

GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

DATE: September 10, 2018
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

AGENDA ITEMS: ZC (2018-07) 6391 Maxtown Rd. - Development Plan Amendment, 1st meeting
ZC (2018-08) Villas at Tussic - Development Plan Amendment, 1st meeting
ZC (2018-05) Comprehensive Plan Amendment, 1st meeting
ZC (2018-06) Zoning Text and Map Amendment, 1st meeting

STAFF PRESENT: Joe Shafer, Director of Development and Zoning
Paul Benson, Zoning Secretary

CALL TO ORDER

Mr. Antonetz called the meeting to order at 7:02 p.m.

ROLL CALL (00:00:26):

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

Mr. Shafer noted that Ms. Rudler is sitting as a voting member.

MINUTES (00:00:47):

The Commission reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on August 13, 2018.

MOTION: Ms. Rudler moved to approve the August 13, 2018, meeting minutes, with the following amendment:

Page 6, 4th bullet of Mr. Antonetz statements added a semicolon and the word, "and this."

Motion was seconded by Mr. Priebe.

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

The Commission reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on August 20, 2018.

Discussion: Ms. Faulkner stated that she has not been able to review the motion thoroughly. The Commission tabled the review until the next meeting.

PUBLIC HEARING (00:04:10):

Mr. Antonetz called the following hearing to order at 7:05 p.m., read the legal notice, and asked everyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

JAMES M. HASSEY REQUESTING APPROVAL OF AN AMENDMENT TO A FINAL DEVELOPMENT PLAN TO MAKE ALTERATIONS TO THE SITE AT 6391 MAXTOWN ROAD WESTERVILLE, OHIO 43082, CURRENTLY ZONED PLANNED COMMERCIAL AND OFFICE DISTRICT (PCD), ZC CASE NO. 2018-07.

The legal notice for this meeting was printed and published on August 20, 2018, in the Delaware Gazette and posted at the Genoa Township Hall on August 16, 2018. An attempt to mail notice of this hearing to property owners within 500 feet of the subject property was also made.

The following were marked as exhibits "A" – "H":

- Exhibit "A" – Legal Notice
- Exhibit "B" – Affidavit of Advertisement
- Exhibit "C" – Sign-in Sheet
- Exhibit "D" – Application and plans (originally received August 13, 2018)
- Exhibit "E" – Fire Chief E-mail, dated August 30, 2018
- Exhibit "F" – Staff Technical Review, dated September 4, 2018 (for September 10, 2018)
- Exhibit "G" – Staff Memo, dated September 4, 2018 (for September 10, 2018)
- Exhibit "H" – All public comments received between August 13, 2018 and September 10, 2018

Mr. Shafer announced that Mr. Hassey was not able to attend the meeting and had requested that the hearing be continued.

CONTINUANCE MOTION (00:05:17): Ms. Faulkner moved to continue the public hearing for the subject Final Development Plan Amendment application, including all plans and materials, submitted by James M. Hassey, to make alterations to the current Superior Asphalt site on approximately 1.19 acres of property located at 6391 Maxtown Road, currently zoned Planned Commercial and Office District (PCD) also known as 6391 Maxtown (Hassey), ZC Case No. 2018-07, until Tuesday, October 9 at 7:00 p.m. in the Township Hall. Additional or revised materials will be due to the Genoa Township Development & Zoning Department by September 17 at 4:00 PM.

Motion was seconded by Mr. Leff.

Gregory Downing (6463 Maxtown Rd.) asked if notice was going to be mailed to nearby residents for the next hearing. Mr. Shafer stated that notices would not be mailed. Mr. Antonetz added that the notice sign on the property would be updated and posted before the hearing. Ms. Faulkner mentioned that anyone that has comments but cannot attend a meeting can email the zoning department with their comments and those emails will be forwarded to the Commission.

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

Mr. Antonetz announced the hearing closed at 7:10 p.m.

PUBLIC HEARING (00:08:38):

Mr. Antonetz called the following hearing to order at 7:10 p.m., read the legal notice, and asked everyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

VILLAS AT TUSSIC CONDOMINIUM ASSOCIATION REQUESTING APPROVAL OF AN AMENDMENT TO A FINAL DEVELOPMENT PLAN TO REMOVE THE EXISTING CLUBHOUSE BUILDING AT 6010 TUSSIC STREET ROAD WESTERVILLE, OHIO 43082, AND REPLACE IT WITH A PRIVATE NEIGHBORHOOD PARK, CURRENTLY ZONED PLANNED RESIDENTIAL DISTRICT (PRD), ZC CASE NO. 2018-08.

