

Case Number: PZC 2002-05  
 Date Filed: 4/5/02

## GENOA TOWNSHIP

### APPLICATION FOR AN AMENDMENT OF A DEVELOPMENT PLAN

Name of Owner: Homestead at Highland Lakes, LLC

Mailing Address: 150 East Broad Street, Suite 305

City: Columbus Zip: 43215

Business Phone: 614-221-1800 Home Phone: \_\_\_\_\_

Address of Property: 5150 Midfield Drive

City: Westerville Zip: 43082

Range: \_\_\_\_\_ Twp: \_\_\_\_\_ Section: \_\_\_\_\_ Farm Lot: \_\_\_\_\_

Subdivision Name: Oaks at Highland Lakes Lot Number: \_\_\_\_\_

Present Zoning District: PD1 Present Use: ~~Continuation of existing conditional use~~ PD-1 (SP & CONDOS)

Proposed Uses: Sign and Entry feature permit

Amendment of Development Plan for approval of Entrance Feature Plans.

**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 plain white envelopes (4 1/4" x 9 1/2") with postage applied for the list of property owners within 500 feet.

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: 4/4/02 Signature: [Signature]

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**



# **M/I SCHOTTENSTEIN HOMES, INC.**

## **MEMO**

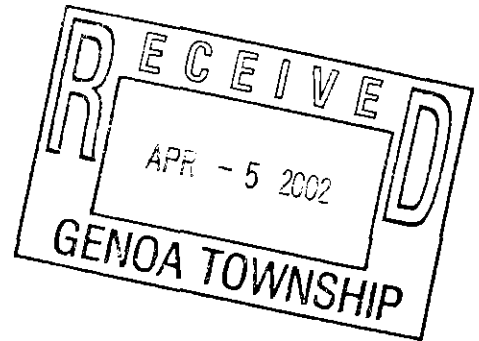
DATE: April 5, 2002

TO: Leslie Warthman  
Genoa Township

FROM: Stephen Caplinger *sc*

CC: John Rothschild  
Homestead

SUBJECT: The Oaks at Highland Lakes  
Development Plan Amendment - Entry Signage



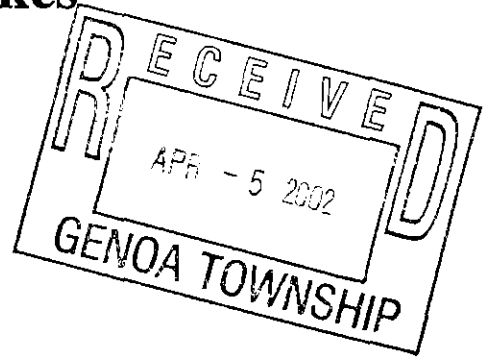
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Here is the amended development text that will allow M/I Homes and Homestead to each put an entry sign at both the Worthington Road entry and the Big Walnut Road entry.

# **The Oaks at Highland Lakes**

## **Development Text**

### **Revised April 4, 2002**



#### **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 Donald R. Kenney.

The total acreage of the proposed zoning is 192.825 acres.

##### **II. General Character**

###### **A. Design Intent / Natural Feature Preservation / Maintenance of Rural**

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  $\pm$  40 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 active park is proposed within the open space crescent at the development's entry along Worthington Road. The wooded preserve and the park will be owned and maintained by the Home Owner's Association for the use by all residents of the Development. All final open space acreages will be determined at the time of the final plat. (See Preliminary Development Plan)

###### **C. Entry Features**

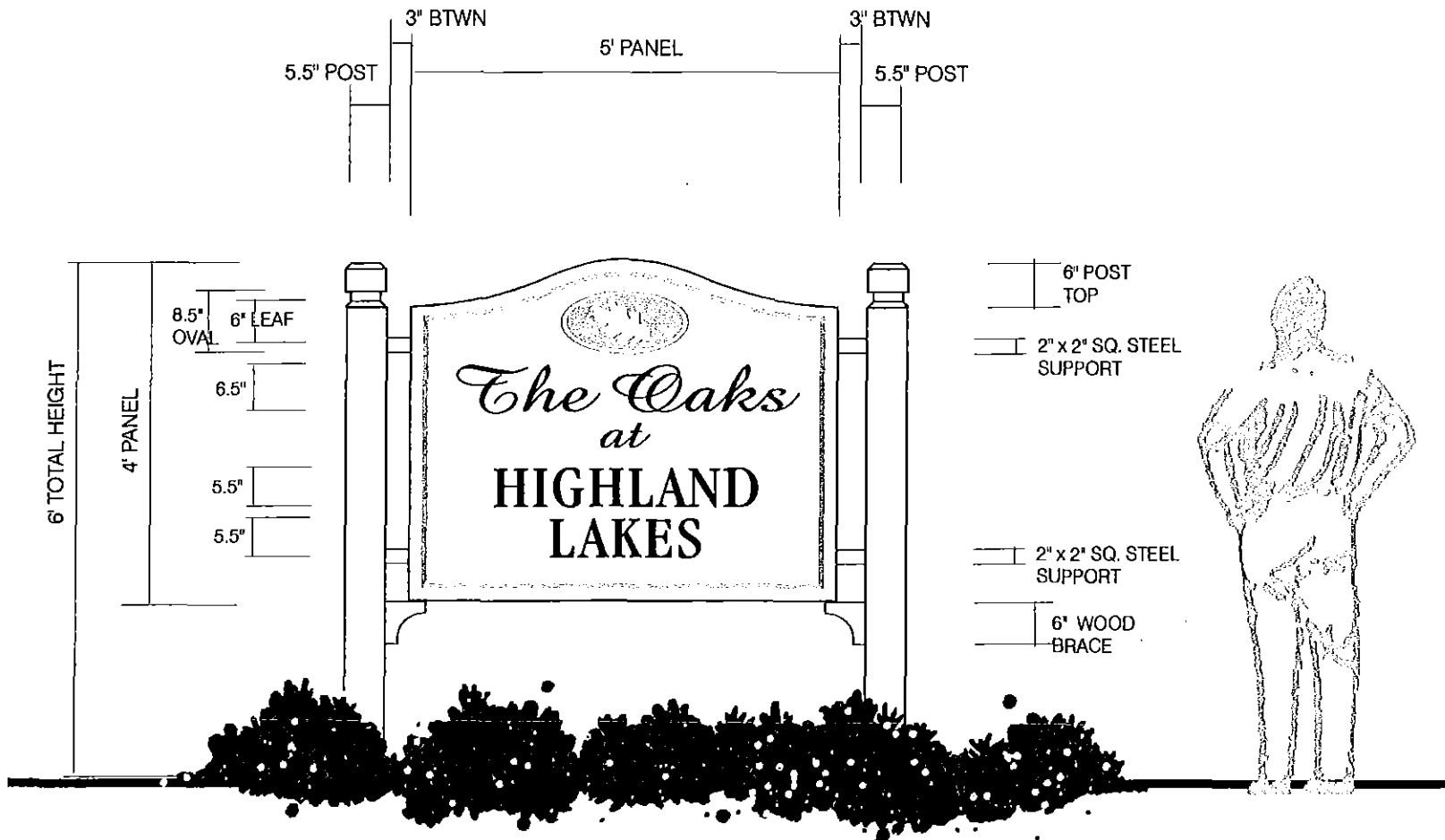
**Two** entry features serving the development will be provided. The single family component **and cluster condominium component** of the development will **each** have two entry **points**. One feature being located along Worthington Road. The **second** entry feature will be along Big

