

GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

DATE: September 24, 2018
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

AGENDA ITEMS: ZC (2018-06) Zoning Text and Map Amendment, 2nd meeting

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 (00:00:20):

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

PUBLIC HEARING (00:00:43):

Mr. Antonetz called the following continued hearing to order at 7:01 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. **CONTINUED FROM SEPTEMBER 10, 2018.**

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, discussed notes from the September 10, 2018 meeting. He also provided the Commission copies of plans that were developed by Mr. Antonetz to show how the proposed setback requirement amendments to the Zoning Resolution would have affected the recent development proposals for Grace's Place, Hawk's Nest, and Ravines at Hoover.

ZONING COMMISSION PRESENTATION:

The Commission discussed how the proposed setback requirement amendments would have affected the recently approved or proposed plans of Grace's Place, Hawk's Nest, and Ravines at Hoover. Mr. Antonetz stated that he also did a drawing of the Vinmar 4,5, 6 development and found the proposed setback requirement amendments did not affect that plan.

- Ms. Faulkner stated that the change in the Grace's Place plan would allow for approximately 12-16 units with a developable units per net developable acre (du/nda) of 1.63 as opposed to the

proposed 2.86. She added that the rural look and feel would not be maintained because the houses would be close together, but the rural look and feel would be maintained to passersby on the street.

- Ms. Faulkner approximated that 28 units could be placed in the Hawk's Nest plan, as opposed to the approved 30 units, with the proposed setback requirement amendments.
- Ms. Faulkner stated that the proposed setback requirement amendments would allow for 50 lots in the Ravines at Hoover proposed development (as opposed to 64) with a du/nda of 1.479 instead of 1.89.
- Jim Carter (4493 South Old 3C Hwy.), a resident, was permitted to speak and discussed density measurements that are in the comprehensive plan. Mr. Carter and the Commission then discussed the possibility of overlays.
- Mr. Leff stated that he is happy with the amendments the Commission has made so far. Mr. Antonetz agreed and stated that the setback requirement amendments should provide the density measurements that the Commission is looking for in new developments.
- Mr. Priebe stated that he would like to see the density measurements the Commission is looking for to be in the Resolution.
- Ms. Faulkner stated that the density measurements should be lowered along with the setback requirements to let the developers know that Genoa Township is not interested in high density developments.
- Mr. Priebe discussed how other Townships have attempted to keep the rural look and feel of the Township while still allowing development.
- Ms. Faulkner talked about the development plans at the time the sewer plan was adopted.
- Mr. Antonetz stated that the proposed setback requirement amendments will significantly impact the ability of developers to purchase a few, small properties and replace them with a multi-unit development.
- Ms. Faulkner stated that development is not being prohibited but the community should be developed in a way that the Township feels it preserves a rural look and feel. Ms. Paciorek agreed but added that the definition of rural look and feel is different for residents and the Commission.
- Mr. Priebe asked Mr. Carter why he believes the density requirements should be 1.3 du/nda and 1.1 du/nda. Mr. Carter replied that the developments that have been built with density calculations near those numbers have been well received.
- Mr. Leff asked what areas of the Township, with the proposed setback requirement amendments, could fit a development with a density measurement of 2.2 du/nda. The Commission stated there are not many west of Hoover Reservoir.
- Ms. Paciorek stated that she thinks the measurements of 1.35 and 1.1 are low, but she could not justify any other measurements she would propose.
- Renee Vaughan (6368 Mahogany Dr.), a resident, was also recognized and stated that the sewer report states that it can handle a density measurement of 1.35 du/nda. Staff and the Commission clarified that measurement is not a max capacity number for sewer, it was just an estimated average density for future development.
- Mr. Priebe mentioned a survey of residents in 2015 stated 46.2% of residents prefer growth in undeveloped land to be single family homes with large yards.
- Mr. Antonetz asked if any of the Commission members have suggestions for different density measurement requirements. Ms. Paciorek stated that she could not defend her measurements. Mr. Leff replied that he can't quantitatively defend any changes to the density measurement requirements. Ms. Faulkner defended her stance that she would prefer to have a lower density measurement to help keep high density development in the Township.

APPROVAL MOTION (01:27:30): Ms. Faulkner moved to recommend approval of the following to the Genoa Township Board of Trustees: 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; incorporating Exhibits A – F; including the following additional edits to the Zoning Text:

- Article 4 Definitions, Density, Section B – The definition of net density to read in its entirety as follows, “The number of dwellings per acre of land when the calculation involved includes only the land dedicated to residential Uses and excludes such areas as street Rights-of-Way, parks, Common Open Space and other similar Uses.
- General observation and edit to the Zoning Text; wherever the word buffer is used, to amend such phrase, to indicate an area of open space around the perimeter of a piece of property.
- Section 909.01, Section 909.02, and any other Sections which use the phrase “and” in text describing a number and any other typographical errors or omissions detected by the Zoning Office during preparation of the final document.
- Section 903.02 – Amended in its entirety to read as follows, “The density of land use within a Planned Residential District shall not exceed 1.35 Dwellings per Net Developable Acre when Conservation Development Standards are used or 1.1 Dwellings per Net Developable Acre otherwise.”

This motion to recommend approval of the subject Zoning Text and Map Amendment is based on the following Findings of Fact and Conclusions:

1. In general, the revisions to the Zoning Text and Map Amendment are designed to more completely and clearly codify the intent of Genoa Township to reflect a rural look and feel. The rural look and feel is being codified in the reduced density in PRD Development, the extension of buffers to surrounding Development Zones, the addition of landscaping and buffer trees in such area, and the creation of building envelopes for any structure that is in a PRD that does not have independent lot lines.

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.

Mr. Antonetz announced the hearing closed at 8:34 p.m.

NEXT MEETING(S) (01:32:13):

- October 9, 2018 – Canceled
- October 15, 2018 – Site Walk, Canceled

ADJOURNMENT (01:33:00):

Mr. Priebe moved to adjourn this meeting at 8:35 p.m. Motion was seconded by Mr. Leff. All voted yes. Motion carried.

Meeting was adjourned at 8:35 p.m.

PREPARED BY:


Paul Benson, Zoning Secretary

ZONING COMMISSION APPROVED:


Mark Antonetz, Chair

September 27, 2018

Date Prepared

11.13.18

Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING

Jim Carter
Renee Vaughan

4493 South Old 3C Hwy
6368 Mahogany Dr.

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