The legal notice for this meeting was printed and published on August 20, 2018, in the Delaware Gazette and posted at the Genoa Township Hall on August 16, 2018. An attempt to mail notice of this hearing to property owners within 500 feet of the subject property was also made.

The following were marked as exhibits "A" – "H":

- Exhibit "A" – Legal Notice
- Exhibit "B" – Affidavit of Advertisement
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- Exhibit "D" – Application and plans (originally received August 13, 2018)
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- Exhibit "F" – Staff Technical Review, dated September 4, 2018 (for September 10, 2018)
- Exhibit "G" – Staff Memo, dated September 4, 2018 (for September 10, 2018)
- Exhibit "H" – All public comments received between August 13, 2018 and September 10, 2018

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, presented Exhibits F and G.

APPLICANTS' PRESENTATION: Jeffery Miller (7322 Peachland Dr.) president of the Villas at Tussic Homeowner's Association presented the application.

Mr. Miller stated that:

- The building is underutilized.
- All residents have an access card to the building. Security records indicate no residents have swiped their access card to use the building.
- The HOA has asked residents what they would like to have where the clubhouse is located. The residents decided they would like a park with some benches where they could gather.

Ms. Faulkner asked if the residents would have to vote for the change. Mr. Miller stated yes, their bylaws state they require 75% agreement. Ms. Faulkner asked if there were funds set aside to cover the costs of the demolition and construction of the park. Mr. Miller replied that they have some funds set aside for those purposes, but they were waiting on the decision of the final development plan amendment before having the residents vote on the change and what each owner would be assessed to cover the cost.

Ms. Faulkner asked Mr. Shafer for clarification on if the amendment is passed, will the homeowner's association be responsible for the change even if the resident's vote fails. Mr. Shafer stated he would need to ask the Delaware County Prosecutors office.

The Commission discussed if the amendment would need approval of the Board of Trustees.

Mr. Miller stated that the HOA board discussed this issue and they decided to apply for the final development plan approval before having the residents vote. He added that they would come back for another approval if the residents' vote fails.

Mr. Antonetz asked if there was a schedule for construction of the park. Mr. Miller replied the building demolition could happen anytime, but the construction of the park would probably take place in the spring due to weather.

Mr. Priebe asked how many residents live in the development and if Mr. Miller was confident in the vote passing. Mr. Miller replied there are 50 units and each unit has one vote. He also added that they conducted a straw poll and there were only a few people that did not raise their hand in approval of the plan.

Mr. Leff inquired if there is anything they can do to renovate the house to make it useful for the HOA. Mr. Miller listed problems that they currently have with the building and noted it would be hard to make the building useful.

Mr. Priebe asked about the current expenses of the building. Mr. Miller stated that they had a building inspector look at the building and the total cost of potential fixes was \$12,000 to \$15,000.

Mr. Miller clarified that maintenance costs are not the reason for the request. He reiterated that they are asking for the amendment because the building is not being utilized.

Ms. Faulkner asked about the maintenance cost of the park. Mr. Miller replied that they determined the maintenance cost of the park is comparable to the maintenance cost of the building.

Ms. Rudler asked if the HOA had an estimate on the cost of demolition and park construction. Mr. Miller stated that it was determined to be about \$80,000 to \$100,000 total cost. The HOA had estimated the total assessment per unit to be around \$1,000.

PUBLIC COMMENTS: Mr. Antonetz asked any individuals who were properly sworn-in to share their comments.

1. Rick Brown (7274 Nightshade Dr.) stated that the developer used the building as a selling point for potential buyers. He asked that the Commission be sympathetic to the HOA for a building that they inherited. He added that he has had problems with the developer not properly completing tasks as promised.
2. Mark Marek (6078 Ellison Dr.) reiterated that the building was a major selling point for the potential residents. He wants the Commission to make a decision that is best for all residents of Genoa Township and not just the Villas at Tussic residents.
3. Tim Backus (5751 Tussic Street Rd.) stated he is opposed because the building gives the area character and screens the development from passersby.