Walnut Road. The entry features will be developed incorporating structural components (i.e. horse fencing) a lighted identification sign, and vegetation. **At the entry features on Worthington Road and on Big Walnut, there will be two entry project signs, one for each development. (See attached detail signage designs)** The entry features will be located in open spaces in order to preserve and enhance the existing rural character of the area. (See Preliminary Development Plan)

- D. Perimeter Area Landscape Treatment: (150' setback from the centerlines of Worthington Road and Big Walnut Road: See Preliminary 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.
1. Within the 150 foot setbacks from the centerlines of Worthington Road and Big Walnut Road, 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. (See Landscape Buffer Treatment). 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 foot shall be spotted toward the right-of-way (See Landscape Buffer Treatment).
  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  $\pm$  40 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



**1 TOTAL  
D.F. GROUND SIGN**

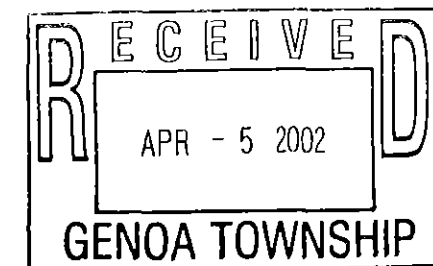
**SCALE 1/2" = 1'**

1.5" THICK HDU SIGN BOARD PANELS.  
BACKGROUND IS FLAT WITH COPY  
& INSIDE BORDER BLASTED (RECESSED)  
INTO SURFACE LEAVING WOOD GRAIN  
FINISH.  
OVAL IS BLASTED OUT LEAVING RAISED  
LEAF GRAPHIC

2 PANELS ARE MOUNTED BACK TO BACK  
ON 2" x 2" SQUARE STEEL HORIZONTAL  
POSTS.  
2" x 2" SQ. STEEL POSTS ARE SET INTO  
ROUTED OUT SLOTS IN 6" x 6" TREATED  
WOOD POSTS.

WOOD POST ARE SET IN SACRETE  
CAISSON FOUNDATIONS - 18" DIA. x  
36" DEEP

COLORS -  
PANEL BACKGROUND - WHITE  
INSIDE BORDER OVAL - GOLD PMS#143  
LEAF - WHITE  
ALL COPY - BLACK  
POSTS & ALL SUPPORT PIECES - WHITE



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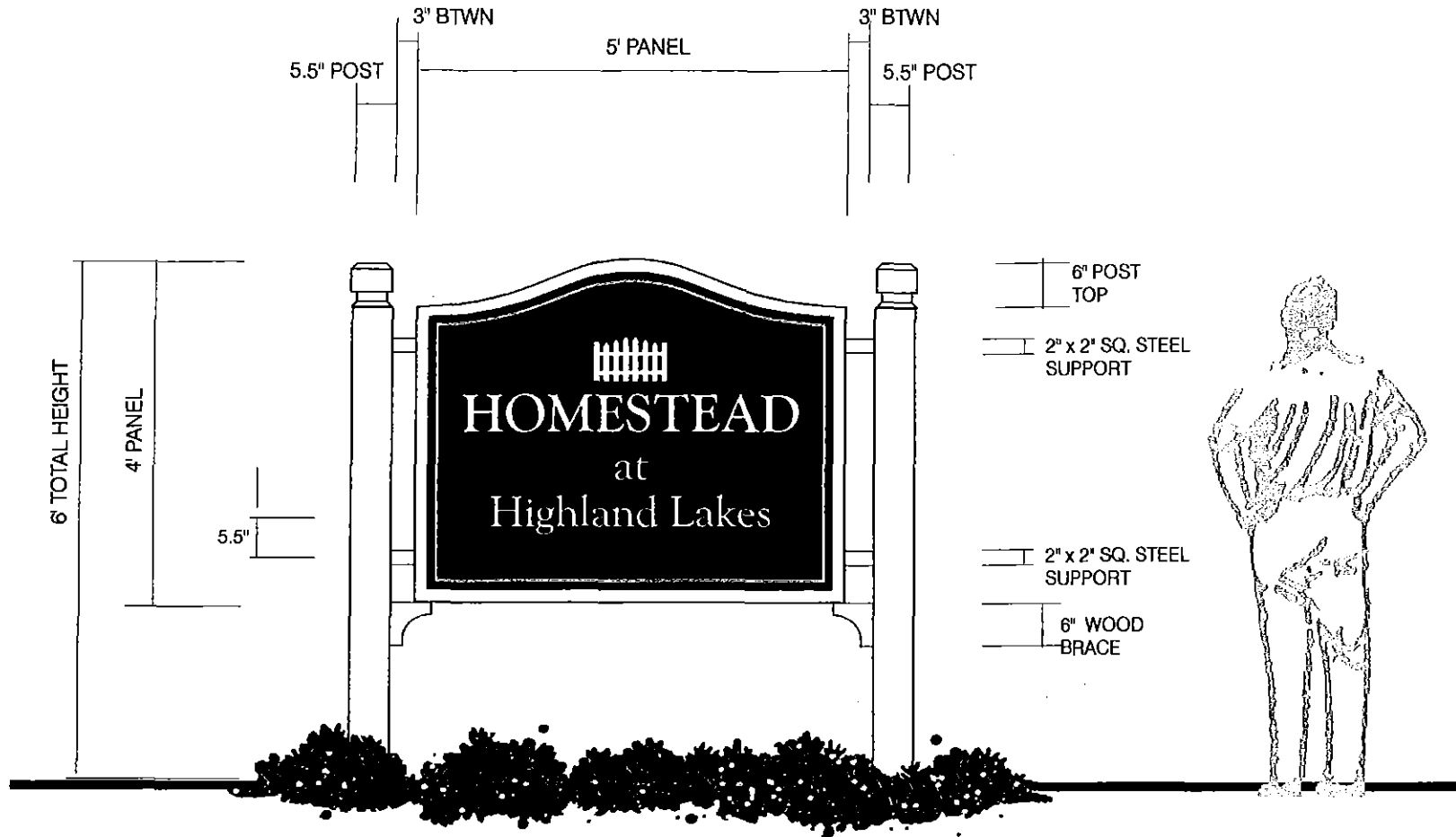


PROJECT NAME THE OAKS AT HIGHLAND LAKES  
LOCATION WORTHINGTON RD. & ST. GEORGE ST.  
CITY GENOA TOWNSHIP STATE OHIO

REVISION 6-25-01  
6-27-01 8-1-01

SALES                       
DESIGN                     
SIZE                     

DATE 6-18-01  
SCALE                     
PROJECT# 01302



**1 TOTAL  
D.F. GROUND SIGN**

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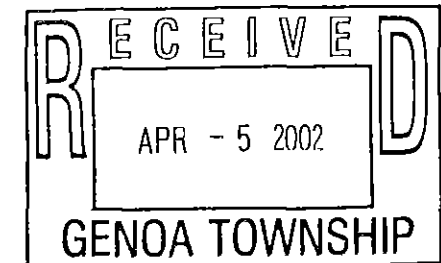
**SCALE 1/2" = 1'**

1 5" THICK HDU SIGN BOARD PANELS.  
BACKGROUND IS RECESSED FLAT W/  
PEBBLY FINISH  
COPY, LOGO, & INSIDE BORDER ARE  
RAISED.

