

Case Number: PZ 2005-12
Date Filed: 9/9/05

GENOA TOWNSHIP

APPLICATION FOR AN AMENDMENT OF A DEVELOPMENT PLAN

Name of Owner: Vince Romanelli, Romanelli + Hughes

Mailing Address: 148 W. Schrock Road

City: Westerville, OH Zip: 43081

Business Phone: 614-891-2042 Home Phone: 207-7741

Address of Property: Alston Grove Drive at Crosskirk Drive, 5519 Crosskirk Dr.

City: Westerville, OH Zip: 43021

Range: 17 W Twp: 3 N Section: 2 Farm Lot: 13

Subdivision Name: Oaks at Highland Lakes, Cluster Housing Lot Number:

Present Zoning District: ~~P~~ PD-1 Present Use: Residential Cluster Housing

Proposed Uses: This amendment application is for section 2 of
the Oaks at Highland Lakes Cluster Housing Area. We are proposing to
amend the development plan per the attached Summary and plan.

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" x 9½") with postage applied for the list of property owners with in 500 feet.

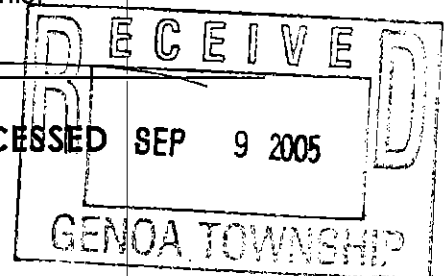
The undersigned certifies that this application and the attachments thereto contain all information required by the zoning resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicant agrees to be bound by the provisions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

Date: 09-09-05 Signature: [Signature]

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED SEP 9 2005

FINAL DEVELOPMENT PLAN

Approved: 9/26/05



September 9, 2005

Leslie Warthman
Zoning Inspector
Genoa Township
5111 South Old 3C Highway
Westerville, Ohio 43082

Re: Summary of Development Plan Amendment – Oaks at Highland Lakes, Section 2

Dear Ms. Warthman:

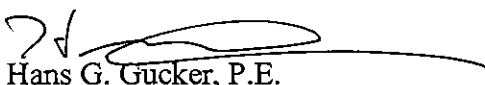
Please accept the attached documents as the formal submittal to amend the Development Plan for the Oaks at Highland Lakes, Cluster Housing area. The following is a brief summary of the changes being proposed for Section 2. The attached plan has been approved through engineering review with Delaware County.

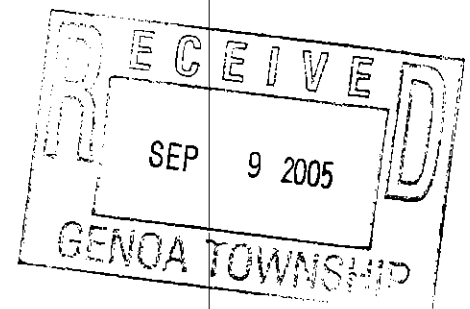
The proposed amendments to the original development plan are:

- The public R.O.W. shown on the original development plan for oaks at highland lakes cluster housing area approved 10/25/00 will be eliminated under this development plan amendment. Crosskirk drive will remain a private road in section 1 & 2.
- The developer of section 2 & 3 commits to file a development plan for future section 3 which will be the completion of the cluster housing area of the Oaks at Highland Lakes. The Development Plan for the future Section 3 will address changes to the road connection made in Section 2 and provide an alternative secondary access for future Section 3.

Please contact Thomas Warner or myself if you have any questions regarding this submittal. Thank you for your time in this matter.

Respectfully Submitted,


Hans G. Gucker, P.E.
Project Manager



PARCEL NO	OWNER 1	ADDRESS 1	ADDRESS 2	MAIL ADDRESS 1	MAIL ADDRESS 2
31723020001000	MARTIN CAROLE A	5076 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723020002000	HUME BRIAN F	5114 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723020003000	MITCHELL MATTHEW C	5132 THORNWOOD DR	WESTERVILLE OH 43082	5132 THORNWOOD DR	WESTERVILLE OH 43082
31723020004000	KERR GERALD T	5150 THORNWOOD DR	WESTERVILLE OH 43082	5150 THORNWOOD DR	WESTERVILLE OH 43082
31723020005000	MCKAY SEAN S	5166 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723020006000	HOPECK KEITH E	5194 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723020007000	RAJENDRAN KALIYAPPA G	5200 THORNWOOD DR	WESTERVILLE OH 43082	5200 THORNWOOD DR	WESTERVILLE OH 43082
31723020008000	TONGE ROBERT D	5218 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723020009000	REID JOHN L	5236 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723020010000	BROWN BRAD W	5217 SIERRA DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723020011000	WHEELER CHRISTOPHER P	5199 SIERRA DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723021004000	WINTER WILLIAM J	5627 SHILOH SPRING DR	WESTERVILLE OH 43082	5627 SHILOH SPRING DR	WESTERVILLE OH 43082
31723021005000	SEBENOLER DAVID	5639 SHILOH SPRING DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019012000	PALMER RODNEY W	5152 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019013000	LOZINAK CHRISTOPHER T	5168 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019016000	ANTHONY RACHELLE D	5220 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019017000	RULE ANN MARIE	5238 ALSTON GROVE DR	WESTERVILLE OH 43082	P O BOX 4658	ZANESVILLE OH 43702-4658
31723019019000	MERRICK DAVID S	5235 THORNWOOD DR	WESTERVILLE OH 43082	P O BOX 10211	VAN NUYS CA 91410-0211
31723019020000	JESTADT CARA L	5219 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019021000	KOWALUK JENNIFER S	5201 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723019024000	MYERS PATRICK M	5151 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247

31723019025000	MOLER VIRGINIA M TRUSTEE	5133 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019026000	ANDERSON NICOLE M	5117 THORNWOOD DR	WESTERVILLE OH 43082	1123 SOUTH PARKVIEW DR	COVINA CA 91724
31723021002000	MARKWALDER PHIL D	5593 SHILOH SPRING DR	WESTERVILLE OH 43082	5593 SHILOH SPRING DR	WESTERVILLE OH 43082
31723021003000	ROBARE ERIC G	5607 SHILOH SPRING DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723003003002	HOMESTEAD HIGHLAND LAKES	EDINVALE LN	WESTERVILLE OH 43082	150 E BROAD ST STE 305	COLUMBUS OH 43215
31723003003532	HOMESTEAD AT HIGHLAND				
31723003003502	HOMESTEAD AT HIGHLAND				
31723003003503	HOMESTEAD AT HIGHLAND				
31723003003518	HOMESTEAD AT HIGHLAND				
31723003003521	HOMESTEAD AT HIGHLAND				
31723003003524	HOMESTEAD AT HIGHLAND				
31723003003528	HOMESTEAD AT HIGHLAND				
31723003003520	HOMESTEAD AT HIGHLAND				
31724020002000	ROMANELLI AND HUGHES	5198 SATINWOOD DR	GALENA OH 43021	148 W SCHROCK RD	WESTERVILLE OH 43081
31723038013000	M/I HOMES OF CENTRAL OHIO	5480 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038012000	M/I HOMES OF CENTRAL OHIO	5462 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038011000	M/I HOMES OF CENTRAL OHIO	5444 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038010000	M/I HOMES OF CENTRAL OHIO	5430 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038007000	M/I HOMES OF CENTRAL OHIO	5485 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038008000	M/I HOMES OF CENTRAL OHIO	5469 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038009000	M/I HOMES OF CENTRAL OHIO	5451 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038005000	M/I HOMES OF CENTRAL OHIO	5462 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038004000	M/I HOMES OF CENTRAL OHIO	5448 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219

31723038014000	M/I HOMES OF CENTRAL OHIO	5496 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003003531	HOMESTEAD AT HIGHLAND				
31723003003504	HOMESTEAD AT HIGHLAND				
31723002012000	CRAWFORD MICHAEL J	6479 BIG WALNUT RD	GALENA OH 43021	8435 STEMMONS FREEWAY	DALLAS TX 75247
31724021027000	M/I HOMES OF CENTRAL OHIO	5461 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003003002	HOMESTEAD HIGHLAND LAKES	EDINVALE LN	WESTERVILLE OH 43082	150 E BROAD ST STE 305	COLUMBUS OH 43215
31723019011000	MOSS DANNIE L	5130 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723019028000	LOUDEN ROBERT D	5087 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 569767	DALLAS TX 75356
31723019001000	OAKS AT HIGHLAND LAKES	5043 ALPINE DR	WESTERVILLE OH 43082	6525 W CAMPUS OVAL SUITE 100	NEW ALBANY OH 43054
31723003003505	HOMESTEAD AT HIGHLAND				
31723002006000	MARTIN PATRICIA F	5241 WORTHINGTON RD	WESTERVILLE OH 43082	5241 WORTHINGTON RD	WESTERVILLE OH 43082
31723002015000	BEOUGHER AMY E	6575 BIG WALNUT RD	GALENA OH 43021	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723003003526	HOMESTEAD AT HIGHLAND				
31724002002000	VIERS CHRISTY LYNN	6638 BIG WALNUT RD	GALENA OH 43021	6638 BIG WALNUT RD	GALENA OH 43021
31723002010000	MIKULEC GUY R	6433 BIG WALNUT RD	GALENA OH 43021	6433 BIG WALNUT RD	GALENA OH 43021
31723002014000	SEELEY ROBERT J	6543 BIG WALNUT RD	GALENA OH 43021	6543 BIG WALNUT RD	GALENA OH 43021
31723003003527	HOMESTEAD AT HIGHLAND				
31723019022000	SOCKRIDER JOSHUA K	5183 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31724002001000	VIERS CHRISTY LYNN	BIG WALNUT RD	GALENA OH 43021	6638 BIG WALNUT RD	GALENA OH 43021
31723019008000	M/I HOMES OF CENTRAL OHIO	5066 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723002009000	MURRIN JAMES L II	6401 BIG WALNUT RD	GALENA OH 43021	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723002013000	ZECH BRADLEY ALAN	6515 BIG WALNUT RD	GALENA OH 43021	1123 SOUTH PARKVIEW DR	COVINA CA 91724
31724021002000	M/I HOMES OF CENTRAL OHIO	5347 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219