COMMISSION DISCUSSION:

Ms. Faulkner stated that when the Final Development Plan was originally approved the building was a selling point as it was a space in which the developer could not add another unit. She added that the building is now property of the HOA. She stated she would prefer a park over a building.

Mr. Antonetz asked Mr. Shafer if there is any way to put any financial obligation on the developer. Mr. Shafer replied that since the building was accepted by the HOA they are probably now responsible for the building.

Mr. Priebe asked for some clarification on the private neighborhood park. Mr. Miller stated that they are planning on adding screening from the road. He added that they are going to extend the existing fence at the front of the property so that the access to the park will be from the development and the existing adjacent parking spaces.

Mr. Priebe added that he likes the architectural history of the building. He also stated that he feels for the HOA and the struggle they have with this decision. Mr. Priebe added he would like to see an overwhelming majority of the residents approve of the amendment. Mr. Miller replied that another option they discussed is to shutter the building and maintain just the outside of the building.

Ms. Rudler stated that the assessment per unit seemed reasonable and that she does not have any concerns with the amendment.

Mr. Antonetz asked about how the park would look from the street. Mr. Miller described the plan in more detail. Mr. Antonetz inquired if the HOA had planned for maintenance. Mr. Miller replied they have taken maintenance costs into account and they are comparable to current maintenance on the building. Mr. Antonetz requested that the park be maintained so that it continues to look nice for all people traveling Tussic Street Rd.

Ms. Rudler asked if there is a timeframe for completion. Mr. Shafer replied that they could include a timeframe as a condition but it is not recommended. Mr. Leff asked who issues the demolition permit. Mr. Shafer replied the County issues demo permits. Ms. Rudler asked if this would require a demo permit and Mr. Shafer stated yes.

Mr. Priebe requested clarification from Mr. Shafer on what options the residents of the development have for their complaints against the developer. Mr. Priebe invited Rick Brown (7274 Nightshade Dr.) back to the podium to speak. Mr. Brown listed some issues he had with what was promised by the developer. Mr. Shafer stated that the Township did a compliance walk through of the site but any other concerns will be investigated.

Mr. Priebe reviewed the conditions for determination of a major or minor amendment.

SECTION 1216.03 - In the case of a request for a modification or amendment to the Final Development Plan that represents a substantial departure from the intent of the original proposal, said modification or amendment shall be subject to the same procedure and conditions of approval as the original application. The following shall be considered substantial departures from the original application:

- A) A change in the Use or character of the development;*
- B) An increase in overall coverage of Structures;*
- C) An increase in the Density;*
- D) An increase in the problems of traffic circulation and public utilities;*
- E) A reduction in approved Open Space;*
- F) A reduction of Off-Street parking and loading space;*

G) A reduction in required pavement widths; or

H) A reduction of the acreage in the Planned Development.

The Commission determined that the proposed amendment to the final development plan was not a substantial departure from the intent of the original proposal for any of the listed conditions.

MAJOR/MINOR MOTION (00:58:22): Ms. Faulkner moved to declare the subject Final Development Plan Amendment application, Villas at Tussic, ZC Case No. 2018-08, including all plans and materials, a minor amendment of the Final Development Plan per Section 923.03 of the Genoa Township Zoning Resolution, thus not requiring subsequent action by the Board of Trustees, for the following reasons:

1. Discussion of the conditions of Section 1216.03.

Motion was seconded by Ms. Rudler.

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

APPROVAL MOTION (00:59:31): Mr. Leff moved to approve the following: the subject Final Development Plan Amendment application, having been declared a Minor Amendment by this Commission, including all plans and materials, submitted by Jeffrey Miller on behalf of the Villas at Tussic Condominium Association, to remove the existing clubhouse at 6010 Tussic Street and replace it with a private, neighborhood park currently zoned Planned Residential District (PRD), also known as Villas at Tussic, ZC Case No. 2018-08, incorporating Exhibits A – H, and any commitments made by the applicant during this hearing.

Motion was seconded by Mr. Priebe.

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

Mr. Antonetz announced the hearing closed at 8:02 p.m.

The Commission took a recess and continued the meeting at 8:09 p.m.