2 PANELS ARE MOUNTED BACK TO BACK  
ON 2" x 2" SQUARE STEEL HORIZONTAL  
POSTS.  
2" x 2" SQ. STEEL POSTS ARE SET INTO  
ROUTED OUT SLOTS IN 6" x 6" TREATED  
WOOD POSTS.

WOOD POST ARE SET IN SACRETE  
CAISSON FOUNDATIONS - 18" DIA. x  
36" DEEP

COLORS -  
PANEL BACKGROUND - DARK GREEN  
INSIDE BORDER - MAP BRILLIANT GOLD  
ALL COPY & LOGO - WHITE  
POSTS & ALL SUPPORT PIECES - WHITE



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PROJECT NAME THE HOMESTEAD @ HIGHLAND LAKES  
LOCATION BLENDON GARDENS  
CITY \_\_\_\_\_ STATE \_\_\_\_\_

REVISION 2-14-02

SALES KD  
DESIGN 14  
SIZE \_\_\_\_\_

DATE 2-13-02  
SCALE 1/2"  
PROJECT# 02143

Roderick Budd  
5570 Worthington Road  
Westerville, Ohio 43082

Jay Gould  
5505 Bellerive Place  
Westerville, Ohio 43082

Thomas O'Reilly  
5519 Bellerive Place  
Westerville, Ohio 43082

Howard Cassidy  
5528 St. George Avenue  
Westerville, Ohio 43082

Matthew Thompson  
5550 St. George Avenue  
Westerville, Ohio 43082

Jerry Young  
5533 St. George Avenue  
Westerville, Ohio 43082

Terry Powers  
5660 Worthington Road  
Westerville, Ohio 43082

Sean Drouillard  
5139 Worthington Road  
Westerville, Ohio 43081

Douglas Sams  
5173 Worthington Road  
Westerville, Ohio 43082

Patricia Martin  
5241 Worthington Road  
Westerville, Ohio 43082

Bradley Fogel  
5277 Worthington Road  
Westerville, Ohio 43082

Guy Mikulec  
6433 Big Walnut Road  
Galena, Ohio 43021

Christopher Miller  
6401 Big Walnut Road  
Galena, Ohio 43021

M/I Schottenstein Homes  
Land Accounting  
3 Easton Oval, Suite 420  
Columbus, Ohio 43024

Jonathan Glen Hardbarger  
6457 Big Walnut Road  
Galena, Ohio 43021

Michael Crawford  
6479 Big Walnut Road  
Galena, Ohio 43021

Mary Elizabeth Irion  
6515 Big Walnut Road  
Galena, Ohio 43021

Robert Seeley  
6543 Big Walnut Road  
Galena, Ohio 43021

Jerry Seeley  
6575 Big Walnut Road  
Galena, Ohio 43021

Joan Derstine  
5481 Worthington Road  
Westerville, Ohio 43082

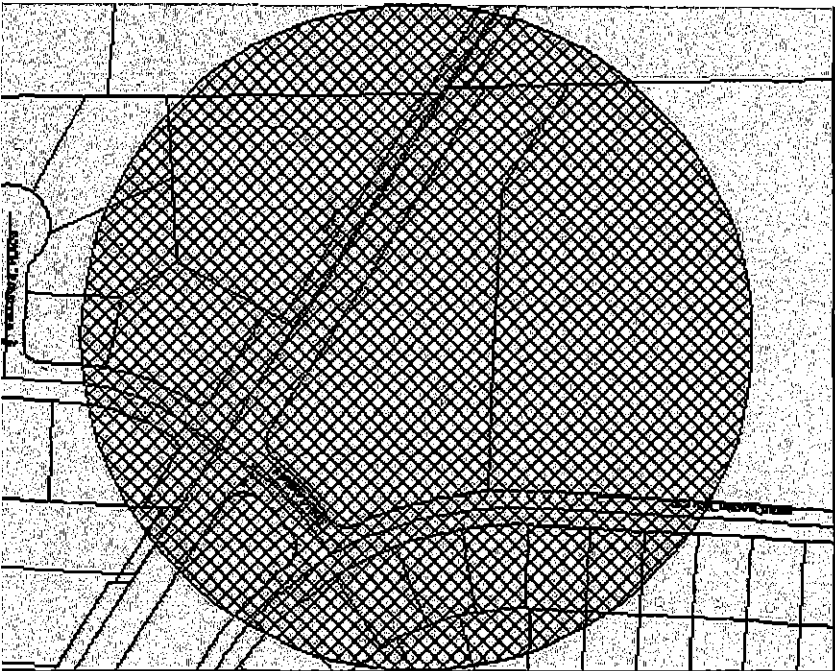
Christy Lynn Viers  
6638 Big Walnut Road  
Galena, Ohio 43021

Fannie Cooperider  
5514 Worthington Road  
Westerville, Ohio 43082

Vincent Romanelli  
6745 Temperance Point Street  
Westerville, Ohio 43082

☐ SUBDIVISIONS  
☒ ROADS  
☒ ROW  
☒ PARCELS  
☐ AERIAL PHOTOS  
**Thematic Layers**

David A. Yost, Delaware County Auditor



SCALE 1:3,422

Click map to:  **HELP!** **APPRAISAL INFO**

Owner Name	Address	Parcel ID
DERSTINE JOAN C	5481 WORTHINGTON RD, WESTERVILLE OH 43082	<a href="#">31723003001000</a>
HOMESTEAD HIGHLAND LAKES	BIG WALNUT RD, WESTERVILLE OH 43082	<a href="#">31723003003002</a>
COOPERIDER FANNIE ET AL	5514 WORTHINGTON RD, WESTERVILLE OH 43081	<a href="#">31723004093000</a>
M/I SCHOTTENSTEIN HOMES	5043 ALPINE DR, WESTERVILLE OH 43082	<a href="#">31723019001000</a>
BUDD RODERICK D	5570 WORTHINGTON RD, WESTERVILLE OH 43082	<a href="#">31723004092000</a>
GOULD JAY S	5505 BELLERIVE PL, WESTERVILLE OH 43082	<a href="#">31723008026000</a>
O REILLY THOMAS J JR	5519 BELLERIVE PL, WESTERVILLE OH 43082	<a href="#">31723008027000</a>
CASSIDY HOWARD W	5528 ST GEORGE AVE, WESTERVILLE OH 43082	<a href="#">31723008029000</a>
THOMPSON MATTHEW J	5550 ST GEORGE AVE, WESTERVILLE OH 43082	<a href="#">31723008028000</a>
YOUNG JERRY A	5533 ST GEORGE AVE, WESTERVILLE OH 43082	<a href="#">31723005052000</a>
POWERS TERRY R	5660 WORTHINGTON RD, WESTERVILLE OH 43082	<a href="#">31723004090000</a>
M/I SCHOTTENSTEIN HOMES	5044 ALPINE DR, WESTERVILLE OH 43082	<a href="#">31723019002000</a>
M/I SCHOTTENSTEIN HOMES	5110 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019010000</a>
M/I SCHOTTENSTEIN HOMES	5130 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019011000</a>
M/I SCHOTTENSTEIN HOMES	5152 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019012000</a>
M/I SCHOTTENSTEIN HOMES	5088 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019009000</a>
M/I SCHOTTENSTEIN HOMES	5168 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019013000</a>
M/I SCHOTTENSTEIN HOMES	5066 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019008000</a>
M/I SCHOTTENSTEIN HOMES	5044 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019007000</a>
M/I SCHOTTENSTEIN HOMES	5101 THORNWOOD DR, WESTERVILLE OH 43082	<a href="#">31723019027000</a>
M/I SCHOTTENSTEIN HOMES	5117 THORNWOOD DR, WESTERVILLE OH 43082	<a href="#">31723019026000</a>
M/I SCHOTTENSTEIN HOMES	5133 THORNWOOD DR, WESTERVILLE OH 43082	<a href="#">31723019025000</a>
M/I SCHOTTENSTEIN HOMES	5087 THORNWOOD DR, WESTERVILLE OH 43082	<a href="#">31723019028000</a>
M/I SCHOTTENSTEIN HOMES	5022 ALSTON GROVE DR, WESTERVILLE OH 43082	<a href="#">31723019006000</a>