31723019014000	CLOWER WILLIAM D III	5186 ALSTON GROVE DR	WESTERVILLE OH 43082	6100 ROCKSIDE WOODS BLVD STE 2	INDEPENDENCE OH 44131
31723003003001	DELAWARE COUNTY OHIO	BIG WALNUT RD	WESTERVILLE OH 43082	101 N SANDUSKY ST	DELAWARE OH 43015
31724021028000	M/I HOMES OF CENTRAL OHIO	5445 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003003523	HOMESTEAD AT HIGHLAND				
31723002008000	GAINES FRED J	6319 BIG WALNUT RD	GALENA OH 43021	6319 BIG WALNUT RD	GALENA OH 43021
31723002005000	WALNUT GROVE ESTATES	5195 WORTHINGTON RD	WESTERVILLE OH 43082	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31724021005000	M/I HOMES OF CENTRAL OHIO	5389 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723019009000	M/I HOMES OF CENTRAL OHIO	5088 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723019023000	ELLIS STEPHEN P	5169 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723003003533	HOMESTEAD AT HIGHLAND				
31723003003522	HOMESTEAD AT HIGHLAND				
31723004093000	EMRICH R MICHAEL	5514 WORTHINGTON RD	WESTERVILLE OH 43082	2130 TREMONT CENTER	UPPER ARLINGTON OH 43221
31723002007000	FOGEL BRADLEY CARL	5277 WORTHINGTON RD	WESTERVILLE OH 43082	5277 WORTHINGTON RD	WESTERVILLE OH 43082
31723002011000	PALMER STEPHEN M	6457 BIG WALNUT RD	GALENA OH 43021	8435 STEMMONS FREEWAY	DALLAS TX 75247
31724020041000	WALNUT GROVE ESTATES	5195 SATINWOOD DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31723038002000	M/I HOMES OF CENTRAL OHIO	5414 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723019015000	DODMAN PAUL	5202 ALSTON GROVE DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723003003512	HOMESTEAD AT HIGHLAND				
31723003003529	HOMESTEAD AT HIGHLAND				
31724021014000	M/I HOMES OF CENTRAL OHIO	5690 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723021001000	GRADY LARRY A	5579 SHILOH SPRING DR	WESTERVILLE OH 43082	6100 ROCKSIDE WOODS BLVD STE 2	INDEPENDENCE OH 44131
31723003003530	HOMESTEAD AT HIGHLAND				
31723003003525	HOMESTEAD AT HIGHLAND				

31723019010000	KIDD JAMES A	5110 ALSTON GROVE DR	WESTERVILLE OH 43082	P O BOX 10211	VAN NUYS CA 91410-0211
31723038003000	M/I HOMES OF CENTRAL OHIO	5430 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723019027000	M/I HOMES OF CENTRAL OHIO	5101 THORNWOOD DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003001000	DERSTINE JOAN C	5481 WORTHINGTON RD	WESTERVILLE OH 43082	5481 WORTHINGTON RD	WESTERVILLE OH 43082
31723003003500	HOMESTEAD AT HIGHLAND				
31723019018000	SOBANDE ADEWALE A	5580 SHILOH SPRING DR	WESTERVILLE OH 43082	5580 SHILOH SPRING DR	WESTERVILLE OH 43082
31723003003506	HOMESTEAD AT HIGHLAND				
31723003003506	HOMESTEAD AT HIGHLAND				
31723003003534	HOMESTEAD AT HIGHLAND				
31723003003002	HOMESTEAD HIGHLAND LAKES	EDINVALE LN	WESTERVILLE OH 43082	150 E BROAD ST STE 305	COLUMBUS OH 43215
31724021025000	M/I HOMES OF CENTRAL OHIO	5530 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
99999916000000	DEDICATED ROAD				
31724020003000	WALNUT GROVE ESTATES	6650 MAHOGANY DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31724020040000	WALNUT GROVE ESTATES	6680 MAHOGANY DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31724020042000	WALNUT GROVE ESTATES	MAHOGANY DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31724020001000	WALNUT GROVE ESTATES INC	SATINWOOD DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31724001029000	WALNUT GROVE ESTATES	MAHOGANY DR	GALENA OH 43021	6745 TEMPERANCE POINT ST	WESTERVILLE OH 43081
31723037023000	M/I HOMES OF CENTRAL OHIO	SIERRA DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723037024000	OAKS AT HIGHLAND LAKES	SIERRA DR	WESTERVILLE OH 43082	6525 W CAMPUS OVAL SUITE 100	NEW ALBANY OH 43054
31723038015000	M/I HOMES OF CENTRAL OHIO	5512 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021026000	M/I HOMES OF CENTRAL OHIO	5541 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021034000	M/I HOMES OF CENTRAL OHIO	5559 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038006000	M/I HOMES OF CENTRAL OHIO	5480 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021032000	M/I HOMES OF CENTRAL OHIO	5639 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219

31724021031000	M/I HOMES OF CENTRAL OHIO	5653 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021030000	M/I HOMES OF CENTRAL OHIO	5600 TACOMA LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021029000	M/I HOMES OF CENTRAL OHIO	5574 TACOMA LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021007000	M/I HOMES OF CENTRAL OHIO	5705 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021013000	M/I HOMES OF CENTRAL OHIO	5706 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021006000	M/I HOMES OF CENTRAL OHIO	5573 TACOMA LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021008000	M/I HOMES OF CENTRAL OHIO	5721 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021012000	M/I HOMES OF CENTRAL OHIO	5722 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021004000	M/I HOMES OF CENTRAL OHIO	5375 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021011000	M/I HOMES OF CENTRAL OHIO	5732 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021003000	M/I HOMES OF CENTRAL OHIO	5363 KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021010000	M/I HOMES OF CENTRAL OHIO	5737 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31724021009000	M/I HOMES OF CENTRAL OHIO	5731 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038001000	OAKS AT HIGHLAND LAKES	KETTERINGTON LN	WESTERVILLE OH 43082	6525 W CAMPUS OVAL SUITE 100	NEW ALBANY OH 43054
31724021001000	M/I HOMES OF CENTRAL OHIO	KETTERINGTON LN	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003003002	HOMESTEAD HIGHLAND LAKES	EDINVALE LN	WESTERVILLE OH 43082	150 E BROAD ST STE 305	COLUMBUS OH 43215

Date Filed: 12-3-99
Notice Mailed: _____
Date Published: _____

GENOA TOWNSHIP

APPLICATION FOR AMENDMENT OF ZONING MAP

Name of Owner: Planned Communities, Inc. (Agent for Katherine Leveque)

Mailing Address: 110 Northwoods Blvd., Suite B

City: Columbus Zip: 43235

Phone: Business: (614) 846-5330 Home: N/A

Address of Property: West of Somerset Avenue, South of Big Walnut Road

City: Galena Zip: 43021

Range 17 Twp. 3 Section 2 Farm Lot E

Subdivision Name: N/A

Inlot No. N/A Acreage 8.9 Present Zoning District RR

Present Use Vacant Requested Zoning District SR

Proposed Uses Single family residential

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 12/3/99 Signature Jack Brink

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Date of Hearing by Zoning Commission _____ Date of Decision _____

Recommendation: Approve, Denied

Vote AYE _____ Nay _____ Abstain _____

Date of Trustee Hearing _____ Date of Decision _____

Decision Approval of Recommendation: AYE _____ NAY _____ ABSTAIN _____

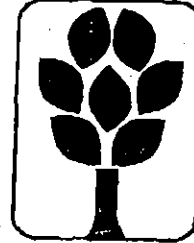
Denial of Recommendation: AYE _____ NAY _____

RECEIVED
ABSTAIN
DEC 3 1999
GENOA TOWNSHIP

Planned Communities, Inc.

110 B Northwoods Blvd.
Columbus, Ohio 43235
(614) 846-5330
(614) 846-7783 Fax

December 2, 1999



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

Re: Highland Lakes North 7 Rezoning Application

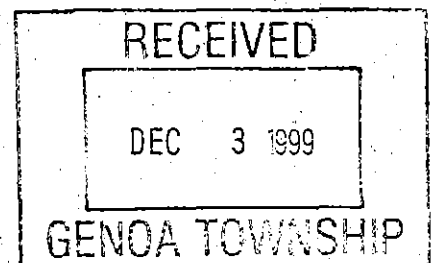
Dear Board:

Enclosed for review and consideration by the township is a rezoning application for approximately 8.9 acres of property within Genoa Township in which we are requesting a Suburban Residential rezoning on the property. This property was reviewed in a site walk with representatives of the township approximately 2 months ago, followed up by another meeting at the site with a representative of the zoning commission, Phil Laurien of Delaware County Regional Planning Commission, and Mark Mazzon. Following those meetings, a PD-1 zoning was submitted to the Genoa Township Board of Zoning Appeals for which a variance request was denied for the PD-1 zoning. Resulting from those meetings and input from the township, we are submitting the enclosed SR zoning application. As noted on the plan included with this application, we are requesting a reduction of lot size from 20,000 square feet to 15,000 square feet and front yard setback reduction from 50 feet to 25 feet as permitted in the zoning code per Sections 402.06a and 402.06d with approval of the township zoning commission. These requests for reductions are based on the proposed development containing less than 25 acres and as noted on the plan, open space preservation zones being set aside to protect two ravine areas and the natural vegetation and trees within these areas. Thank you for your consideration of our request and we look forward to reviewing this application with you at the upcoming public hearings.

Sincerely,

Jack Brickner
Director of Development

JB/vdc/markzone



8.928 ACRES

Situated in the State of Ohio, County of Delaware, Genoa Township, Farm Lot E, Quarter Township 2, Township 3, Range 17, United States Military Lands and being 8.928 acres of land with 0.050 acre of land out of the remainder of that tract as conveyed to Planned Communities, Inc. by deed of record in Deed Book 621, Page 192 and 8.878 acres of land out of the remainder of that tract as conveyed to Katherine S. LeVeque by deeds of record in Deed Book 249, Page 270 and Deed Book 437, Page 326, all references refer to the records of the Recorder's Office, Delaware County, Ohio and being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set in a southerly line of said LeVeque tract, at the northwesterly corner of Lot 4421 as shown on the plat of "Highland Lakes North Section 5, Part 2" of record in Cabinet 2, Slides 118 and 118A,

thence South $86^{\circ} 00' 26''$ East, with a common line between said Lot 4421 and said LeVeque tract, a distance of 27.10 feet to an iron pin set at the true point of beginning;

thence with a new division line across said LeVeque tract the following courses and distances:

North $05^{\circ} 18' 51''$ East, a distance of 653.38 feet to an iron pin set;

North $13^{\circ} 26' 40''$ East, a distance of 323.36 feet to an iron pin set;

North $10^{\circ} 48' 17''$ East, a distance of 161.52 feet to an iron pin set in a southerly line of that tract as conveyed to Planned Communities Inc. by deed of record in Official Record 1, Page 2321;

thence South $84^{\circ} 55' 23''$ East, with said southerly line, a distance of 315.00 feet to an iron pin set at a southeasterly corner thereof, the northwesterly corner of Lot 4687 as shown on the plat of "Highland Lakes North Section 6, Part 1" of record in Cabinet 2, Slides 246, 246A and 246B, the southwesterly corner of that tract as conveyed to Robert C. Echele by deed of record in Deed Book 501, Page 529;

thence South $06^{\circ} 30' 36''$ West, partly with a westerly line of "Highland Lakes North Section 6, Part 1" and partly with a westerly line of the residual of that 16.916 acre tract as conveyed to Planned Communities Inc. by deed of record in Deed Book 658, Page 325, a distance of 714.17 feet to an iron pin set at a southwesterly corner thereof;

thence South $05^{\circ} 18' 51''$ West, partly with a new division line across said LeVeque tract and partly with a new division line across said Planned Communities Inc. residual tract, a distance of 240.00 feet to an iron pin set in the northerly line of that 0.342 acre residual of that tract as conveyed to Planned Communities Inc. by deed of record in Deed Book 645, Page 416;

thence North $84^{\circ} 41' 09''$ West, with a northerly line of said 0.342 acre residual tract, a distance of 33.28 feet to an iron pin set at a northwesterly corner thereof.