PUBLIC HEARING (01:01:06):

Mr. Antonetz called the following hearing to order at 8:10 p.m., read the legal notice, and asked everyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

GENOA TOWNSHIP ZONING COMMISSION, INITIATED 2018 COMPREHENSIVE PLAN AMENDMENT (ZC 2018-05) TO REVISE CHAPTER 4 – PLANNING AREA RECOMMENDATIONS, CHAPTER 5 – IMPLEMENTATION, AND THE COMPREHENSIVE LAND USE PLAN MAP.

The legal notice for this meeting was printed and published on August 27, 2018, in the Delaware Gazette and posted at the Genoa Township Hall on August 21, 2018.

The following were marked as exhibits “A” – “F”:

Exhibit “A” – Legal Notice

Exhibit "B" – Affidavit of Advertisement

Exhibit "C" – Sign-in Sheet

Exhibit "D" – Initiated Comprehensive Plan Amendment dated August 20, 2018

Exhibit "E" – DCRPC Recommendation made August 30, 2018

Exhibit "F" – All public comments received between August 20, 2018 and September 10, 2018

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, presented the initiated amendment. Mr. Shafer noted the comments from Delaware County Regional Planning Commission of not including Planned Residential Districts in Areas 4 and 5 of the Comprehensive Plan (Exhibit E).

PUBLIC COMMENTS: Mr. Antonetz asked any individuals who were properly sworn-in to share their comments.

1. Jim Carter (4493 South Old 3C Hwy) voiced his concerns on the following:
 - The Comprehensive Plan is vague about density recommendations without naming type of development.
 - Section 103.08 states to implement recommendations of the Comprehensive Plan but he stated there are no recommendations of the Comprehensive Plan only aspirational comments.
 - He believes that placing 14 or more homes on a property where three homes used to exist is not beneficial to the community.
 - Section 903.01 should state no divergences may be granted to rezone to PRD with less than 25 acres.
 - He stated that the Resolution should include multiple types of Planned Residential Developments.
 - Section 903.05 should not require two vehicular access points for all developments.
 - He stated that 11 feet between houses is too close no matter where they are located.
 - Section 909.02 should have minimum yard requirements.
2. Renee Vaughan (6368 Mahogany Dr.) stated that north of Big Walnut Road should have lower density requirements than the rest of the Township. She also stated that 11 feet between buildings is not enough.
3. Catherine Nelson (4000 South Old 3C Hwy) asked if the Commission would allow questions throughout the hearing as they come up.
4. Jim Lubinsky (3371 South Old 3C Hwy) stated that he would prefer that the Zoning Resolution be changed to match the Comprehensive Plan instead of amending the Comprehensive Plan to match the Zoning Resolution.
5. Kenneth Davis (8343 Oxbow Rd) stated that many hours were put in to the development of the Comprehensive Plan and that should be taken into consideration when discussing amendments to the Plan.
6. Annette McMurry (3690 Worthington Rd) asked if legal counsel was used when the Comprehensive Plan was originally developed and how the Comprehensive Plan was not originally harmonized with the Zoning Resolution. Ms. Faulkner stated that all decisions now are made with direction of the Prosecutor's Office counsel. Mr. Leff stated that when the Comprehensive Plan was developed the Commission knew that the Zoning Resolution took precedence. Mr. Antonetz added that the Commission takes the Comprehensive Plan into account when they vote on cases. Mr. Priebe stated that during research he saw that legal counsel was used in former amendments to the Comprehensive Plan and Zoning Resolution.
7. Jim Carter (4493 South Old 3C Hwy) stated that Violet Township has different density requirements for single family residential districts. Ms. Faulkner replied that Violet Township started their different single family residential districts early in the growth process and had fixed

locations for those districts. She added that she looked at Genoa Township and could not affix an exact location for each district. Mr. Carter asked if this would be possible legally. Ms. Faulkner replied it would be legal. Mr. Shafer stated that this plan would be difficult to implement now that a large amount of the Township has already been developed. Ms. Faulkner added that the Comprehensive Plan cannot be too restrictive or it can be challenged legally.

8. Kenneth Davis (8343 Oxbow Rd) added that the Commission should focus on wider streets, better parking, longer driveways, and larger setbacks.

COMMISSION DISCUSSION:

The Commission discussed adding Planned Residential Districts in Areas Four and Five of the Comprehensive Plan but decided not to, citing previous public comments made during the 2016 Comprehensive Plan Update process.