ATTN: John Rothschild  
fr: Leslie Barthman, Genoa



M/I SCHOTTENSTEIN HOMES

5073 THORNWOOD DR, WESTERVILLE OH 43082

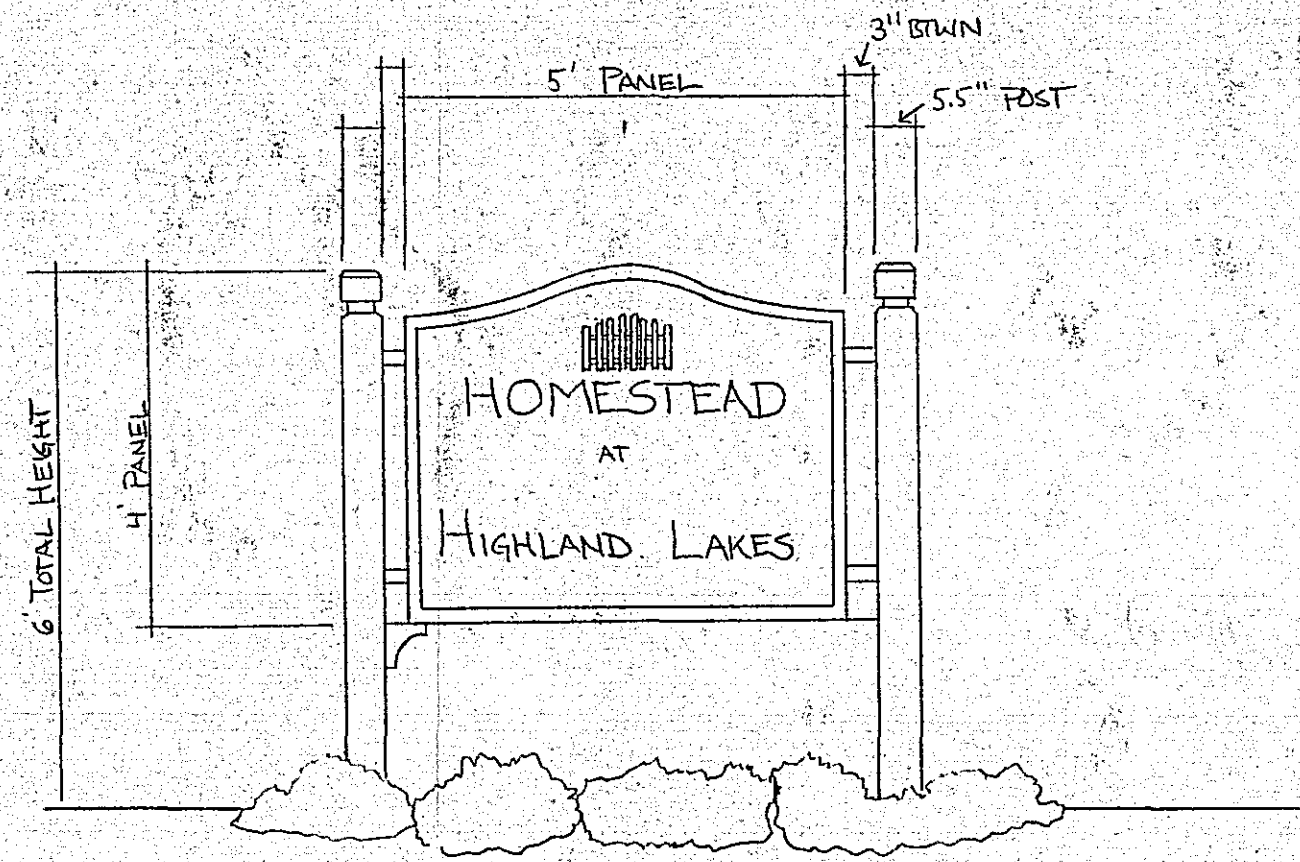
31723019029000

<input type="checkbox"/> SUBDIVISIONS <input checked="" type="checkbox"/> ROADS <input checked="" type="checkbox"/> ROW <input checked="" type="checkbox"/> PARCELS <input type="checkbox"/> AERIAL PHOTOS <b>Thematic Layers</b> <div>None</div>	<div>David A. Yost, Delaware County Auditor</div> <div><input type="button" value="X"/></div> <div>SCALE 1:3,422</div> <div>Click map to: <div>Zoom In (X2)</div> <b>HELP!</b> <b>APPRAISAL INFO</b></div>
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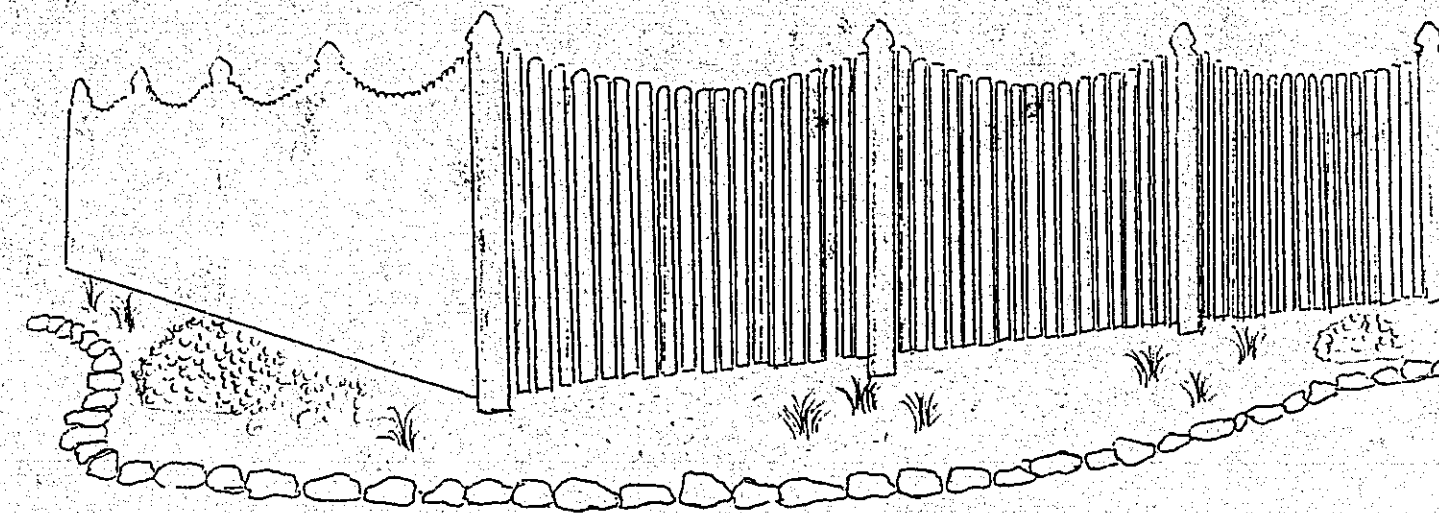
Owner Name	Address	Parcel ID
DERSTINE JOAN C	5481 WORTHINGTON RD, WESTERVILLE OH 43082	<u>31723003001000</u>
HOMESTEAD HIGHLAND LAKES	BIG WALNUT RD, WESTERVILLE OH 43082	<u>31723003003002</u>