8.928 ACRES

-2-

thence South 05° 18' 51" West, with a westerly line of said 0.342 acre residual tract; a distance of 93.48 feet to an iron pin set at the northwesterly corner of Lot 4425 as shown on the plat of "Highland Lakes North Section 5, Part 2" of record in Cabinet 2, Slides 118 and 118A;

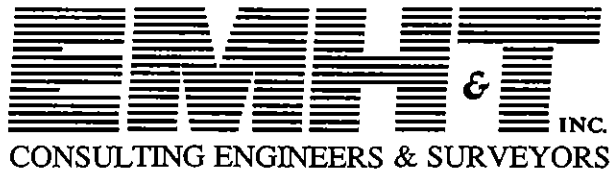
thence with the northerly lines of said "Highland Lakes North Section 5, Part 2" the following courses and distances:

South 38° 10' 02" West, a distance of 74.15 feet to an iron pin set at a corner thereof;

South 78° 45' 15" West, a distance of 73.05 feet to an iron pin set at a corner thereof;

North 86° 00' 26" West, a distance of 214.81 feet to the true point of beginning and containing 8.928 acres of land, more or less.

The above description is for rezoning purposes only and does not reflect an actual survey performed.



LETTER OF TRANSMITTAL

DATE: December 3, 1999 JOB NO. S-6784
 ATTN: MARK MAZZON
 RE: HIGHLAND LAKES NORTH SECTION 7

TO: GENOA TOWNSHIP ZONING INSPECTOR
 5111 SOUTH OLD 3 C
 WESTERVILLE, OHIO 43082

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Tracing ☐ _____

COPIES	DATE	PLAN NO.	NUMBER OF SHEETS	DESCRIPTION
1			1	ORIGINAL REZONING APPLICATION
1			1	CHECK FOR \$1190.00
15			FOLDERS	REZONING PACKAGE
8			1	ADDRESSED STAMPED ENVELOPES
1			1	COVER LETTER

THESE ARE TRANSMITTED as checked below:

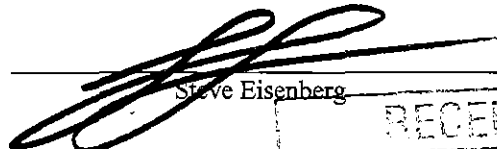
☐ For approval ☐ Reviewed as submitted ☐ Resubmit _____ copies or review
☐ For your file ☐ Reviewed as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review & comment ☐ _____
☐ FOR BIDS DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

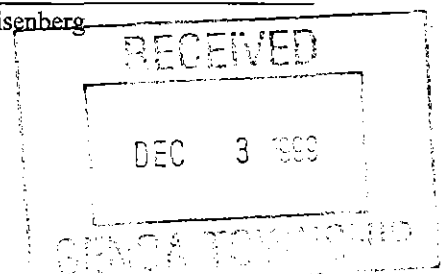
REMARKS:

COPY TO:

Enclosures

SIGNED: _____


 Steve Eisenberg



EVANS, MECHWART, HAMBLETON & TILTON, INC.
 170 MILL STREET, GAHANNA, OHIO 43230 VOICE: 614-471-5150 FAX: 614-471-9286

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 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 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

SETBACKS

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.

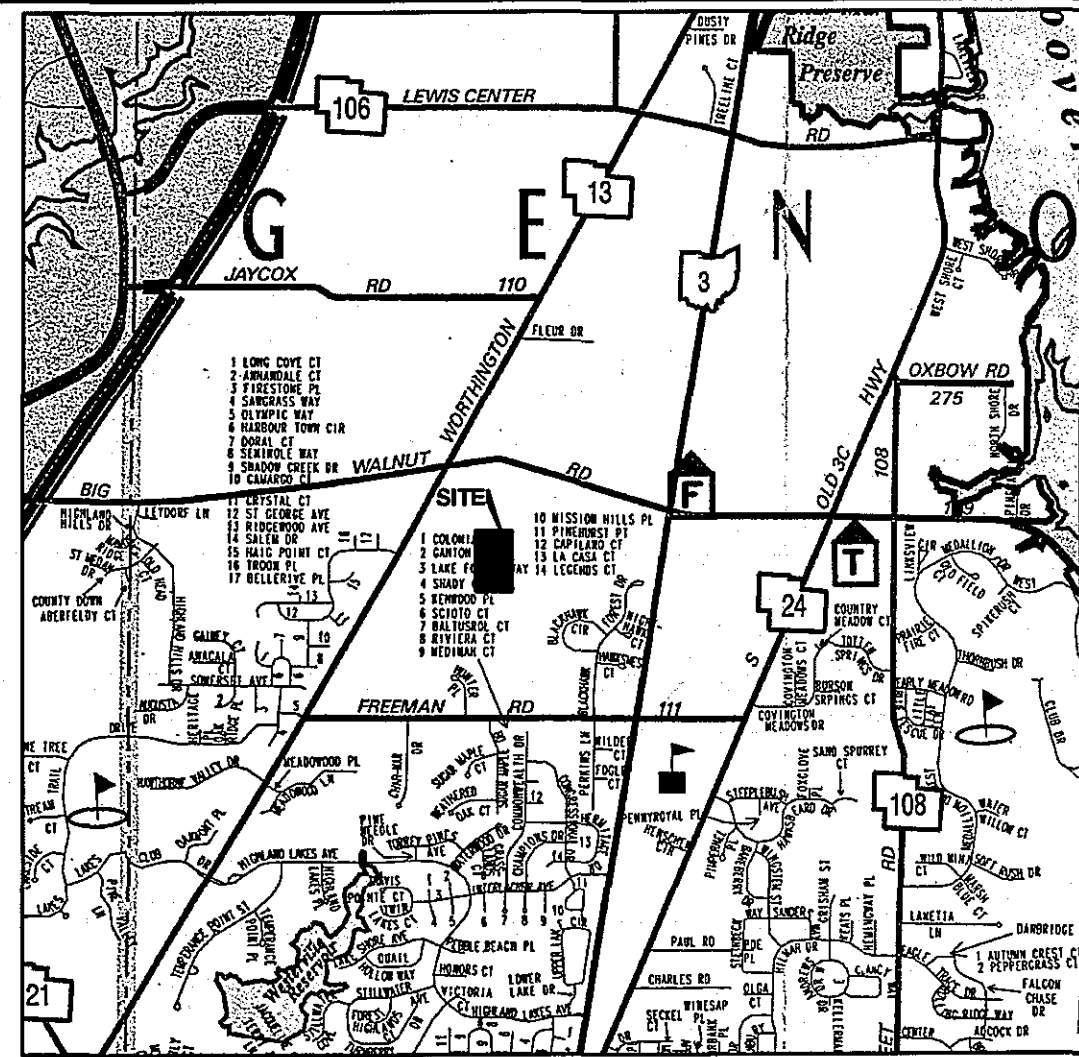
WOODEN POSTS: CARRIAGE LANTERN WITH ELECTRIC EYE ON TURNED WOODEN POSTS.

GENOA TOWNSHIP, DELAWARE COUNTY, OH DEVELOPMENT PLAN AMENDMENT FOR

THE OAKS AT HIGHLAND LAKES CLUSTER HOUSING, SECTION 2

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

FINAL DEVELOPMENT PLAN
Approved: 9/24/05



VICINITY MAP

NO SCALE

Unit No.	Proposed Street
38	5441 Langwell Drive
39	5447 Langwell Drive
40	5453 Langwell Drive
40 ALT	5310 Gillen Way
41	5301 Gillen Way
41 ALT	5519 Crosskirk Drive
42	5311 Gillen Way
43	5321 Gillen Way
44	5331 Gillen Way
44 ALT	5378 Langwell Drive
45	5316 Langwell Drive
45 ALT	5495 Crosskirk Drive
46	5326 Langwell Drive
47	5336 Langwell Drive
48	5346 Langwell Drive
49	5317 Langwell Drive
49 ALT	5471 Crosskirk Drive
50	5327 Langwell Drive
51	5339 Langwell Drive
52	5349 Langwell Drive
53	5435 Langwell Drive
54	5429 Langwell Drive
55	5423 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

AMENDMENT:
DEVELOPER OF SECTION 2 & 3 COMMITS TO FILE A DEVELOPMENT PLAN FOR FUTURE SECTION 3 WHICH WILL BE THE COMPLETION OF THE CLUSTER HOUSING AREA OF THE OAKS AT HIGHLAND LAKES. THE DEVELOPMENT PLAN FOR THE FUTURE SECTION 3 WILL ADDRESS CHANGES TO THE ROAD CONNECTION MADE IN SECTION 2 AND PROVIDE AN ALTERNATIVE SECONDARY ACCESS FOR FUTURE SECTION 3.

DEVELOPER
ROMANELLI & HUGHES, INC.
148 W. SHROCK ROAD
WESTERVILLE, OH 43081
PH: 614-891-2042

GENOA TOWNSHIP/DELAWARE COUNTY, OHIO
DEVELOPMENT PLAN AMENDMENT
FOR
THE OAKS AT HIGHLAND LAKES, CLUSTER HOUSING
SECTION 2

PLAN PREPARED BY:

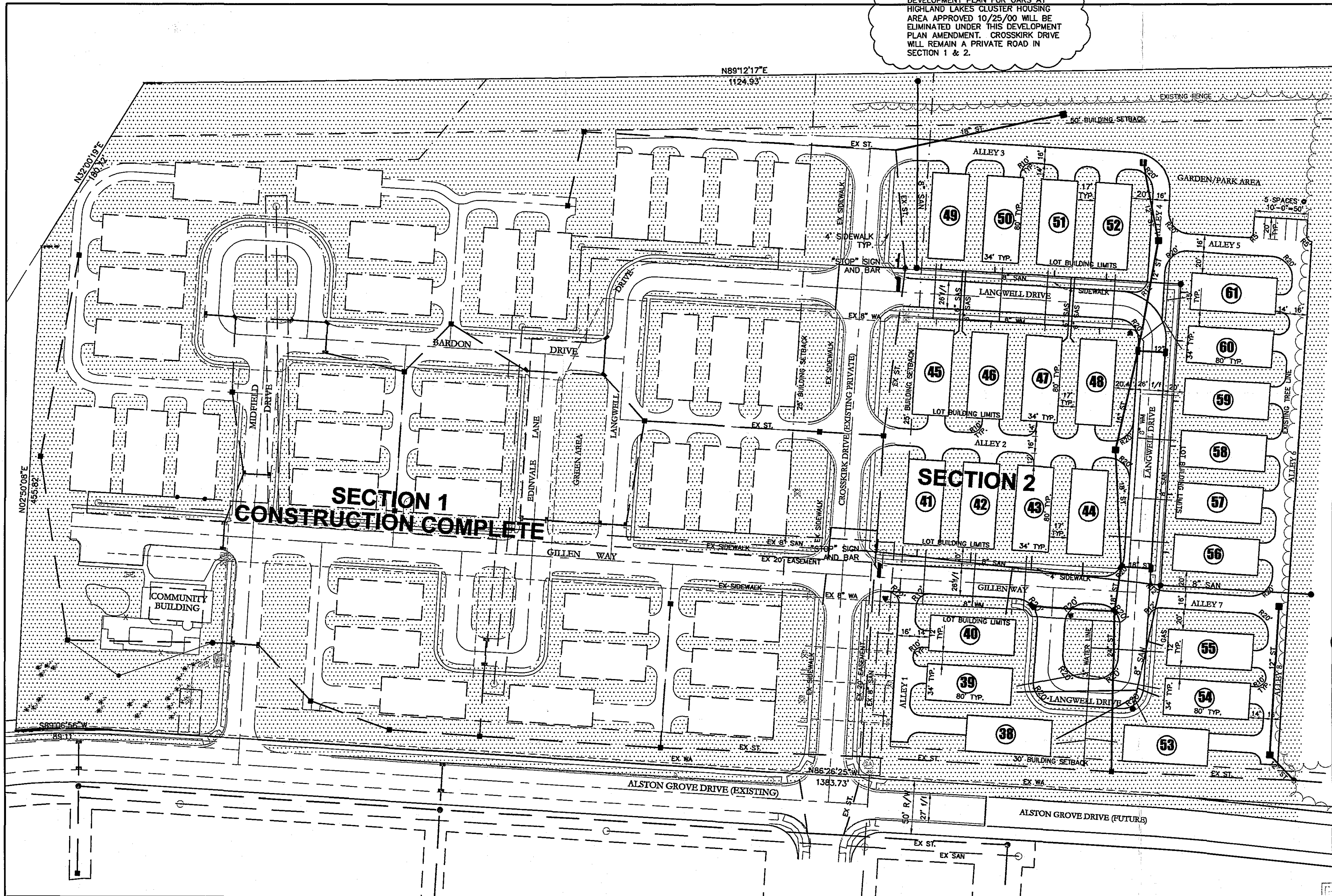


4605 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 50'

DATE: SEPTEMBER 9, 2005

SHEET 1 / 1



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
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: 3.41 AC.
PAVEMENT AREA: 1.46 AC.
BUILDING AREA: 1.50 AC.
IMPERVIOUS RATIO: .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: 9.23 AC.
PAVEMENT AREA: 4.32 AC.
BUILDING AREA: 3.81 AC.
IMPERVIOUS RATIO: .45
ZONING: PLANNED RES. DISTRICT
UNITS: 61
UNITS PER ACRE: 3.43

GRAPHIC SCALE



GENOA TOWNSHIP

Zoning Office
5111 South Old 3C Highway
Westerville, Ohio 43082
(614) 899-0725
(614) 882-7143 Fax

October 26, 2005

Romanelli & Hughes
148 West Schrock Road
Westerville OH 43082

Mr. Hans G. Gucker, P.E.
Advanced Civil Design
4605 Morse Rd., Ste. 101
Columbus, OH 43230

RE: ZC 2005-12, Oaks at Highland Lakes, Cluster Housing

Dear Madam or Sir and Mr. Gucker:

The Genoa Township Zoning Commission met on September 26, 2005, to hear the above-referenced application. The determination with respect to that hearing was as follows:

Ms. McIntosh made a motion to approve Application #ZC 2005-12 requested by Romanelli & Hughes to amend the approved Final Development Plan involving the cluster homes section of the Oaks at Highland Lakes subdivision, in Genoa Township's Planned Development (PD-1) Zoning District, with the following conditions:

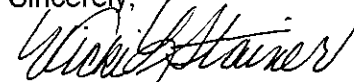
- 1. In Phase 2, the area between the existing fence and the northern property line will be designated a Tree Preservation Area; and**
- 2. Phase 3 will require a formal development plan review and at that time two means of vehicular ingress/egress will be provided with the plan.**

The applicant is required to meet all other original development plan obligations and any subsequently approved amendments that are not part of this application.

Motion was seconded by Ms. Heiberger. Vote: all ayes. Motion carried unanimously.

Based on the decision of the Genoa Township Zoning Commission, your request for an amendment to the Final Development Plan of the Oaks at Highland Lakes, has been approved.

Sincerely,



Vicki L. Stainer

Enclosure

LEGAL NOTICE

PUBLIC HEARING WILL BE HELD BY THE GENOA TOWNSHIP ZONING COMMISSION, DELAWARE COUNTY, OHIO AT 7:00 P.M. ON THE 26TH DAY OF SEPTEMBER, 2005, AT THE GENOA TOWNSHIP COMMUNITY HALL, 5111 SOUTH OLD 3C HIGHWAY, WESTERVILLE, OHIO TO HEAR THE FOLLOWING REQUEST:

CENTEX HOMES, REQUESTING AN AMENDMENT TO THE APPROVED FINAL DEVELOPMENT PLAN INVOLVING OPEN SPACE IMPROVEMENT ALTERATIONS OF THE SHEFFIELD PARK SUBDIVISION, IN GENOA TOWNSHIP'S PLANNED RESIDENTIAL (PD-1) ZONING DISTRICT. (ZC 2005-11)

ROMANELLI & HUGHES, REQUESTING AN AMENDMENT TO THE APPROVED FINAL DEVELOPMENT PLAN INVOLVING THE CLUSTER HOME SECTION OF THE OAKS AT HIGHLAND LAKES SUBDIVISION, IN GENOA TOWNSHIP'S PLANNED DEVELOPMENT (PD-1) ZONING DISTRICT. (ZC 2005-12)

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

VICKI STAINER
ZONING SECRETARY
(614) 899-0725

Please return by
9/26/05

REVIEW CHECKLIST

Applicant: Romanelli & Hughes - Oaks @ Highland Lakes

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 Hancock, Chief Honeycutt Date 9-19-05

Comments SEE ATTACHED

Not Approved

Passed on to Police Department on _____

Genoa Township Police Department

Reviewed by Chief Robert Taylor Date 9-14-05

Comments _____

NONE

Passed on to Maintenance Department on 9-19-05

Genoa Township Maintenance Department

Reviewed by W. O. Dubbennett Date 9-16-05

Comments None

Returned to Clerk's Office on _____

Plans returned to Zoning Office on _____
by: _____

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with *AASHTO Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the code official based on the fire department's apparatus.

503.3 Marking. Where required by the code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. Where security gates are installed, they shall be maintained and an approved means of emergency operation shall be provided and maintained.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire

apparatus access roads to exterior openings shall be provided when required by the code official.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words **THIS DOOR BLOCKED**. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 2306.6.1.

504.3 Stairway access to roof. New buildings four or more stories in height, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

SECTION 505 PREMISES IDENTIFICATION

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

505.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

SECTION 506 KEY BOXES

506.1 When required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain access as required by the code official.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the code official.

506.2 Key box maintenance. The operator of the building shall immediately notify the code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Chapter 5

FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications, and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

KEY BOX. A secure, tamperproof device with a lock operable only by a fire department master key; and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed due to location on property, topography, waterways, non-negotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with *AASHTO Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the code official based on the fire department's apparatus.

503.3 Marking. Where required by the code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. Where security gates are installed, they shall be maintained and an approved means of emergency operation shall be provided and maintained.

SECTION 504

ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire

apparatus access roads to exterior openings shall be provided when required by the code official.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words **THIS DOOR BLOCKED**. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 2306.6.1.

504.3 Stairway access to roof. New buildings four or more stories in height, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

SECTION 505

PREMISES IDENTIFICATION

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

505.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

SECTION 506

KEY BOXES

506.1 When required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain access as required by the code official.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the code official.

506.2 Key box maintenance. The operator of the building shall immediately notify the code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Appendix D

FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

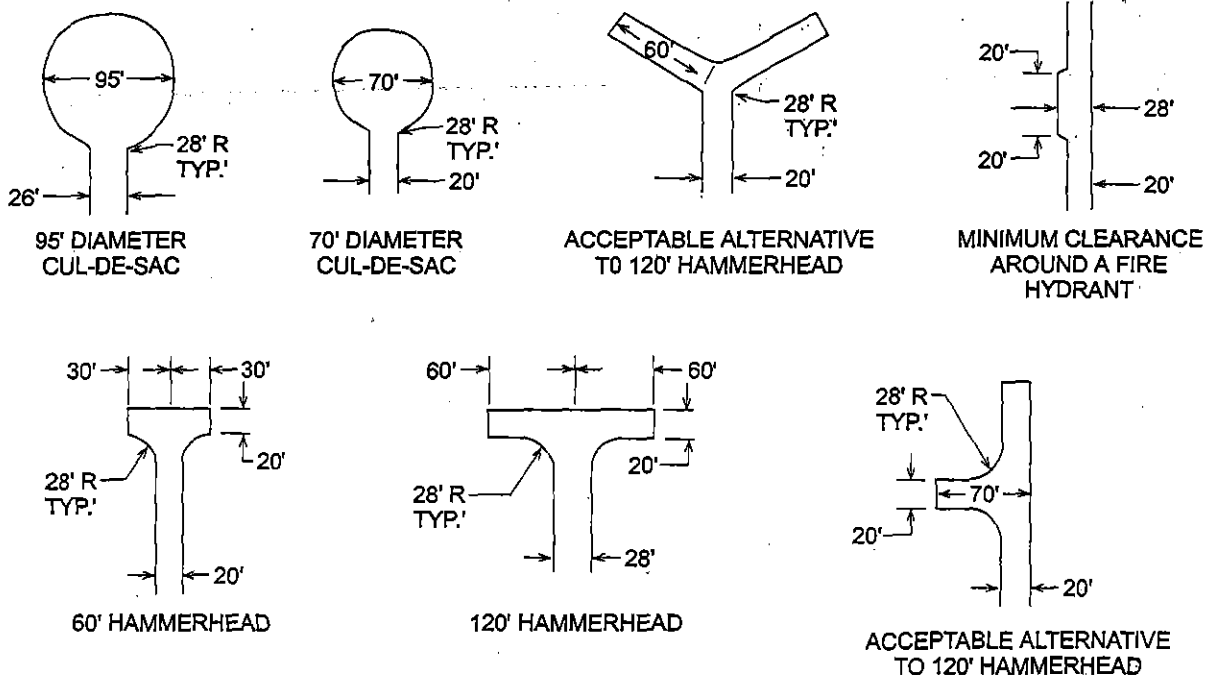
D103.3 Turning radius. The minimum turning radii shall be determined by the code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
150-500	20	120 feet "Hammerhead," 60 feet "Y" or 96 feet diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120 feet Hammerhead, 60 feet "Y" or 96 feet Diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1-foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools and
7. Locking device specifications shall be submitted for approval by the code official.