Mr. Leff asked how adding Planned Residential Districts in the Comprehensive Plan will change anything because the Zoning Resolution will state the allowances the Commission recommends for PRD. Mr. Shafer replied that the Comprehensive Plan does state what uses are allowed in the Planning Areas.

Mr. Leff asked if PRD-V could be stricken from page 68, item 9. The Commission determined it should stay because that section is a snapshot in time of things to do.

APPROVAL MOTION (01:59:48): Mr. Leff moved to recommend approval of the following to the Genoa Township Board of Trustees: the subject Comprehensive Plan Amendment, initiated by the Genoa Township Zoning Commission on August 20, 2018, and dated the same, revising Chapter 4 (Planning Area Recommendations), Chapter 5 (Implementation), and the Comprehensive Land Use Plan Map, also known as ZC Case No. 2018-05; incorporating Exhibits A - F.

Motion was seconded by Mr. Priebe.

Roll call: Ms. Faulkner, No; Mr. Leff, Yes; Mr. Priebe, Yes; Ms. Rudler, Yes; Mr. Antonetz, Yes. Motion carried.

PUBLIC HEARING (02:01:08):

Mr. Antonetz called the following hearing to order at 9:10 p.m., read the legal notice and asked everyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

GENOA TOWNSHIP ZONING COMMISSION, INITIATED ZONING TEXT AND MAP AMENDMENT (ZC 2018-06) TO REVISE, EDIT, ADD, AND/OR DELETE ZONING PROVISIONS WITHIN THE FOLLOWING LOCATIONS OF THE GENOA TOWNSHIP ZONING RESOLUTION: 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, IN ACCORDANCE WITH SECTION 2602.01 OF THE GENOA TOWNSHIP ZONING RESOLUTION AND THE RECOMMENDATIONS OF THE GENOA TOWNSHIP COMPREHENSIVE PLAN.

The legal notice for this meeting was printed and published on August 27, 2018, in the Delaware Gazette and posted at the Genoa Township Hall on August 21, 2018. As this amendment is not changing the

existing zoning district designation of any property and since the text amendments affect more than ten (10) properties, no notices were required to be mailed to property owners.

The following were marked as exhibits "A" – "F":

Exhibit "A" – Legal Notice

Exhibit "B" – Affidavit of Advertisement

Exhibit "C" – Sign-in Sheet

Exhibit "D" – Initiated Zoning Text and Map Amendment dated August 20, 2018

Exhibit "E" – DCRPC Recommendation made August 30, 2018

Exhibit "F" – All public comments received between August 20, 2018 and September 10, 2018

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, presented the initiated amendment. Mr. Leff asked if Maintenance is okay with the species of trees on the approved tree list. Mr. Shafer stated the list came from them so he assumes they are.

PUBLIC COMMENTS: Mr. Antonetz asked any individuals who were properly sworn-in to share their comments.

1. The Commission discussed an e-mail from resident Bill Bird dated September 5, 2018.
 - Mr. Bird stated that the definition of net density is vague. Mr. Leff suggested swapping the word, "average" with the word, "calculation."
 - Mr. Bird asked if there should be a clear definition of, "Open Space Buffer." The Commission determined that the definition of, "Open Space" is sufficient and the word "buffer" can be removed.
 - Mr. Bird asked why the 25 acre minimum is being maintained. Mr. Shafer stated that minimum has been in the Resolution for a while and it is 25 acres to make sure that the development makes sense considering the dimensional requirements for Planned Residential Districts. Ms. Faulkner stated that she agrees with 25 acres because PRD should be a big development.
 - Mr. Bird asked why the figures for density are 2.2 and 1.8 units per net developable acre (u/nda) depending on if conservation development standards are used. Jim Carter recommends using 1.6 and 1.3 u/nda. Mr. Antonetz stated that the measurements decided upon will be researched and not arbitrary. Mr. Leff stated that 2.2 and 1.8 u/nda is okay. Mr. Antonetz agreed. Ms. Faulkner stated that she would like to start with a measurement of 1.35 u/nda. Ms. Faulkner suggested looking at past approved developments and determining what the densities are of those developments and decide on a measurement with that information.
 - Mr. Bird asked why the 200 foot setback in Sections 909.01.D and 909.02 were removed. The Commission determined the setback requirement is okay because the origination point of the measurement has changed. Ms. Faulkner suggested if a proposed development abuts different residential zoning districts that the largest setback should be used for the entire proposal. The Commission determined to leave it as is.
 - Mr. Bird asked why the 200 foot setback is only from Arterial streets and if it can be changed to all roads of 45 MPH and higher. The Commission decided that the definitions have already been changed and are acceptable.
 - Mr. Bird asked about eliminating the PRRCD classification. The Commission decided to keep it as is and maybe eliminate it in the future.
 - Mr. Bird asked about changing wording to make Zoning Amendments contingent on Final Development Plans. Mr. Shafer stated that doing this could cause legal problems. The Commission determined that the current wording is acceptable.