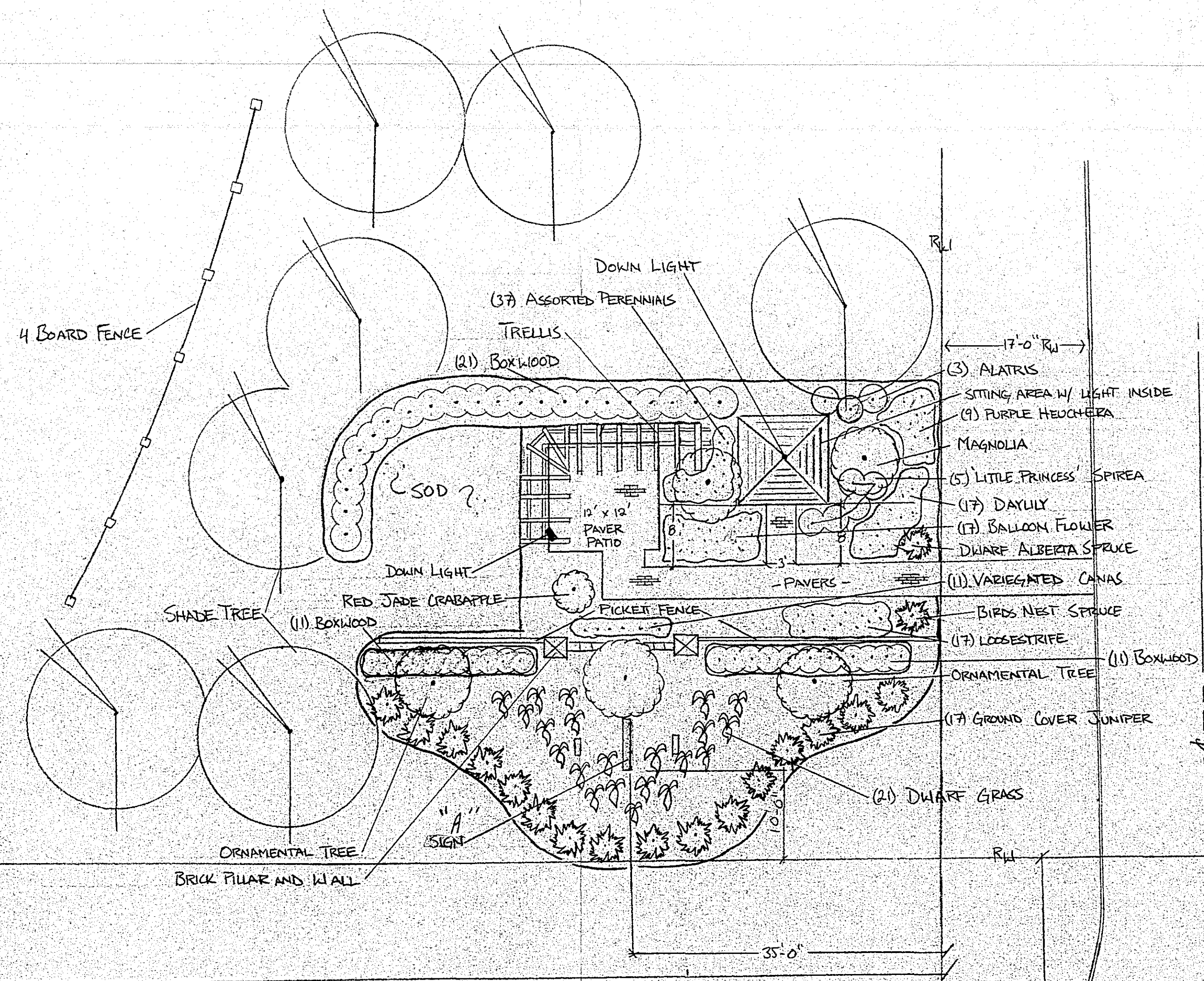


(A) SIGN DETAIL (NTS)

