

GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

DATE: August 20, 2018
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

AGENDA ITEMS: *Comprehensive Plan Amendment Discussion*
Zoning Text and Map Amendment Discussion

STAFF PRESENT: Joe Shafer, Director of Development and Zoning

CALL TO ORDER

Mr. Antonetz called the meeting to order at 7:00 p.m.

ROLL CALL (00:00:27):

MEMBERS PRESENT		MEMBERS ABSENT
Mark Antonetz, Chair	Jill Rudler, Alt.	
Sandra Faulkner	Ryan Thompson, Alt.	
David Leff		
Tara Paciorek		
Shawn Priebe, Vice Chair		

OTHER BUSINESS (00:00:40):

• COMPREHENSIVE PLAN AMENDMENT

Mr. Shafer, in response to the Zoning Commission's request on July 9, 2018, presented a draft amendment to the 2016 Comprehensive Plan dated July 27, 2018.

Mr. Antonetz stated that the Township Trustees requested harmonization of the Comprehensive Plan and the Zoning Resolution.

Ms. Faulkner asked if the changes in planning areas four and five were for consistency or clarification as Planned Residential has not been recommended in that area. She added that the Zoning Resolution can determine if Planned Residential will be allowed in this area; there should not be wording about Planned Residential Development in areas four and five.

Ms. Faulkner discussed who the applicant is in chapter five, section two, part B.

Ms. Faulkner recommended changing the map for areas four and five from Residential or Planned Residential to Residential at 0.5 Dwelling Units Per Acre (2+ acre lots), except where Planned Residential is already located, to discourage Planned Residential in those areas.

Mr. Antonetz clarified that despite areas four and five not being designated Residential or Planned Residential it does not preclude someone from applying for that change in the future. Mr. Shafer confirmed.

- **ZONING TEXT AND MAP AMENDMENT**

Mr. Shafer, in response to the Zoning Commission's request on July 9, 2018, presented a draft amendment to the Genoa Township Zoning Resolution dated August 13, 2018.

The Commission discussed if the new wording in Section 103.08 still results in the desired effect of making sure that future development follows the Comprehensive Plan.

Ms. Faulkner stated that Section 103.06 should include the statement "preserve a rural look and feel." Ms. Paciorek added that it should be separate because the residents have multiple definitions of rural look and feel.

Mr. Leff asked for clarification that Section 107.06 states that a modification to an existing plan is subject to the current, revised Zoning Resolution.

The Commission discussed the Building Envelope definition in Article four and to what type of plan or lot it applies. They also determined what could be permitted outside the building envelope and how the regulation of the addition of any items will be enforced.

The Commission stated that the Limited Common Element Area of Article four should be re-worded to remove "private law."

Ms. Faulkner recommended simplifying the Multi-Family Dwelling definition of Article four to eliminate the access and joint services and facilities of the dwellings portion of the definition.

Ms. Faulkner asked to remove the "nice places" portion of the Secondary Conservation Area definition in Article four.

The Commission discussed the Single-Family Dwelling definition of Article four and whether it is needed or if it is already defined as a dwelling. Ms. Faulkner recommended taking out the definition of Dwelling Unit in section four and adding the necessary portions of the definition into the definition of Dwelling in section four.

Ms. Faulkner asked to change the definition of Freeway in the Thoroughfare definition of Article four to drop "including" and change it to "example given."

Mr. Leff stated that Section 902.02 includes married couple but not individual person. The Commission determined that the proposed edit, as written, is acceptable.

Ms. Paciorek asked for clarification on where the buffer is measured in Section 902.03.A. Mr. Shafer clarified that the measurement is to the lot line and not the building.

Ms. Faulkner asked about Section 903.04 and whether the 20 foot setback would include mitigated wetlands. The Commission decided to add mitigated wetlands to the definition of Primary Conservation Area(s).

The Commission decided to strike Section 903.06 due to it being difficult to enforce and to have it be reviewed on a case by case basis.

The Commission agreed to require all structures be located 20 feet from stormwater basins in Section 903.07 instead of having two different distances for structures and buildings.

The Commission discussed whether a stormwater basin should be required to be wet.

Ms. Faulkner asked about whether sidewalks need to be included on both sides of a street in a smaller development. Mr. Leff asked about the proximity of the multi-use path to the road. The Commission decided to add a definition for a multi-use path.

The Commission discussed the term “innovative types of housing” in Section 904.01.B.

Ms. Rudler stated she did not like the term “in such proximity” in Section 904.01.D.

The Commission discussed the addition of Multi-Family Dwellings to Section 904.02.D.

