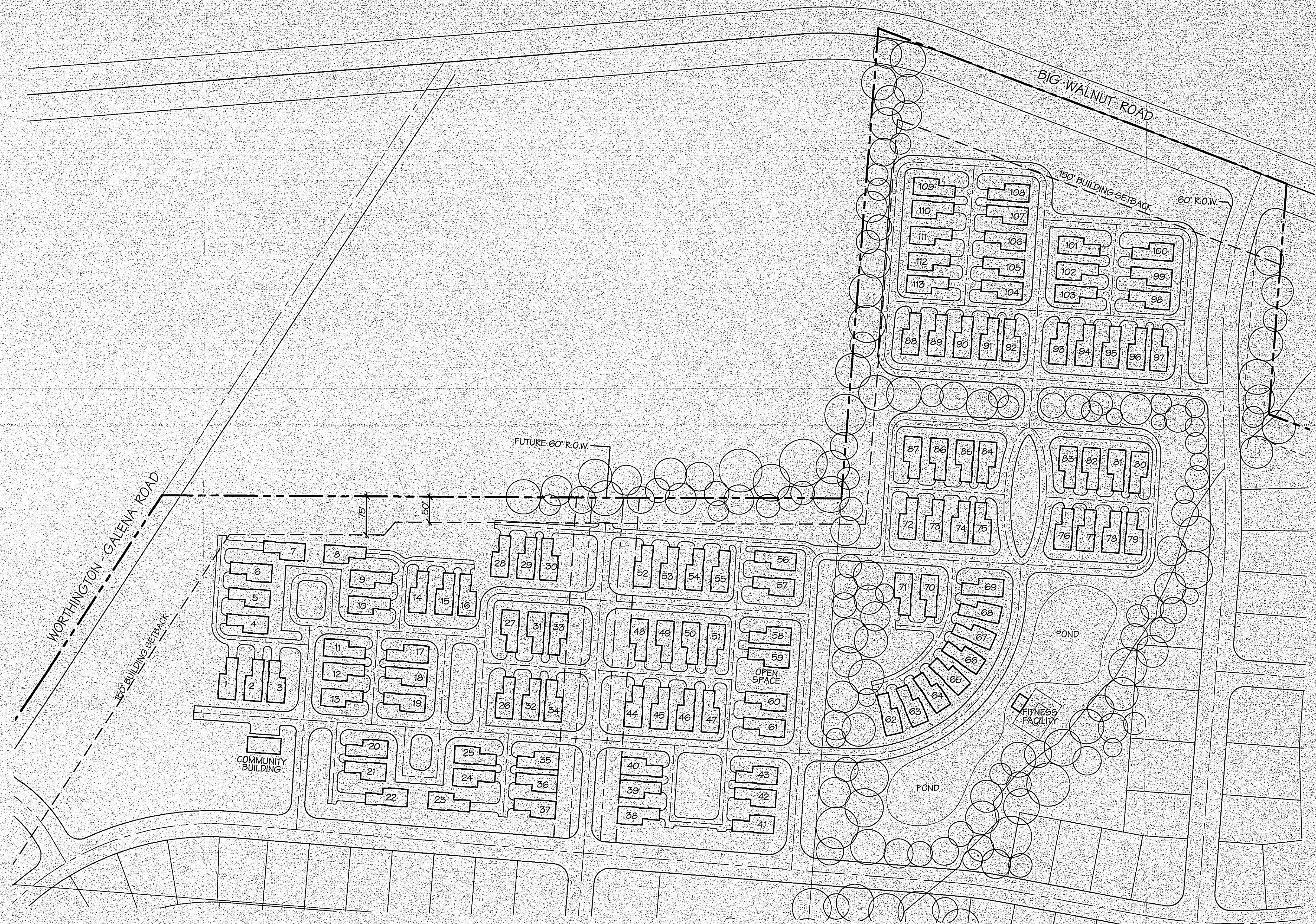
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CONCEPT PLAN

THE OAKS at HIGHLAND LAKES

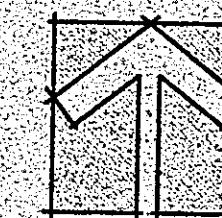
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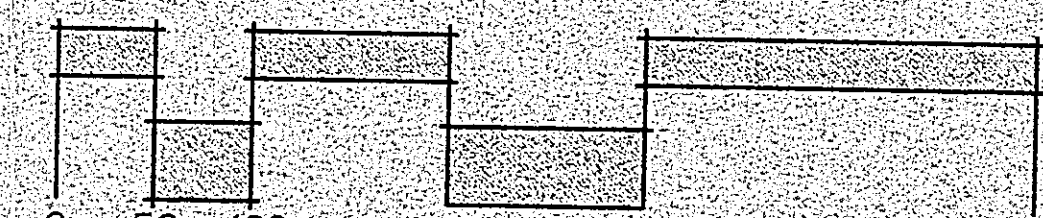
SUBMITTED 10/11/00 @ Trustee Meeting
CONCEPT PLAN

THE OAKS at HIGHLAND LAKES

prepared for: Homestead Communities
 October 10, 2000



NORTH



SCALE: 1"=100'

**SCHMIDT
 LAND DESIGN**
 3763 North High Street
 Columbus, Ohio 43214
 Phone: 614.262.0233
 Fax: 614.262.9088

Zoning Text

Landscape Buffer

Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road). Landscaping within all setback areas abutting an existing right-of-way shall be rural in character in accordance with the following standards.