D103.6 Signs. Where required by the code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

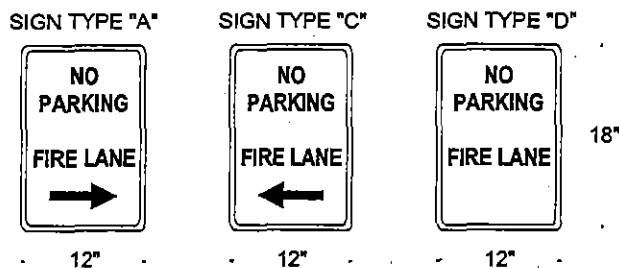


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories/30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three

stories in height shall have at least three means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) having a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Fire Code*.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL
DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the code official.

SECTION 507 HAZARDS TO FIRE FIGHTERS

507.1 Trapdoors to be closed. Trapdoors and scuttle covers, other than those that are within a dwelling unit or automatically operated, shall be kept closed at all times except when in use.

507.2 Shaftway markings. Vertical shafts shall be identified as required by this section.

507.2.1 Exterior access to shaftways. Outside openings accessible to the fire department and which open directly on a hoistway or shaftway communicating between two or more floors in a building shall be plainly marked with the word **SHAFTWAY** in red letters at least 6 inches (152 mm) high on a white background. Such warning signs shall be so placed as to be readily discernible from the outside of the building.

507.2.2 Interior access to shaftways. Door or window openings to a hoistway or shaftway from the interior of the building shall be plainly marked with the word **SHAFTWAY** in red letters at least 6 inches (152 mm) high on a white background. Such warning signs shall be so placed as to be readily discernible from the outside of the building.

Exception: Marking shall not be required on shaftway openings which are readily discernible as openings onto a shaftway by the construction or arrangement.

507.3 Pitfalls. The intentional design or alteration of buildings to disable, injure, maim, or kill intruders is prohibited. No person shall install and use firearms, sharp or pointed objects, razor wire, explosives, flammable or combustible liquid containers, or dispensers containing highly toxic, toxic, irritant or other hazardous materials in a manner which may passively or actively disable, injure, maim, or kill a fire fighter who forcibly enters a building for the purpose of controlling or extinguishing a fire, rescuing trapped occupants, or rendering other emergency assistance.

SECTION 508 FIRE PROTECTION WATER SUPPLIES

508.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

508.2 Type of water supply. Water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

508.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

508.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

508.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

508.4 Water supply test. The code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the code official or approved documentation of the test shall be provided to the code official prior to final approval of the water supply system.

508.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 508.5.1 through 508.5.6.

508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

508.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.

508.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

508.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

508.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

508.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

Appendix C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

SECTION C101 GENERAL

C101.1 Scope. Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

SECTION C102 LOCATION

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

SECTION C103 NUMBER OF FIRE HYDRANTS

C103.1 Fire hydrants available. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

LEGAL ADVERTISING

TO: SUBURBAN NEWS/CAROLINE SNYDER

FAX NO.: 785-1881

DATE: 9/12/05

TIME: 11:00 A.M.

FROM: VICKI STAINER
GENOA TOWNSHIP ZONING SECRETARY

PHONE: (614) 899-0725

FAX: (614) 882-7143

SUBJECT OF LEGAL: GENOA TOWNSHIP ZONING COMMISSION

SECTION OF PLACEMENT: LEGAL

NUMBER OF TIMES TO BE PUBLISHED: ONE (1)

DATE(S) OF PUBLICATION: 9/14/05

COST TO BE PAID BY: GENOA TOWNSHIP
5111 S. OLD 3C HIGHWAY
WESTERVILLE, OHIO 43082

APPROVED BY: VICKI STAINER

ADDITIONAL INFO: PLEASE PUBLISH IN THE WESTERVILLE
NEWS AND PUBLIC OPINION. THANKS!

GENOA TOWNSHIP

Zoning Office
5111 South Old 3C Highway
Westerville, Ohio 43082
(614) 899-0725
(614) 882-7143 Fax

September 15, 2005

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

Attention: Cindy

RE: ZC 2004-16, Walnut Grove
ZC 2005-11, Centex Homes
ZC 2005-12, Romanelli & Hughes

Dear Cindy:

The Genoa Township Zoning Commission has scheduled the above-referenced hearings for September 26, 2005, beginning at 7:00 p.m. Enclosed are copies of the legal notices.

We will need a court reporter at the above-referenced hearings. Please send me confirmation at the above-noted address. Thanks for your assistance in this matter.

Sincerely,



Vicki L. Stainer

Enclosures

GENOA TOWNSHIP

Zoning Office
5111 South Old 3C Highway
Westerville, Ohio 43082
(614) 899-0725
(614) 882-7143 Fax

September 15, 2005

Romanelli & Hughes
148 West Schrock Road
Westerville OH 43082

Mr. Hans G. Gucker, P.E.
Advanced Civil Design
4605 Morse Rd., Ste. 101
Columbus, OH 43230

RE: ZC 2005-12, Oaks at Highland Lakes, Cluster Housing

Dear Madam or Sir and Mr. Gucker:

The Genoa Township Zoning Commission will meet on September 26, 2005, at 7:00 p.m. to hear the above-referenced application. A copy of the legal notice is enclosed for your convenience. If you have any questions, please feel free to contact our office.

Sincerely,

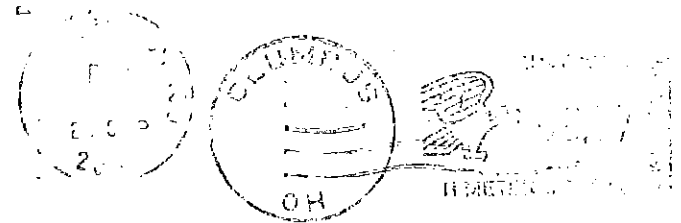


Vicki L. Stainer

Enclosure

153 N. Washington St.
Delaware, OH 43015

12



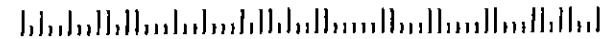
IA

Linda S. Diamond, Trustee
5143 Ellen Way
Westerville OH 43081

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UNABLE TO FORWARD

EC: 43082903311 *1046-08556-20-39

4308249246039



59 parcels have been selected.

(1 to 59)

PRINT

EXCEL

Disclaimer: Mailing addresses are maintained by Delaware County Treasurer's Office.

PARCEL_NO	OWNER_1	ADDRESS_1	ADDRESS_2	MAIL ADDRESS_1	MAIL ADDRESS_2
✓ 31723037023000	M/I HOMES OF CENTRAL OHIO	SIERRA DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
✓ 31723037024000	OAKS AT HIGHLAND LAKES	SIERRA DR	WESTERVILLE OH 43082	6525 W CAMPUS OVAL SUITE 100	NEW ALBANY OH 43054
99999916000000	DEDICATED ROAD				
31723003003003	ROMANELLI AND HUGHES	ALSTON GROVE DR	WESTERVILLE OH 43082	148 W SHCROCK RD	WESTERVILLE OH 43081
31723038001000	OAKS AT HIGHLAND LAKES	KETTERINGTON LN	WESTERVILLE OH 43082	6525 W CAMPUS OVAL SUITE 100	NEW ALBANY OH 43054
31723003003002	ROMANELLI AND HUGHES	ALSTON GROVE DR	WESTERVILLE OH 43082	148 W SHCROCK RD	WESTERVILLE OH 43081
✓ 31723003003506	HOMESTEAD AT HIGHLAND	150 E. Broad St. Ste. 305 Cob 43215			
31723003003518	HOMESTEAD AT HIGHLAND				
31723003003007	ROMANELLI AND HUGHES	EDINVALE LN	WESTERVILLE OH 43082	148 W SHCROCK RD	WESTERVILLE OH 43081
31723003003006	ROMANELLI AND HUGHES	EDINVALE LN	WESTERVILLE OH 43082	148 W SHCROCK RD	WESTERVILLE OH 43081
31723003003534	HOMESTEAD AT HIGHLAND				
31723003003004	ROMANELLI AND HUGHES	GILLEN WAY	WESTERVILLE OH 43082	148 W SHCROCK RD	WESTERVILLE OH 43081
31723003003506	HOMESTEAD AT HIGHLAND				
✓ 31723019018000	SOBANDE ADEWALE A	5580 SHILOH SPRING DR	WESTERVILLE OH 43082	5580 SHILOH SPRING DR	WESTERVILLE OH 43082
✓ 31723003001000	DERSTINE JOAN C	5481 WORTHINGTON RD	WESTERVILLE OH 43082	5481 WORTHINGTON RD	WESTERVILLE OH 43082
31723003003525	HOMESTEAD AT HIGHLAND				
31723003003530	HOMESTEAD AT HIGHLAND				
✓ 31723021001000	GRADY LARRY A	5579 SHILOH SPRING DR	WESTERVILLE OH 43082	6100 ROCKSIDE WOODS BLVD STE 2	INDEPENDENCE OH 44131
31723003003529	HOMESTEAD AT HIGHLAND				
31723003003512	HOMESTEAD AT HIGHLAND				
✓ 31723019015000	DODMAN PAUL	5202 ALSTON GROVE DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
✓ 31723019023000	ELLIS STEPHEN P	5169 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
31723003003522	HOMESTEAD AT HIGHLAND				
✓ 31723020005000	MCKAY SEAN S	5166 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723020006000	HOPECK KEITH E	5194 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723020007000	RAJENDRAN KALIYAPPA G	5200 THORNWOOD DR	WESTERVILLE OH 43082	5200 THORNWOOD DR	WESTERVILLE OH 43082
✓ 31723020008000	TONGE ROBERT D	5218 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247

Applicant
Duplicate
App.