Mr. Priebe stated that the numbering was off in Section 905.

The commission discussed the wording of Section 909.01.3 to clarify with respect to Multi-Family Dwellings.

The Commission discussed the distance between buildings in Section 909.01.B2, including if the Commission can defend the distance that is agreed upon and pricing of homes in developments in the Township.

Ms. Faulkner stated that building envelope dimension requirements should be included in 909.02.

Ms. Faulkner asked to make sure the slope percentages for usable open common space are equal throughout the entire document.

The Commission discussed if site walkabouts in Section 915 should be mandatory. Ms. Faulkner stated that site walks should be mandatory as the Commission and public benefit from them. Mr. Shafer added that making walkabouts mandatory could be a challenge because they are typically not scheduled during winter months.

Mr. Antonetz asked to add the word “preliminary” to the beginning of Section 916.02.

Mr. Leff asked where the list of trees for Section 2005.02 was obtained. Mr. Shafer replied he received the list from the Maintenance department and they received it from the Mid-Ohio Regional Planning Commission (MORPC).

INITIATION MOTION (COMPREHENSIVE PLAN AMENDMENT) (02:43:20) Sandra Faulkner moved to initiate the presented amendment, dated July 27, 2018, to the 2016 Comprehensive Plan, which revises: Chapter 4 – Planning Area Recommendations, Chapter 5 – Implementation, and the Comprehensive Land Use Plan Map; with the following edits:

1. Chapter 4: Planning Area Recommendations, Section IV: Planning Area 4: The Plan Recommends section, striking the bullet that reads, “with sanitary sewer, residential development in an approved Planned Residential Development (PRD.)”

2. Chapter 4: Planning Area Recommendations, Section V: Planning Area 5: The Plan Recommends section, striking bullet point three that reads, “with sanitary sewer, residential development in an approved Planned Residential Development (PRD.)”
3. Chapter 5: Implementation, Section II: Guide Development in Such a Way to Maintain and Advance the Local Quality-of-Life, Subsection B: Uphold Compliance with the Comprehensive Plan: to read as follows, “When an application proposes an amendment to the Zoning Map, a review for consistency with the recommendations of the Comprehensive Plan shall be performed. If the proposed amendment is in conflict with the Comprehensive Plan, the applicant shall address the conflict(s) by: 1. Identifying any changed circumstances since the Plan was adopted; and 2. Providing a rationale that supports the conflicting elements of the proposed amendment. When an application proposes amendment of the Zoning Resolution, a review for consistency with the recommendations of the Comprehensive Plan shall be performed and the results of such recommendation shall be included in any action by the Zoning Commission and set forth in its recommendation to the Genoa Township Board of Trustees.”

The subject amendment shall be dated August 20, 2018, and known as ZC Case No. 2018-05, Comprehensive Plan Amendment. I further move to schedule a public hearing for said amendment on Monday, September 10, 2018, at 7 p.m. in the Genoa Township Hall.

Motion was seconded by Ms. Paciorek.

Roll call: Ms. Faulkner, Yes; Mr. Leff, Yes; Ms. Paciorek, Yes; Mr. Priebe, Yes; Mr. Antonetz, Yes. Motion carried.

INITIATION MOTION (ZONING TEXT AND MAP AMENDMENT) (02:47:23): Ms. Faulkner moved to initiate the presented amendment, dated August 13, 2018, to the Genoa Township Zoning Resolution, which revises: Article 1– Administration, Article 4 – Definitions, Article 5 – Establishment of Districts and Map, Article 9 – Planned Residential District (PRD), Article 10 – Lower –Density Planned Residential District (PRD-V), Article 20 – Landscaping Standards, and the Appendix; with the following edits:

1. Section 101.06: revision of the word “are” to the word “or” in the last sentence.
2. Article 4: Definitions: to read as follows, “Building Envelope – An area with defined boundaries within a larger, commonly-owned property controlled by a condominium association or other similar type of entity that identifies the designated area(s) in which a Building and/or Structure may be constructed.”
3. Article 4: Definitions: “Dwelling – Any Building or portion thereof occupied or intended to be occupied exclusively for residential purposes, including housekeeping facilities, sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities, but not including Mobile Home, tent, cabin, trailer, or trailer coach or other transient or Temporary Structure or facility.”
4. Article 4: Definitions: striking in its entirety the definition of Dwelling Unit.
5. Article 4: Definitions: to read as follows, “Limited Common Element Area – A designated area immediately surrounding a Building and/or Structure situated on commonly-owned property controlled by a condominium association or other similar type entity, to which the individual owning said Building and/or Structure has limited rights to improve in accordance with applicable association covenants.”
6. Article 4: Definitions: Multi-Family Dwelling definition to be replaced with, “A Dwelling or group of Dwellings on one Lot containing separate living units for two (2) or more families.”