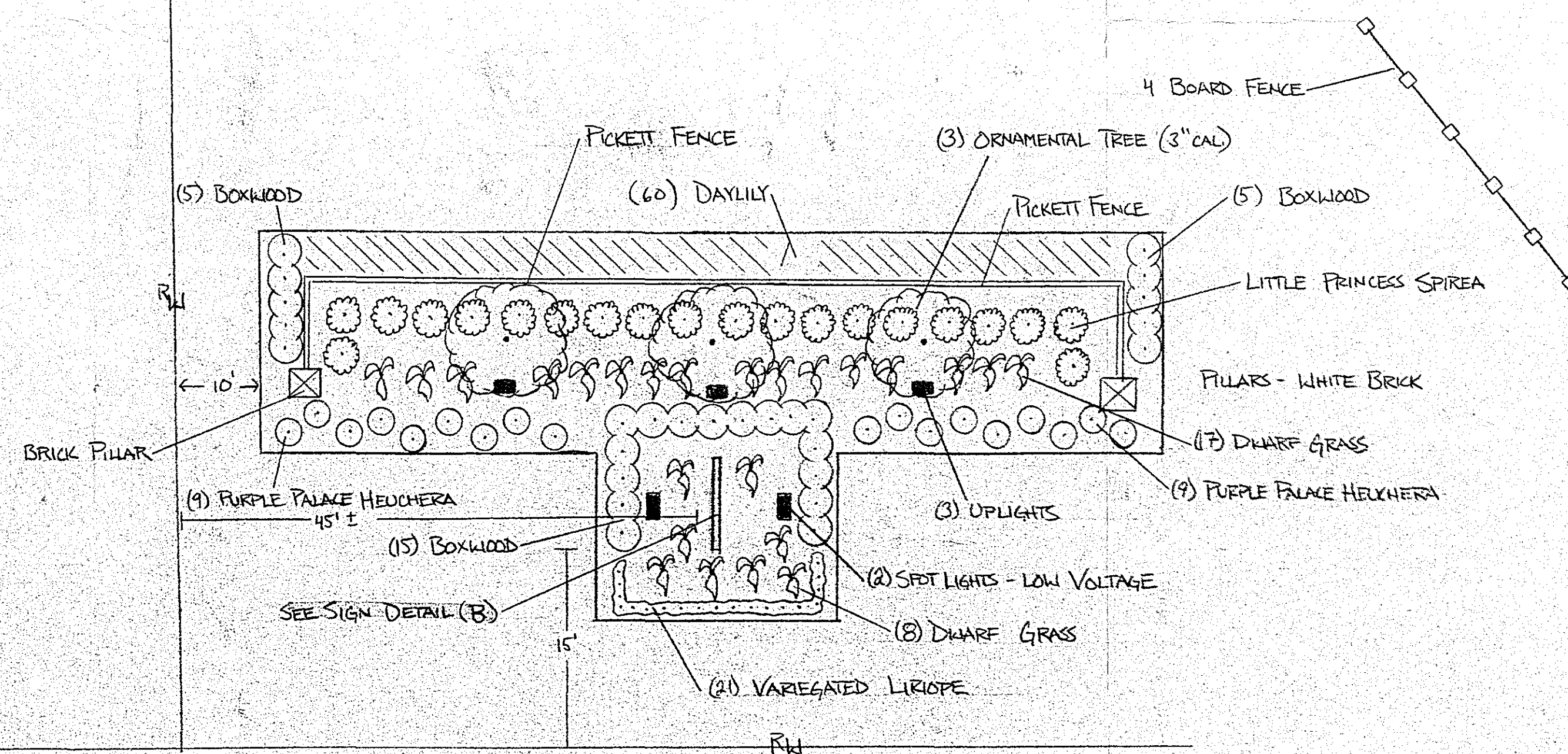


(B) FENCE DETAIL (NTS)

### THE OAKS AT HIGHLAND LAKES



### HOMESTEAD AT HIGHLAND LAKES



WORTHINGTON RD.

REVISIONS	BY

THE OAKS AT HIGHLAND LAKES  
AND  
HOMESTEAD AT HIGHLAND LAKES

BLENDON GARDENS  
POLARIS DESIGN OFFICE  
5990 SOUTH OLD STATE RD.  
LEWIS CENTER, OH 43033  
(614) 840-0500

RECEIVED  
APR - 5 2002  
GENOA TOWNSHIP

DRAWN S. STEVENS	CHECKED
3/4/02	DATE
SCALE 1" = 10'	JOB NO.
SHEET	SHEETS

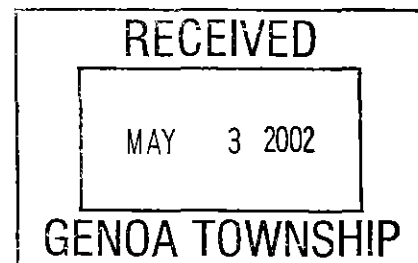




Suburban  
News  
Publications

May 1, 2002

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:

Westerville News and Olentangy Valley News

A Suburban News Publication on:

04/10 5.00 60.00  
04/10 5.00 49.25

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

Karen Mazzone  
Business Office

Sworn before me on this 5/2, 2002

Kelly J. Giancola  
Notary Public  
State of Ohio



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

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### 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 22nd day of April, 2002, at the Genoa Township Community Hall, 5111 S. Old 3C Highway, Westerville, Ohio to hear the following request:

**HOMESTEAD AT HIGHLAND LAKES, LLC REQUESTING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR APPROVAL OF ENTRANCE FEATURES AT THE OAKS AT HIGHLAND LAKES, A PLANNED RESIDENTIAL DISTRICT (PD-1) LOCATED AT WORTHINGTON ROAD AND BIG WALNUT ROAD.** PZC 2002-05

And any business that may come before the Board. The application and text may be examined at the Township Administrative Office, 5111 South Old 3C Highway, Westerville, Ohio.

Susan Dunkle  
Zoning Assistant  
(614) 899-0725  
April 10, 2002

## ANNOUNCEMENTS

## Legal Notices

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Please Call (732) 919-6981 to Speak with Counsel on Any Matter Involving BLI.

### Information

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## EMPLOYMENT

### Help Wanted

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## ACCEPTING APPLICATIONS

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1429 Polaris Parkway  
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### ACCOUNTING ASSISTANT

25-30 hrs. per week. Responsibilities to include: A/P, A/R, Inventory, Sales Order Processing and misc. other projects. Exp. in accounting a must!  
MAIL RESUME TO:  
Accounting Manager  
PO Box 372  
Granville, OH 43023

## Help Wanted

### AN EQUAL OPPORTUNITY STATEMENT

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# GENOA TOWNSHIP

ZONING OFFICE  
5111 SOUTH OLD 3C HIGHWAY  
WESTERVILLE, OHIO 43082  
(614) 899-0725  
(614) 882-7143 FAX

May 2, 2002

Mr. John A. Rothschild, Jr.  
Homestead Communities, LLC  
150 East Broad Street  
Columbus, Ohio 43215

RE: PZC 2002-05, Homestead at Highland Lakes, LLC

Dear Mr. Rothschild:

The Genoa Township Board of Zoning Appeals met on April 22, 2002 to hear the above-referenced application. The Board's decision concerning your application was as follows:

**Ms. Callahan made a motion to approve the signage for PZC 2002-05 as follows:**

- 1. Permanent signage, as submitted, for The Oaks at Highland Lakes for the entrances at Worthington and Big Walnut Roads;**
- 2. Temporary signage, meeting the requirements of the Genoa Township zoning code, for Homestead at Highland Lakes for the entrances at Worthington and Big Walnut Roads;**
- 3. Interior permanent signage, as submitted, for Homestead at Highland Lakes, at the entrances to the cluster homes located at Alpine & Alston Grove Drive, and Ketterington Lane and the first private road; and**
- 4. The landscaping on both sides of the street at the entrances on Worthington and Big Walnut Roads will be uniform.**

**Motion was seconded by Mr. Downing. Vote: all ayes. Motion carried unanimously.**

Based on the decision of the Planning and Zoning Commission, your request for an amendment to the Development Plan for Homestead at Highland Lakes has been approved with the above-noted conditions.

Sincerely,



Vicki L. Stainer  
Zoning Secretary

cc: Case file  
Leslie Warthman, Zoning Officer

**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 22ND DAY OF APRIL, 2002, AT THE GENOA TOWNSHIP COMMUNITY HALL, 5111 S. OLD 3C HIGHWAY, WESTERVILLE, OHIO TO HEAR THE FOLLOWING REQUEST:

**HOMESTEAD AT HIGHLAND LAKES, LLC REQUESTING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR APPROVAL OF ENTRANCE FEATURES AT THE OAKS AT HIGHLAND LAKES, A PLANNED RESIDENTIAL DISTRICT (PD-1) LOCATED AT WORTHINGTON ROAD AND BIG WALNUT ROAD . PZC 2002-05**

AND ANY BUSINESS THAT MAY COME BEFORE THE BOARD. THE APPLICATION AND TEXT MAY BE EXAMINED AT THE TOWNSHIP ADMINISTRATIVE OFFICE, 5111 SOUTH OLD 3C HIGHWAY, WESTERVILLE, OHIO.