✓ 31723020009000	REID JOHN L	5236 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
✓ 31723020010000	BROWN BRAD W	5217 SIERRA DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723020011000	WHEELER CHRISTOPHER P	5199 SIERRA DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723021004000	WINTER WILLIAM J	5627 SHILOH SPRING DR	WESTERVILLE OH 43082	5627 SHILOH SPRING DR	WESTERVILLE OH 43082
✓ 31723021005000	SEBENOLER DAVID	5639 SHILOH SPRING DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723019013000	LOZINAK CHRISTOPHER T	5168 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723019016000	ANTHONY RACHELLE D	5220 ALSTON GROVE DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723019017000	RULE ANN MARIE	5238 ALSTON GROVE DR	WESTERVILLE OH 43082	P O BOX 4658	ZANESVILLE OH 43702-4658
✓ 31723019019000	MERRICK DAVID S	5235 THORNWOOD DR	WESTERVILLE OH 43082	P O BOX 10211	VAN NUYS CA 91410-0211
✓ 31723019020000	JESTADT CARA L	5219 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723019021000	KOWALUK JENNIFER S	5201 THORNWOOD DR	WESTERVILLE OH 43082	PO BOX 513 MAC X2502-011	DES MOINES IA 50328-0001
✓ 31723019024000	MYERS PATRICK M	5151 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723021002000	MARKWALDER PHIL D	5593 SHILOH SPRING DR	WESTERVILLE OH 43082	5593 SHILOH SPRING DR	WESTERVILLE OH 43082
✓ 31723021003000	ROBARE ERIC G	5607 SHILOH SPRING DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
31723003003532	HOMESTEAD AT HIGHLAND				
31723003003521	HOMESTEAD AT HIGHLAND				
31723003003524	HOMESTEAD AT HIGHLAND				
31723003003528	HOMESTEAD AT HIGHLAND				
31723003003520	HOMESTEAD AT HIGHLAND				
31723038012000	M/I HOMES OF CENTRAL OHIO	5462 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038011000	M/I HOMES OF CENTRAL OHIO	5444 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038010000	M/I HOMES OF CENTRAL OHIO	5430 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038008000	M/I HOMES OF CENTRAL OHIO	5469 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723038009000	M/I HOMES OF CENTRAL OHIO	5451 ALSTON GROVE DR	WESTERVILLE OH 43082	3 EASTON OVAL STE 540	COLUMBUS OH 43219
31723003003531	HOMESTEAD AT HIGHLAND				
31723003003504	HOMESTEAD AT HIGHLAND				
31723003003005	ROMANELLI AND HUGHES	ALSTON GROVE DR	WESTERVILLE OH 43082	148 W SHIROCK RD	WESTERVILLE OH 43081
31723003003505	HOMESTEAD AT HIGHLAND				
31723003003527	HOMESTEAD AT HIGHLAND				
✓ 31723019022000	SOCKRIDER JOSHUA K	5183 THORNWOOD DR	WESTERVILLE OH 43082	8435 STEMMONS FREEWAY	DALLAS TX 75247
✓ 31723019014000	CLOWER WILLIAM D III	5186 ALSTON GROVE DR	WESTERVILLE OH 43082	6100 ROCKSIDE WOODS BLVD STE 2	INDEPENDENCE OH 44131
31723003003523	HOMESTEAD AT				

Dup.

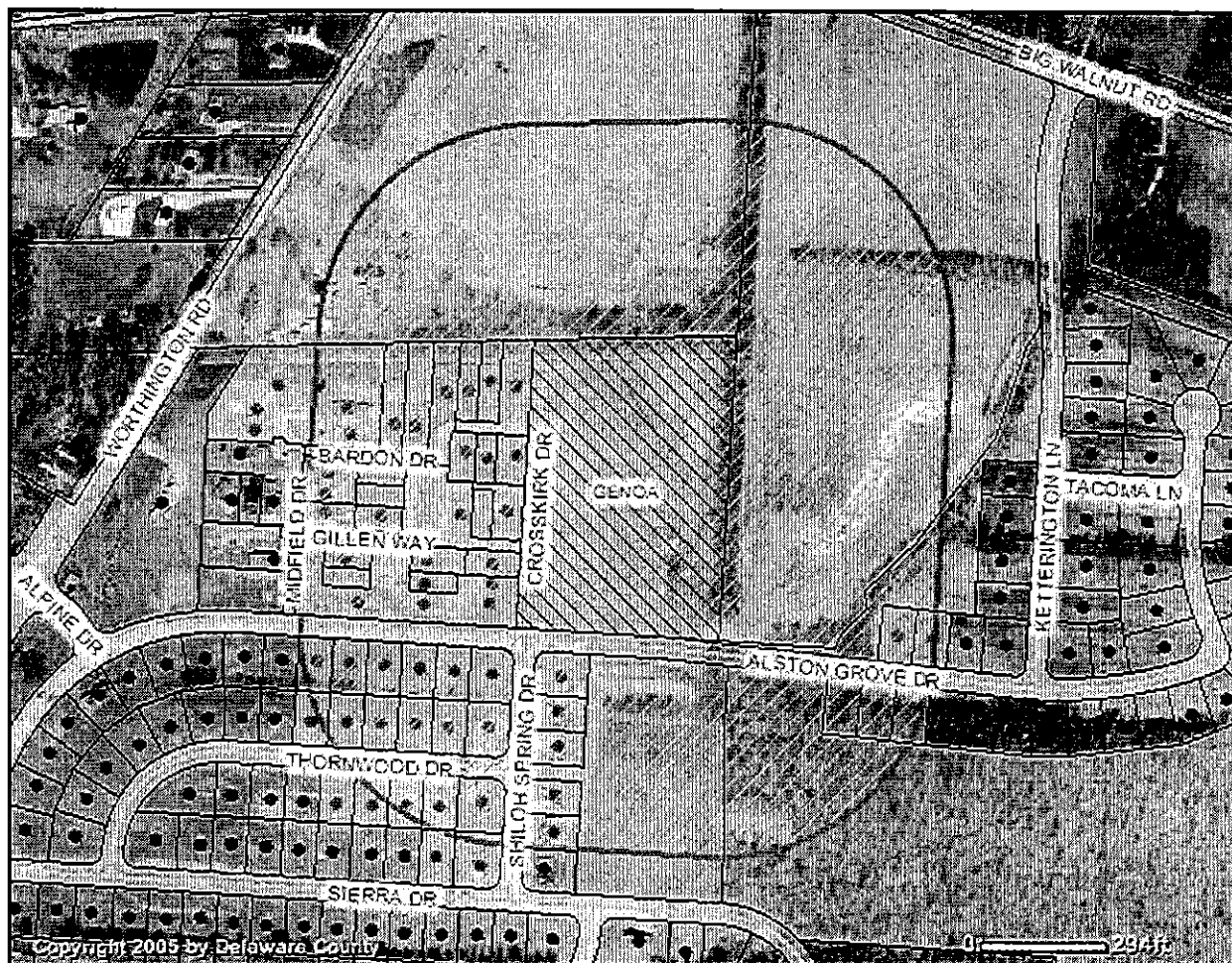
App.

HIGHLAND

Send to

Ken ~~Ad~~ Andrulis
5530 Alston Grove
Westerville, OH 43082

Delaware County Auditor, Todd A. Hanks
DALIS Web



Disclaimer

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a legal description of a parcel. To view recorded documents, visit County Recorder's website at <http://www.co.delaware.oh.us/recorder/index.html>

Aerial photo is current as of April 2002.

Printed on 9/13/2005 2:55:26 PM

Prepared by: Delaware Appraisal Land Information System (DALIS) Project Staff.

ALSO SENT BY APPLICANT:

Rodney W. Palmer
5152 Alston Grove Dr.
Westerville OH 43082

Nicole M. Anderson
5117 Thornwood Dr.
Westerville OH 43082

Virginia M. Moler, Trustee
5133 Thornwood Dr.
Westerville OH 43082

Patricia F. Martin
5241 Worthington Rd.
Westerville OH 43082

Robert D. Loudon
5087 Thornwood Dr.
Westerville OH 43082

Dannie L. Moss
5130 Alston Grove Dr.
Westerville OH 43082

Michael J. Crawford
6479 Big Walnut Rd.
Galena OH 43021

Amy E. Beougher
6575 Big Walnut Rd.
Galena OH 43021

Robert J. Seeley
6543 Big Walnut Rd.
Galena OH 43021

Guy R. Mikulec
6433 Big Walnut Rd.
Galena OH 43021

Bradley Alan Zech
6515 Big Walnut Rd.
Galena OH 43021

James L. Murrin, II
6401 Big Walnut Rd.
Galena OH 43021

Christy Lynn Viers
6638 Big Walnut Rd.
Galena OH 43021

Brian F. Hume
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5150 Thornwood Dr.
Westerville OH 43082

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5132 Thornwood Dr.
Westerville OH 43082

Carole A. Martin
5076 Thornwood Dr.
Westerville OH 43082

James A. Kidd
5110 Alston Grove Dr.
Westerville OH 43082

Stephen M. Palmer
6457 Big Walnut Rd.
Galena OH 43021

Bradley Carl fogel
5277 Worthington Rd.
Westerville OH 43082

R. Michael Emrich
6090 Big Walnut Rd.
Galena OH 43021

Walnut Grove Estates
6745 Temperance Point St.
Westerville OH 43081

Fred J. Gaines
6319 Big Walnut Rd.
Galena OH 43021

9/20/05

✓ 5131 Sullen Way - Reserve Rentals
5567 Edinvale 965 High St.
Worthington 43085

✓ 5143 Sullen Way - Linda S. Diamond, Trustees

✓ 5550 Midfield Dr - Nutzelman Farms Inc
2700 Willard Rd.
Medina 44256

✓ 5168 Bardon Dr. - Jack & Jacqueline Hallman

✓ 5168 Bardon - Carol A. Ventresca, Trustee

✓ 5156 Bardon - Sharon D. Thomas

✓ 5148 Bardon - Thomas & Cynthia Adams

✓ 5136 Bardon - Margarette J. Shee

✓ 5130 Bardon - Sam & Ellen Basham

✓ 5549 Midfield - Janie Kelley - Anderson

✓ 5223 Bardon - Karl & Bonnie Reeves

✓ 5233 Bardon - Terrence & Millie Berger

✓ 5253 Langwell - Ellen Kortum, Trustee

✓ 5540 Edinvale - Fred & Pamela Marker

✓ 5577 Edinvale - 801 Properties Ltd.
965 High St.
Worthington 43085

✓ 5262 Langwell - Kevin & Kathy Rhodes

- ✓ 5263 Langwell - Vicki Ann Mallej -
- ✓ 5273 Langwell - George & Caroline Fleckman
- ✓ 5283 Langwell - Stephen & Pamela Glausers
- ✓ 5284 Langwell - John & Carol Evans
- 5538 Crosskirk - Linda H Jones, Trustee
- ✓ 5546 Crosskirk - Donald H Shaw
5554 "