COMMISSION DISCUSSION: Mr. Leff asked for clarification of the street width in Section 903.09.C. Mr. Shafer stated that 22 feet is okay and that if it needs to be larger to meet County or Fire Department standards than they will regulate the width.

Mr. Leff recommended editing some of Section 908 for consistency.

Mr. Leff stated that Section 909.01.02 and others should change from, "one hundred and two" to, "one hundred two."

CONTINUANCE MOTION (02:49:30): Mr. Leff moved to continue the public hearing for the subject Zoning Text and Map Amendment, initiated by the Genoa Township Zoning Commission on August 20, 2018, and dated the same, to revise, edit, add, and/or delete zoning provisions with the following locations of the Genoa Township Zoning Resolution: Article 1 (Administration), Article 4 (Definitions), Article 5 (Establishment of Zoning 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, as well as corresponding edits to the official Genoa Township Zoning Map for the purposes of consistency but not changing the existing zoning district designation of any property, also known as ZC Case No. 2018-06, until Monday, September 24 at 7:00 p.m. in the Genoa Township Hall.

Motion was seconded by Ms. Faulkner.

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

Mr. Antonetz announced the hearing closed at 10:07 p.m.

OTHER BUSINESS (02:59:37):

- Ethics and Sunshine Law Training (optional) – November 15, 2018
- 2019 Meeting Calendar – Will be sent out soon

NEXT MEETING(S):

- September 24, 2018 – Special Meeting
- October 9, 2018 – Regular meeting, on a Tuesday due to Columbus Day
- October 15, 2018 – Site Walk, if a request is received by September 17, 2018 (last scheduled date for the year)

ADJOURNMENT (03:01:00):

Mr. Priebe moved to adjourn this meeting at 10:10 p.m. Motion was seconded by Mr. Leff. All voted yes. Motion carried.

Meeting was adjourned at 10:10 p.m.

PREPARED BY:



Paul Benson, Zoning Secretary

ZONING COMMISSION APPROVED:



Mark Antonetz, Chair

September 19, 2018

Date Prepared

11.13.18

Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING

Steve Prout	7474 Peachland Dr
Rick Gostel	7009 Ellison Dr
Gregory Downing	6463 Maxtown Rd
Bill Lenhart	7355 Peachland Dr
Leslie McKillip	7355 Peachland Dr
Jeff Miller	7322 Peachland Dr
Tom Campana	7361 Peachland Dr
Donna Wilson and Doug Timpe	6017 Ellison Dr
Ray Gerst	7413 Peachland Dr
Mark and Linda Marek	6078 Ellison Dr
Bob and Mary Lapp	6045 Ellison Dr
Judy Hess	6054 Ellison Dr
Rich Filhour and Steve Newman	6034 Ellison Dr
Mary and Eric Ebeling	6008 Ellison Dr
Joanne and Nate Hallett	6026 Ellison Dr
Julio and Eileen Salinas	7356 Peachland Dr
Paul Suryak and Jeff Downs	7335 Peachland Dr
Rick Brown	7274 Nightshade Dr
Anita Cothorn	7002 Ellison Dr
Aurelia Spicer	6096 Ellison Dr
Tim Backus	5715 Tussic Rd
Tom Carothers	7035 Ellison Dr
Kenneth Davis	8343 Oxbow Rd
Jim Lubinsky	3371 S Old 3C Hwy
Tom and Joyce Eggleston	6027 Ellison Dr
Jim Carter	4493 S Old 3C Hwy
Renee Vaughan	6368 Mahogany
Catherine Nelson	4000 S Old 3C Hwy
Annette McMurry	3690 Worthington Rd

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