SUSAN DUNKLE  
ZONING ASSISTANT  
(614) 899-0725



# GENOA TOWNSHIP

ZONING OFFICE  
5111 SOUTH OLD 3C HIGHWAY  
WESTERVILLE, OHIO 43082  
(614) 899-0725  
(614) 882-7143 FAX

April 8, 2002

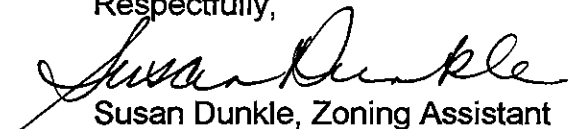
John Rothschild  
Homestead at Highland Lakes, LLC  
150 East Broad Street, Suite 305  
Columbus, Ohio 43215

Re: PZC 2002-05, Application for Amendment to the Final Development Plan  
for the Oaks at Highland Lakes.

Dear Mr. Rothschild:

The Genoa Township Planning and Zoning Commission will meet on  
Monday, April 22<sup>nd</sup>, 2002 at 7:00 p.m. to hear the above referenced application.  
Attached is a copy of the legal notice. If you have further questions, please feel  
free to contact our office (614-899-0725).

Respectfully,

  
Susan Dunkle, Zoning Assistant

scd  
cc: PZC 2002-05 Case file  
Stephen Caplinger

# GENOA TOWNSHIP

ZONING OFFICE  
5111 SOUTH OLD 3C HIGHWAY  
WESTERVILLE, OHIO 43082  
(614) 899-0725  
(614) 882-7143 FAX

April 8, 2002

Florine I. Varner & Associates, Inc.  
287 West Main Street  
Ashland, Ohio 44805  
Attention: Cindy

Re: PZC 2002-05, Application for Amendment to the Final Development Plan  
for the Oaks at Highland Lakes.

Dear Cindy:

The Genoa Township Planning and Zoning Commission will meet on  
Monday, April 22<sup>nd</sup>, 2002 at 7:00 p.m. to hear the above referenced application.  
We will need a court reporter for this hearing. Attached is a copy of the legal  
notice. Please contact our office to confirm or if you have any questions.

Respectfully,



Susan Dunkle, Zoning Assistant

Enclosure  
cc: PZC 2002-05 Case file

Please return to  
Zoning Dept.

## REVIEW CHECKLIST

Applicant: Homestead

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 Deputy Chief Bauman Date 4-10-02

Comments NONE

Passed on to Police Department on 4-10-02

### Genoa Township Police Department

Reviewed by Chief Taylor Date \_\_\_\_\_

Comments NONE

Passed on to Maintenance Department on 4-10-02

### Genoa Township Maintenance Department

Reviewed by W. A. Date \_\_\_\_\_

Comments \_\_\_\_\_

Returned to Clerk's Office on \_\_\_\_\_

Plans returned to Zoning Office on \_\_\_\_\_  
by: \_\_\_\_\_

(614) 899-0725 AUGER 3481A  
GENOA TOWNSHIP ZONING OFC  
5111 S. OLD JO HIGHWAY  
ATTN: SUSAN DUNKLE  
WESTERVILLE, OH 43082  
SUBJECT: N AR ADJES 2385

Given by SUSAN DUNKLE DO# Homestead  
Start 04/10/2002 Stop 04/10/2002  
Detail 4111 Monthly  
Class 0100 LEGAL NOTICE  
Index: GENOA TOWNSHIP LOCAL NOTICE SUBJ: C  
Cols 2 Lines 23 inches 2.50 Words 120 Pgs: 2

Comments: ATTN: SUSAN DUNKLE : 899-7140  
FROM: CAROLANN FAX: 784-1881  
REF#: 410-0413 4/08: MAX COPY  
-----UJS

Mag Code	Rate	Base Charge	Adtl-Charge	Total-Cost	Ins	State	Shop	EXEMPTS
14 0V	WJ	60.00	0.00	60.00	1	04/10/2002	04/10/2002	000,000
TOTAL AD COST				60.00				

**GENOA TOWNSHIP  
LEGAL NOTICE**

Public Meeting will be held by the Genoa Township Planning and Zoning Commission, Delaware County, Ohio at 7:00 P.M. on the 22nd day of April, 2002, at the Genoa Township Community Hall, 5111 S. Old JO Highway, Westerville, Ohio to hear the following request:

**HOMESTEAD AT HIGHLAND LAKES, LLC REQUESTING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR APPROVAL OF ENTRANCE FEATURES AT THE OAKS AT HIGHLAND LAKES, A PLANNED RESIDENTIAL DISTRICT (PD-1) LOCATED AT WORTHINGTON ROAD AND BIG WALNUT ROAD, MC 2002-05**

And any proposals that may come before the Board. The application and fees may be examined at the Township Administrative Office, 5111 South Old JO Highway, Westerville, Ohio.

Susan Dunkle  
Zoning Assistant  
(614) 899-0725  
April 10, 2002

**LEGAL ADVERTISING**

TO: Suburban News / Caroline Snyder

FAX NO: 785-1881 DATE: 4-8-02 TIME: 9:30am

FROM: Susan Dunkle  
GENOA TOWNSHIP ZONING

PHONE: 614-899-0725

FAX 614-882-7143

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. April 10, 2002

COST TO BE PAID BY:

GENOA TOWNSHIP  
5111 S. OLD 3C HIGHWAY  
WESTERVILLE, OHIO 43082

APPROVED BY: Susan Dunkle

ADDITIONAL INFO: Publish in Adelantado Valley  
News, Please fax proof copy.

**GENOA TOWNSHIP  
PLANNING AND ZONING COMMISSION  
APRIL 22, 2002**

Present: Dan Wander  
Scott Downing  
Tom Tomastik  
Patty Callahan  
Tom Will

Court Reporter: Susie Swind

RE: PZC 2002-05, Homestead at Highland Lakes

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Chairman, Dan Wander, called the meeting to order at 7:09 p.m.

**NEW BUSINESS**

**PZC 2002-05, Homestead at Highland Lakes**

Mr. Wander read the legal notice for the record as follows:

**HOMESTEAD AT HIGHLAND LAKES, LLC REQUESTING AN  
AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR  
APPROVAL OF ENTRANCE FEATURES AT THE OAKS AT  
HIGHLAND LAKES, A PLANNED RESIDENTIAL DISTRICT (PD-1)  
LOCATED AT WORTHINGTON ROAD AND BIG WALNUT ROAD.**

Mr. Wander asked everyone to sign the sign-in sheet being circulated, and asked everyone who wished to speak at this hearing to stand and be sworn in by the court reporter.

Stephen Caplinger appeared on behalf of M/I Homes, and John Rothchild appeared on behalf of Homestead Communities to present their case to the Board. Mr. Caplinger stated the issue at hearing was to request an amendment to the final development plan for the placement of two permanent signs (one for The Oaks at Highland Lakes and one for Homestead Communities) at the two entrances to the proposed development located on Worthington and Big Walnut Roads.

Mr. Rothschild stated that Homestead is developing their subdivision in three phases, starting from the west (Worthington Road) side of their proposed development. Phase I would contain the clubhouse, town square and the first 37 units; Phase II would contain the fitness center and pool; and Phase III would contain the remainder of the units, but is not expected to commence for approximately 5-7 years. He stated that the

reason for the requested signage is due to public confusion in locating the Homestead Communities development.