Homestead at Highland Lakes
Phase I

Revised Addresses

9/20/2002 1:57 PM

Unit No.	Original Address	Unit No.	Revised Address	Revised Legal Unit No.
1	5546 Midfield Drive	1	5131 Gillen Way ✓	5131 01
2	5548 Midfield Drive	2	5143 Gillen Way	5143 02
3	5550 Midfield Drive	3	5155 Gillen Way	5550 03
4	5544 Midfield Drive	4	5168 Bardon Drive ✓	5544 04
5	5542 Midfield Drive	5	5162 Bardon Drive ✓	5162 05
6	5540 Midfield Drive	6	5156 Bardon Drive ✓	5156 06
7	5536 Midfield Drive	7	5148 Bardon Drive	5148 07
8	5215 Bardon Drive	8	5142 Bardon Drive	5142 08
9	5211 Bardon Drive	9	5136 Bardon Drive ✓	5136 09
10	5209 Bardon Drive	10	5130 Bardon Drive ✓	5130 10
11	5193 Gillen Way	11	5541 Midfield Drive ✓	5541 11 NR
12	5191 Gillen Way	12	5549 Midfield Drive ✓	5549 12
13	5189 Gillen Way	13	5557 Midfield Drive ✓	5557 13 NR
14	5219 Bardon Drive	14	5223 Bardon Drive	5223 14
15	5221 Bardon Drive	15	5233 Bardon Drive	5233 15
16	5456 Crosskirk Drive	16	5253 Langwell Drive	5253 16 ✓
17	5197 Gillen Way	17	5624 Edinvale Lane	5524 17
18	5199 Gillen Way	18	5532 Edinvale Lane	5532 18
19	5201 Gillen Way	19	5540 Edinvale Lane	5540 19
20	5182 Gillen Way	20	5587 Edinvale Lane	5587 20 NR
21	5180 Gillen Way	21	5581 Edinvale Lane	5581 21
22	5178 Gillen Way	22	5577 Edinvale Lane	5577 22
23	5248 Gillen Way	23	5567 Edinvale Lane	5567 23
24	5246 Gillen Way	24	5561 Edinvale Lane	5561 24
25	5244 Gillen Way	25	5555 Edinvale Lane	5555 25 NR
26	5508 Crosskirk Drive	26	5248 Gillen Way	5248 26 NR
27	5504 Crosskirk Drive	27	5262 Langwell Drive	5262 27
28	5460 Crosskirk Drive	28	5263 Langwell Drive	5263 28
29	5462 Crosskirk Drive	29	5273 Langwell Drive	5273 29
30	5464 Crosskirk Drive	30	5283 Langwell Drive ✓	5283 30 ✓
31	5502 Crosskirk Drive	31	5272 Langwell Drive	5272 31
32	5510 Crosskirk Drive	32	5259 Gillen Way	5259 32
33	5500 Crosskirk Drive	33	5282 Langwell Drive	5282 33
34	5512 Crosskirk Drive	34	5269 Gillen Way	5269 34 NR
35	5256 Gillen Way	35	5538 Crosskirk Drive	5256 35
36	5254 Gillen Way	36	5546 Crosskirk Drive	5546 36
37	5252 Gillen Way	37	5554 Crosskirk Drive	5554 37

* Not Occupied

NR - No Record on website

**GENOA TOWNSHIP
ZONING COMMISSION
SEPTEMBER 26, 2005**

PRESENT: Scott Downing
Bess Heiberger
Jo McIntosh
Brad Cothorn, Alternate
Dave Bishop, Alternate

ALSO PRESENT: Leslie Warthman, Zoning Inspector

COURT REPORTER: Susie Swind

RE: ZC 2005-12, Oaks at Highland Lakes

Hearings were also held for ZC 2004-16, ZC 2005-07 and ZC 2005-11 at this meeting. Separate minutes have been prepared in connection with those minutes.

ZC 2005-12, Romanelli & Hughes/Oaks at Highland Lakes

This hearing began at 9:40 p.m.

Mr. Dowling read the legal notice for the record, as follows:

**ROMANELLI & HUGHES, REQUESTING AN AMENDMENT TO
THE APPROVED FINAL DEVELOPMENT PLAN INVOLVING
THE CLUSTER HOME SECTION OF THE OAKS AT HIGHLAND
LAKES SUBDIVISION, IN GENOA TOWNSHIP'S PLANNED
DEVELOPMENT (PD-1) ZONING DISTRICT.**

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

Hans Gucker, Advanced Civil Design, appeared and presented the application to the Board. Attorney David Fisher and Vince Romanelli also appeared and assisted in the presentation of this matter. Mr. Gucker stated applicant is proposing two amendments to the previously approved Final Development Plan, as follows: (1) Crosskirk Drive's public right-of-way requirement be eliminated, retaining Crosskirk Drive as a private road without any connection to the property to the north; and (2) to eliminate the cross access

between Phase 2 and the future Phase 3. The future Phase 3 will require a second access to the site from Alston Grove Drive. The main purpose of this request is to protect an existing tree area between Phase 2 and Phase 3. The developer agrees to build the proposed units in Phase 2 the same as those originally approved.

Public Comment:

Sam Basham (5130 Bardon Dr.)

Mr. Basham, an existing unit owner, stated he is in favor of the proposed amendments to the Development Plan.

Board Comment:

Ms. McIntosh reviewed the following list of issues, as follows:

1. Details are needed outlining the continuity of the future Homeowner's Associations for the different phases. Mr. Romanelli stated that Phase 1 and 2 will have the same Homeowner's Association. Phase 3 will either have a different Homeowner's Association, or be combined with the Homeowner's Association of Phases 1 and 2, depending on the type of product constructed in Phase 3;
2. Details are needed with regard to the road specifications throughout all phases of the development. Mr. Gucker stated that all roads were going to be private roads, and the main roads will be 26-feet in width;
3. Upon resolution of this matter there would need to be a stipulation that Phase 3 will have two access roads for ingress/egress; and
4. Add language to the Development Text that there will be a tree preservation area along the northern property line of Phase 2, between the fence and the property line. It was noted that this could only be done on the property in Phase 2 because Homeowner Association restriction documentation for Phase 1 was not amendable.

Mr. Downing made a motion to consider Application #ZC 2005-12 a minor amendment to the Development Plan for the cluster home section of the Oaks at Highland Lakes. Motion was seconded by Ms. Heiberger. Vote: all ayes. Motion carried unanimously.

Ms. McIntosh made a motion to approve Application #ZC 2005-12 requested by Romanelli & Hughes to amend the approved Final Development Plan involving the cluster homes section of the Oaks at

Highland Lakes subdivision, in Genoa Township's Planned Development (PD-1) Zoning District, with the following conditions:

1. In Phase 2, the area between the existing fence and the northern property line will be designated a Tree Preservation Area; and
2. Phase 3 will require a formal development plan review and at that time two means of vehicular ingress/egress will be provided with the plan.

The applicant is required to meet all other original development plan obligations and any subsequently approved amendments that are not part of this application.

Motion was seconded by Ms. Heiberger. Vote: all ayes. Motion carried unanimously.

This hearing ended at 10:00 p.m.

Minutes – 8/22/05

Mr. Downing made a motion to accept the Minutes of August 22, 2005, as written. Motion was seconded by Mr. Bishop. Vote: all ayes. Motion carried unanimously.

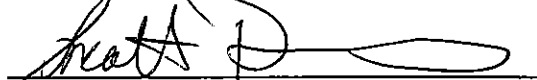
Mr. Cothorn made a motion to adjourn this meeting. Motion was seconded by Mr. Downing. Vote: all ayes. Meeting adjourned at 10:17 p.m.

Respectfully submitted,



Vicki Stainer
Zoning Secretary

APPROVED BY:



Scott Downing, Chairman

10-24-05
Date

DECISION ON REZONING APPLICATION

RPC: 23-05 ZON

Meeting date: 8/28/05
Time: 7:00 p.m.

Township: GENOA

~~APPROVED / DISAPPROVED~~ the following zoning request:

Applicant(s) : Homestead Highland Lakes
Acres: 19.731
Location: 5516 Crosskirk Dr.
From:
To: PD-1
To allow: amendment to development plan to
permit SF lots where vondos were planned

Comments:

Application withdrawn. See attached letter.

[Signature]
Planning Secretary

Township Trustees Signatures

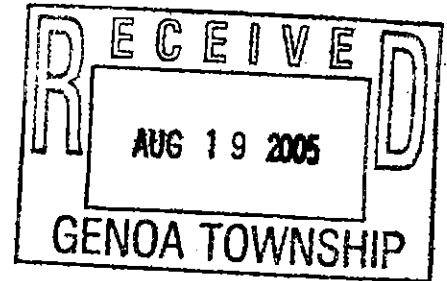
HARRISON W. SMITH, JR.
BEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III
NICHOLAS C. CAVALARIS
DAVID L. HODGE
AARON L. UNDERHILL

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
614/221-4255

HARRISON W. SMITH
1900-1978

August 18, 2005

The Genoa Township Zoning Commission
Attention: Leslie Warthman
5111 South Old 3C Highway
Westerville, Ohio 43082

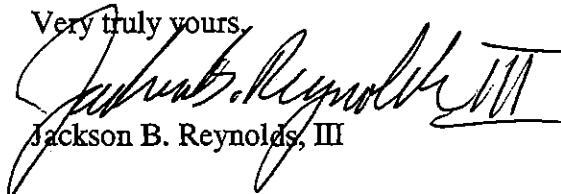


RE: Withdrawal of Development Plan Modification for the Oaks at Highland Lakes: Section 3

Dear Commission Members:

On behalf of the owner, Homestead Highland Lakes and the applicant, M/I Homes of Central Ohio, LLC, I am hereby withdrawing the Development Plan Modification Application filed for Section 3 of the Oaks at Highland Lakes on April 8, 2005. The applicant no longer wishes to pursue the modification request and in order to remove the request from your docket, I hereby withdraw the application from future consideration. Thank you for accommodating our request and should you have any questions, please give me a call.

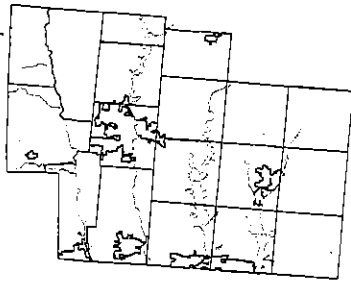
Very truly yours,



Jackson B. Reynolds, III

cc: Stephen Caplinger - M/I Homes of Central Ohio
Mike Kennedy - Homestead Communities

Withdrawn



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, A.I.C.P., Executive Director

May 4, 2005

Vicki Stainer, Clerk
Genoa Township Zoning Commission
5111 S. Old 3 C Road
Westerville, Ohio 43082

Dear Ms. Stainer,

The Regional Planning Commission, at its April 28, 2005, regular meeting, recommended *conditional approval*, of the following rezoning request:

RPC File number 23-05 ZON

Request by: Homestead Highland Lakes
To rezone: 19.731
Located: 5516 Crosskirk Dr.
From:
To:
To allow: development plan amendment (The Oaks at Highland Lakes) to allow for SF lots where condo units were proposed

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,

A handwritten signature in cursive script that reads "Stephanie Matlack".

Stephanie Matlack
Executive Administrative Assistant
DCRPC

encl.: 04/28/05 RPC minutes excerpt
copy: applicant
Zoning Inspector
file

for Liberty Point, subject to:

- 1. All of the development standards and divergences commented on in Item III. of this report are corrected and incorporated into the final development plan.*
- 2. Amend the Liberty Twp. Comprehensive Plan for this 360 acres from a designation of 1 unit per acre to 1.8 units per net developable acre as part of the rezoning process.*
- 3. Make the condo access to Sawmill Parkway a right in and right out only with no median crossover on Sawmill Parkway.*
- 4. Flip the condos and lots 285-395 as shown on the Alternative "A" drawing.*

Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-05 ZON M/I Homes – Genoa Twp. – 14.1 acres from RR to SR

**** This application was tabled at the Township for 30 days and will not be presented for recommendation. The Township has asked that this application be placed on the May 26, 2005 RPC agenda for consideration.****

23-05 ZON Homestead Highland Lakes – Genoa Twp. – 19.731 acres – development plan amendment

This application is submitted by M/I Homes on land owned by Homestead Highland Lakes to amend a development plan approved in May, 2000. The amendment seeks to permit single-family residential lots where condominiums were originally approved.