7. Article 4: Definitions: "Primary Conservation Area – An area comprised of steep slopes (over 20%), unmitigated wetlands, watercourses, intermittent streams, and/or 100-year floodplains."
8. Article 4: Definitions: Strike last sentence of Secondary Conservation Area definition.
9. Article 4: Definitions: Single-Family Dwelling revised in its entirety to read as follows, "A Dwelling which accommodates one family."
10. Article 4: Definitions: Definition of Thoroughfare, Road, and Street, Subsection E: Freeway to read as, "An express highway with limited or controlled access through the means of entrance and exit ramps, regardless of whether or not they are tolled; (e.g. Interstate 71)."
11. Section 903.03.B.3: Revise in entirety to, "In sections where existing woody vegetation, which is healthy, mature, and abundant enough to serve as a visual screen, occurs along the perimeter of the Tract, said vegetation may be credited towards the above planting requirements."
12. Section 903.04: Revise in entirety to, "Title: Critical Resource Protection to state all Buildings, Structures, Streets, and Lot Lines shall be set back at least twenty (20) feet from any Primary Conservation Area(s). Remove and strike Subsection B."
13. Throughout document in Definitions and Articles amended replace "Dwelling Unit" with "Single-Family Dwelling" or "Multi-Family Dwelling" as appropriate.
14. Section 903.06: State as reserved.
15. Section 903.07: Strike Subsection A.2 and revise A.1 as follows, "All stormwater basins shall be setback a minimum of twenty (20) feet from: Lot Lines, Structures, designated Building Envelopes, and designated Limited Common Element Areas." Subsection 2 shall be stated as reserved. Subsection B shall be stated as reserved.
16. Section 904.01.B: Strike the word "innovative."
17. Section 904.01.D: To read in its entirety, "Nonresidential Uses of a religious, cultural, or educational or recreational nature or character to the extent they are designed and intended to serve the residents of the Planned Residential District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located with direct access to Arterial or Collector Streets so as to permit access without burdening residential Streets."
18. Section 904.02.B: Strike the word "innovative."
19. Section 905: Permitted Accessory Uses shall be renumbered in accordance with the order of their provisions.
20. Section 909.01.A.3: Amended to state as reserved.
21. Section 909.02.B: Add this section to read, "The Building Envelope of Detached Dwellings situated on land commonly owned by a condominium or other similar type of association shall be at least sixty (60) feet wide and one-hundred twenty (120) feet deep."
22. Section 915: Introductory text to read, "The following sequence of actions herein prescribed shall be followed when applying for a change in zoning to the PRD classification. These steps should be followed sequentially and may be combined only at the discretion of the Zoning Commission. Strike the remainder of the paragraph."
23. Section 915.01: To state, "A pre-application discussion is required between the applicant and administrative staff. The purpose of this meeting is to introduce the applicant and his/her representatives to the Township's Conservation Concept, and to discuss the applicant's objectives in relation to the Township's official policies and other related requirements."
24. Section 915.02: Strike
25. Section 915.03: Strike
26. Section 915.04: Rename as 915.02: On Site Walkabout and retain the text.
27. Section 915.05: Strike
28. Section 915.06: Strike
29. Section 915.07: Strike

30. Section 916.02: To be retitled "Preliminary Development Plan."

The subject amendment shall be dated August 20, 2018, and known as ZC Case No. 2018-06, Zoning Text and Map Amendment. I further move to schedule a public hearing for said amendment on Monday, September 10, 2018, at 7 p.m. in the Genoa Township Hall.

Motion was seconded by Mr. Leff.

Roll call: Ms. Faulkner, Yes; Mr. Leff, Yes; Ms. Paciorek, Yes; Mr. Priebe, Yes; Mr. Antonetz, Yes.
Motion carried.

NEXT MEETING(S) (03:02:18):

- September 10, 2018 – Regular meeting

ADJOURNMENT (03:02:43):

Mr. Antonetz moved to adjourn this meeting at 10:03 p.m. Motion was seconded by Ms. Faulkner. All voted yes. Motion carried.

Meeting was adjourned at 10:03 p.m.

PREPARED BY:



Paul Benson, Zoning Secretary

August 31, 2018

Date Prepared

ZONING COMMISSION APPROVED:



Mark Antonetz, Chair

11-13-18

Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING

None recorded

Audio of this meeting is available at www.genoatwp.com