Public Comment:

Joan Derstine

Ms. Derstine stated that there have been several changes to the proposed signage by M/I Homes and Homestead, and she believes the final proposed signage should have been approved by June of 2000. The new signs being requested are completely different, and she believes it would be detrimental to the aesthetics of the neighborhood.

Terry Powers

Mr. Powers asked if all the signs being requested would be permanent signs. Mr. Caplinger stated that all signs would be permanent in nature.

Jerry Young

Mr. Young asked if all signs would be the same size. Mr. Caplinger stated that they would be the same size per the Genoa Township zoning code.

Shirley Young

Ms. Young asked if the Homestead sign would be located directly opposite from the M/I sign. Mr. Caplinger stated that the Homestead sign would be located where the M/I sign is now located, and the M/I sign would be moved directly opposite the Homestead sign.

Board Comment:

Tom Will

Mr. Will asked if any other obviations could be made regarding the requested signage, i.e., combining the signs, using temporary signs, using smaller signs, or possibly requesting a variance from the Board of Zoning Appeals for additional signage. Mr. Caplinger stated that these issues have not been considered due to the fact that M/I Homes and Homestead Communities believe they are two separate entities within the proposed development.

Tom Tomastik

Mr. Tomastik stated that the Genoa Township zoning code only allows one permanent sign at each entrance. Mr. Rothschild expressed his confusion over the requirements of the code, stating his belief that there are two separate communities, and each community should be allowed to have their own signage. Mr. Tomastik stated that

if the applicants are requesting more than what the code allows, they should go before the Board of Zoning Appeals for a variance.

Mr. Tomastik asked if the interior roads within the proposed development could be constructed now. Mr. Caplinger stated that they could not put in the road this early in development.

Scott Downing

Mr. Downing stated the apparent confusion of the applicants as to whether this was one or two subdivisions, should to be addressed first. He stated that The Oaks at Highland Lakes was rezoned as one subdivision. Homestead Communities is a community within The Oaks at Highland Lakes' overall development.

Mr. Downing made a proposal to the applicants as follows: The Oaks at Highland Lakes could have a permanent sign at the entrance on Worthington Road, and Homestead could have a temporary sign located at the main entrance at Worthington Road; Homestead could have a permanent sign at the entrance on Big Walnut and The Oaks at Highland Lakes could have a temporary sign at the entrance on Big Walnut Road. Each community would have a permanent sign at the future interior road at the entrances of their separate communities within the development. All landscaping on each side of the street at both entrances should be uniform in nature.

Mr. Wander stated for the record and for Messrs. Caplinger and Rothschild's benefit, that the Genoa Township zoning code permits temporary signage up until 90% of the lots/units are sold within the community and also that temporary signs are not allowed to be lighted signs. Mr. Wander also stated that directional signs are permitted within the development, i.e., clubhouse, pool, etc.

Patty Callahan

Ms. Callahan stated that due to the fact that this was one development, she proposed that a permanent sign for The Oaks at Highland Lakes should be located at each entrance on Worthington Road and Big Walnut Road. Homestead should be permitted to have a permanent sign at the interior entrance of their community, along with temporary signs to be located at the entrances located on Worthington Road and Big Walnut Road. She reiterated that all landscaping around the main entrances should be uniform in nature. Mr. Wander agreed with Ms. Callahan's proposal.

Dan Wander

Mr. Wander stated that he would not have a problem with two signs at each entrance, but believes both signs should be identical in color, lettering, etc. There was some discussion regarding making the signs identical, but the applicants both believe that that would be too confusing to the public and would not be in their best interest to have identical signs.



At this time Mr. Wander called a recess at 8:17 p.m. in order for the applicants to discuss suggestions made by the Board.

Mr. Wander resumed the hearing at 8:21 p.m. At this time, there was an extensive discussion between the Board and the applicants. The final proposals on the table, were as follows:

- Proposal A    The Oaks at Highland Lakes could have a permanent sign at each entrance on Worthington and Big Walnut Roads. Homestead could have temporary signs at each entrance on Worthington and Big Walnut Roads. Homestead could also have two permanent signs on the future interior entrances of their community.
- Proposal B    The Oaks at Highland Lakes could have a permanent sign and Homestead could have a temporary sign at the entrance on Worthington Road. Homestead could have a permanent sign and The Oaks at Highland Lakes could have a temporary sign at the entrance on Big Walnut Road. There would be no interior signs permitted.
- Proposal C    The applicants could go before the Board of Zoning Appeals for a variance to request more signage than is permitted by the Genoa Township zoning code.

After some discussion among the Board and the applicants, the applicants stated that they would accept Proposal A.

**Ms. Callahan made a motion to approve the signage for PZC 2002-05 as follows:**

- 1.    Permanent signage, as submitted, for The Oaks at Highland Lakes for the entrances at Worthington and Big Walnut Roads;**
- 2.    Temporary signage, meeting the requirements of the Genoa Township zoning code, for Homestead at Highland Lakes for the entrances at Worthington and Big Walnut Roads;**
- 3.    Interior permanent signage, as submitted, for Homestead at Highland Lakes, at the entrances to the cluster homes located at Alpine & Alston Grove Drive, and Ketterington Lane and the first private road; and**
- 4.    The landscaping on both sides of the street at the entrances on Worthington and Big Walnut Roads will be uniform.**

**Motion was seconded by Mr. Downing. Vote: all ayes. Motion carried unanimously.**

**This hearing ended at 8:43 p.m.**

## OLD BUSINESS

### Board Members

Mr. Wander announced that this was Ms. Callahan's last meeting as a regular Board member, but stated that she will remain on the Board as an alternate. He instructed all Board members to submit any potential candidates for appointment to the Planning and Zoning Commission to either Ms. Warthman, Genoa Township Zoning Officer, or the Board of Trustees. Mr. Wander announced that election of officers will take place at the May meeting.

### DCRPC

Mr. Wander stated that Mr. Warthman is concerned that it will take longer for the DCRPC to be able to begin reviewing and/or revising the Genoa Township zoning code than originally expected. The Board should consider whether workshops should be scheduled in the interim to begin discussing a senior housing district, and other possible revisions to the code.

It was the consensus of the Board that Ms. Stainer distribute Liberty Township's language regarding senior housing to all Board members prior to the May meeting for their review.

### Minutes – March 18, 2002

**Ms. Callahan made a motion to approve the Minutes of March 18, 2002, as submitted. Motion was seconded by Mr. Downing. Vote: ayes by Messrs. Tomastik, Downing, Wander and Ms. Callahan; abstention by Mr. Will as he was not present at this hearing. Motion carried.**

**Ms. Callahan made a motion to adjourn this meeting. Motion was seconded by Mr. Will. Vote: all ayes. Meeting adjourned at 9:03 p.m.**

Respectfully submitted,



Vicki L. Stainer  
Zoning Secretary

APPROVED:

  
Dan Wander, Chairman

Date: 5-20-02

## Sign In Sheet

**Date:** 4/22/02

Case: *PZC 2002-05*

Homestead at Highland Lakes

[illegible]