I. Conditions

Location: across from 6515 Big Walnut Road, Genoa Twp.

Present Zoning: Planned Residential District (PD-1)

Proposed Zoning: Planned Residential District (PD-1)

Present Use: Former farmland and woods

Proposed Use: 52 Single-family homes

Proposed Density: 2.63 units per acre

School District: Olentangy

Utilities Available: Del Co Water, Delaware County sanitary sewer

Soils: Bennington (BeA), Cardington (CaB), Pewamo (PwA), and Sloan (SnA)

II. Background

In May, 2000, Planned Communities requested a zoning change to PD-1 for 192.83 acres on Big Walnut and Worthington Roads to develop a 344-unit residential subdivision consisting of 231 single-family and 113 single-family detached condominium units. The gross density is 1.8 units per acre. The single-family homes and two sections of condominiums have been platted, leaving 52 condominiums to be platted with this development plan amendment.

The approved detached condominium design represents an alternative development pattern that uses

a traditional neighborhood approach, bringing houses close to the street with minimal setbacks, sidewalks, front porches, and rear garages accessed from alleys. With the proper amount of architectural detail and public amenities, this high-density development can be a positive addition to the township's housing choices. Current township single-family zoning does not provide for such shallow setbacks and the County Engineer's standards do not provide for alleys. Therefore, recent developments of this type have been limited to condominiums with private streets.

The developer wishes to develop this area instead as a fee-simple, single-family development and provide a public east/west street with connection to undeveloped land to the west with a 60-foot right-of-way. Other streets will also be public, following the LVLD standards with 50-foot rights-of-way.

III. Development Plan

The 19.7-acre site includes 7.1-acres of open space including a tot lot, detention pond and landscaping. The overall Oaks at Highland Lakes development provides more than 70 acres of park and open space. Four small open space lots just south of the east-west connecting road allow the preservation of an existing treeline in the site. An existing creek is preserved along the site's southeast boundary. A detention pond has been built adjacent to the creek.

Landscape specifications are included showing planting areas and a horse fence along Big Walnut within a 150' landscape buffer. Architectural design criteria have been submitted as well as sign standards.

IV. Divergences

Several divergences are requested based on the desire to retain the original density and design, while converting this area to single-family lots:

1. Reduce the required lot size from 10,000 square feet to 5232 square feet.
Staff comment: Because this is a unique situation where single-family detached condos were approved but are now being converted into individual, fee-simple lots, this is a reasonable divergence in this specific case. However, the township should consider creating a zoning district code that allows traditional village-size lots with rear garages accessed via alleys. Such a code would include building specifications which are appropriate to minimal side yards.
2. Reduce front yard setbacks from 30 feet to 20 feet.
Staff comment: Based on the previously approved condo and the proposed layout, this is appropriate.
3. Reduce the western property line perimeter setback from 50 feet to 35 feet.
Staff comment: A road is planned within 35 feet of the property line but the building line is approximately 105 feet from the property line. Based on the previously approved plan, the building setbacks, the existing and probable surrounding uses, and the existing treeline which will be maintained, this is an acceptable divergence.
4. Reduce the distance between residential dwellings from 20 feet to 11 feet.

Staff comment: *The purpose of building separation is to promote fire safety. Architectural renderings indicate vinyl siding on all units. Side walls should be fire rated or meet the fire safety measures required by the township. The township has a right to promote fire safety. Staff will not recommend a divergence.*

V. Other issues

1. **Alley specifications:** alleys will be private streets using a shared easement and maintained by the Homeowner's Association. The township should adopt the County Engineer's design manual standard cross sections and require they be used on private streets, as the quality of the street base and surface is totally up to the developer. The developer is showing storm drains in the center of the alley. Paving should be designed to last 20 years. This must be done as a condition of zoning. The County Engineer's office indicates they approve of the proposed alley design.
2. **Street width:** the plan indicates the east/west street a no-load street with 27 feet of pavement within a 60-foot right-of-way. Because this public street connects to an adjacent, undeveloped parcel, this road should have no parking allowed on either side of the street at this width. The County Engineer's office indicates they approve of the proposed road and right-of-way design and will recommend no parking along the east-west road.

VI. 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 proposed Genoa Comprehensive Plan shows the 21-acre parcel to the west as multi-family residential at 2 dwelling units per net developable acreage. A connection to this parcel will be beneficial to the traffic pattern.

VII. 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.

VIII. Staff finding

Staff finds that the request for PD-1 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 overall development has direct access to 2 major streets so it will not create traffic on minor residential streets outside the district. Other than the divergences, the development plan is generally an appropriate design in conformance with the zoning standards.

IX. DCRPC Staff Recommendation

Staff recommends *conditional approval* of the PD-1 zoning of 19.731 acres on Big Walnut Road to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees, *subject to the following:*

1. *That the divergences for lot size reduction, front yard setbacks, and perimeter setbacks be approved.*

2. *That the divergence for side yard setback be denied. The township may wish to review the requirements for building separation and fire-rated walls with the Fire Chief.*

Commission / Public Comment

Mr. Jack Reynolds attorney with the law firm of Smith & Hale was present to represent the applicant. He stated they intend to meet the County Engineer requirements on all roads and alleys. They would work with the Fire Chief on the fire rating standards.

Mr. Laurien asked if there were any standards for the fencing. Mr. Reynolds stated that they will be built to the rear of the house at the time of the homes by M/I Homes and will be a vinyl solid panel fence.

Mrs. Warthman stated this application is a major development plan amendment. A lot of the top dressing and special effects are not delineated on this plan. Big Walnut Road straightening is a top concern, with the centerline changes and set back changes. These items can be worked out at the local level.

Mr. Laurien stated that with the passing of House Bill 148, Townships can adopt architectural design standards and should use them when reviewing zoning development plans such as this.

Chairwoman Foust asked if the text prohibits anything in the 11' side yard setbacks? Mr. Reynolds stated that it currently does not, but he would make that change.

Chairwoman Foust made a motion to recommend conditional approval of the development plan amendment request by Homestead Highland Lakes, subject to:

1. *The divergences for lot size reduction, front yard setbacks, and perimeter setbacks be approved.*
2. *The divergence for side yard setback be denied. The township may wish to review the requirements for building separation and fire-rated walls with the Fire Chief.*
3. *Prohibit anything in the side yards between buildings (play equipment, air conditioner units, etc.)*

Mr. Gladman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

24-05 ZON Robert & Dorothy McClary – Liberty Twp. – 2.88 acres from FR-1 to I

I. Request

The applicants, Robert & Dorothy McClary, are requesting a 2.88-acre rezoning from Farm Residential (FR-1) to Industrial (I). The applicants' intention is to sell this acreage to Mark E. Trucco, who operates an excavation business adjacent to the south.

II. Conditions

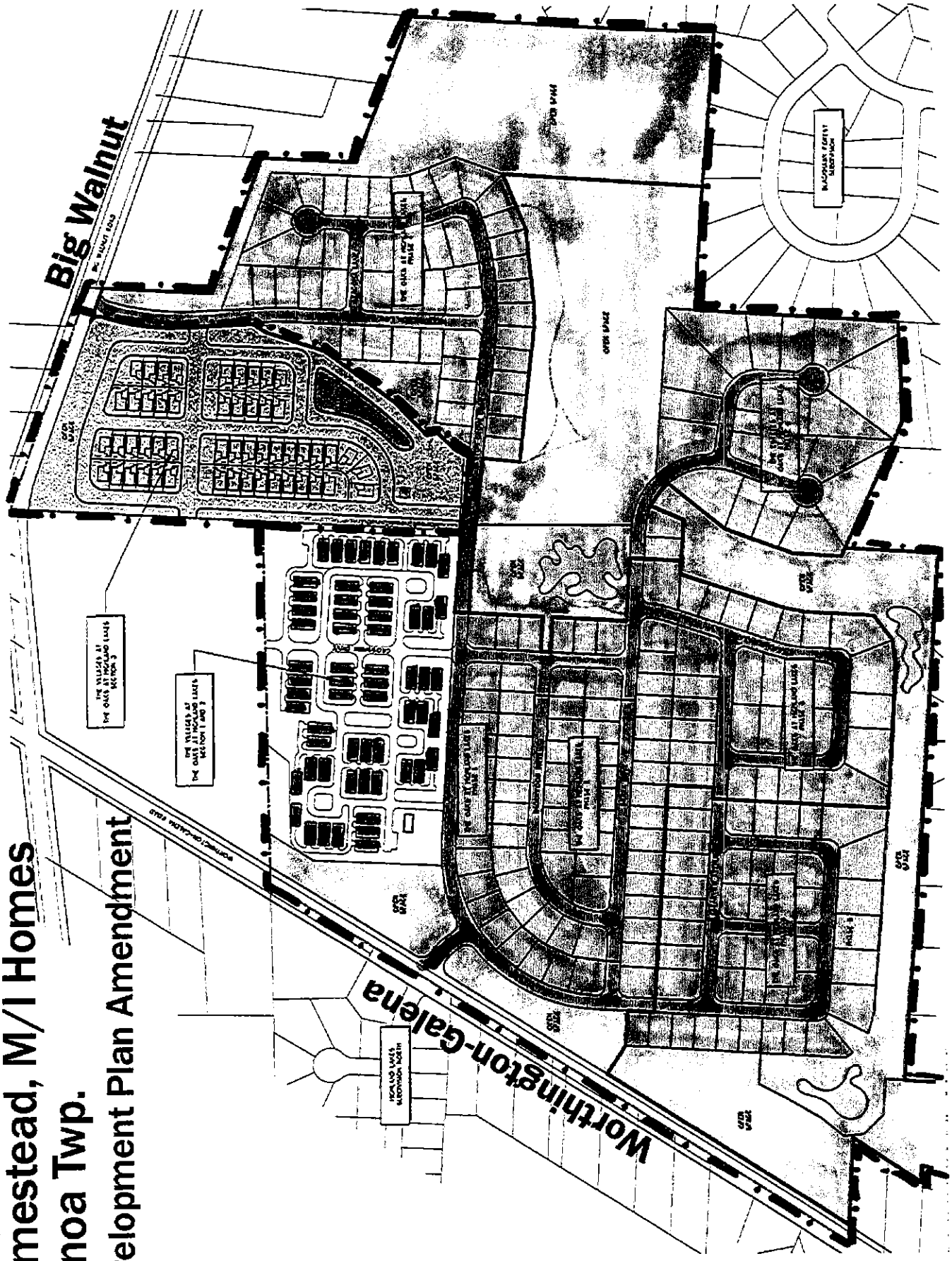
Location: West side of Liberty Rd, ~800' north of Home Rd (7184 Liberty Rd), Liberty Twp.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Industrial (I)

Present Use(s): Single-family residential house

RPC#23-05 zon
Homestead, M/I Homes
Genoa Twp.
Development Plan Amendment



(Everyone in attendance must sign-in)

Case: ZC 2005-12 Oaks @ H.L.

[illegible]