Landscape Specifications for all Typical Landscape Buffer Areas:

1) Within the 150-foot setback from the centerlines of Worthington Road and Big Walnut Road, six deciduous shade trees (minimum caliper 2.5"), two deciduous ornamental trees (minimum caliper 2"), and 16 deciduous shrubs shall be planted per 100 linear feet. The shade trees, ornamental trees, and shrubs shall be planted randomly within a 20' strip that begins approximately 110' from the road centerline. The trees and shrubs shall be installed in a hedgerow manner consistent with the rural character of the area. Additionally, one shade tree per 300 linear foot shall be spotted toward the right-of-way.

2) In an effort to preserve natural features and the rural character of the area, the landscape requirements may be omitted in areas of existing trees or wetlands.

3) A mixture of grasses shall be planted on all portions of the setback area not occupied by other landscape material creating a rural pasture setting. These grass areas will be mowed periodically in order to be maintained in a "Pasture Like" appearance.

4) Horse fence shall be constructed 45' from the centerlines of Worthington Road and Big Walnut Road except at areas of ingress and egress.

Single-Family Lot Dimensions

80' Minimum Lot Frontage- Minimum @ R.O.W. 50'
10,000 S.F. Minimum Lot area

Setbacks- Single-Family

30' Front Setback

10' Side Setback

30' Rear Setback

Cluster Development

Setbacks

Front - 15' Minimum from back of curb to building.

Side - 6' Minimum separation between buildings.

Rear - 32' Minimum separation between buildings.

Cluster Development Standards

(This will be a condominium community)

Streets: Private, asphalt with concrete curbs and sidewalks as well as sidewalks leading to each front porch.

Trails: No dumpsters, private pick-up.

Common Landscaping: In all common areas, including the community building and fitness center, the condominium association will maintain the landscaping.

Common Recreation Areas: There will be community parks as well as a community building and fitness center for the use of residents.

Building Height & Pitch: Height will be a mixture one story, one and one half story, and two story homes.

Primary roof pitch will be 8/12.

Building Materials

Siding: Cementitious hardboard siding or heavy gauge vinyl

Roof: Architectural grade asphalt shingles.

Windows: No Maintenance vinyl.

Exterior Doors: Maintenance free insulated metal.

Exterior Trim: Painted Wood

Driveways: Asphalt (width 10')

Porch Posts: Wood

Fences: Painted Wood

Streetlights: Metal

Yard Lights: Carriage lantern with electric eye on turned wooden post.

No Build Zones:

In order to protect existing mature trees within the 30', 50', and 130' "No Build Zones", construction fencing shall be erected around each designated area at the time of development. No utilities shall be located within these areas. Clearing of under-story tree growth, scrub, and weeds along with pruning of low and hazardous tree branches shall be allowed as necessary to ensure the protection of residents and property. Additionally, the installation of fence feed and/or soil shall be allowed and encouraged within these zones.

150' Landscape Buffer

See Zoning Text

Wetland Preserve Area

The Wetland Preserve to the west shall be viewed as a single

"No Build-No Disturb Zone". Within this zone, the existing

conditions will be preserved and maintained in a natural state.

The only development/construction allowed will be roads,

utility crossings, and a pathway system. In locations as

approximated on the development plan, the pathway system

shall be constructed and integrated with existing conditions to

provide public access to the park and wooded preserve. The

Wooded Preserve shall be owned and maintained by the Genoa

Township Land Conservation Association. The final preserve boundary line to

be determined during the final platting process.

Will be conveyed to neighboring Property Owner.

Subject to a restriction to be preserved and

maintained in a natural state.

Site Data

Total Acreage

±192.825

Total Units

327

Single Family

214 lots/units (65%)

80' x 123' Lots

189

20,000 sq min. Lots

25

Cluster/Condominium

113 units (33%)

Gross Density

1.69 du/ac.

Open Space

Required

Provided

Common...

28.92 ac. (15%)

70.2 ac. (36%)

Total...

77.13 ac. (40%)

99.8 ac. (51%)

Note:

All road right-of-way within The Oaks development are to be 50' R.O.W. width, unless otherwise noted.

Chairman, Genoa Township
Board of Trustees

Date

The Oaks at Highland Lakes Development Plan

Prepared For: MI Homes

January 14, 2000

Revised February 1, 2000

Revised February 23, 2000

Revised March 13, 2000

Revised March 23, 2000

Revised June 1, 2000

Revised 6/29/00

Revised 7/12/00

Revised 9/23/00

Revised 10/12/00

Scale: 1" = 200'

Job # 99593



North

