

# GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

**DATE:** November 13, 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, 2<sup>nd</sup> meeting  
2019 Meeting Calendar

**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		

## MINUTES (00:00:40):

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

**MOTION:** Mr. Priebe moved to approve the August 20, 2018, meeting minutes, as presented.

Motion was seconded by Mr. Leff.

Discussion: Ms. Faulkner stated they are substantively what was agreed upon.

Roll call: Ms. Faulkner, Yes; Mr. Leff, Yes; Ms. Paciorek, Yes; Mr. Priebe, 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 September 10, 2018.

**MOTION:** Mr. Priebe moved to approve the September 10, 2018, meeting minutes, as presented.

Motion was seconded by Mr. Leff.

Discussion: Mr. Antonetz asked if the Villas at Tussic Homeowner's association will have to demolish the community building even if the residents of the plan fail to approve the change. The Commission and staff agreed to address the situation if it arises.

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

- They plan to provide screening to the east and blacktop the area that is currently gravel. They will also place a fence around the blacktop area to screen it from the property to the north.

Ms. Faulkner asked if the proposed fence will match the current fence. Mr. Hassey replied yes, it will be a white vinyl fence.

Mr. Antonetz asked for clarification of what is being requested. Mr. Hassey replied they are requesting approval for additional paved parking spaces and screening.

Ms. Faulkner stated that the application is not asking for permission to keep additional trucks overnight, it only asks for additional paved parking spaces. Mr. Priebe clarified that the written application does not ask for additional trucks to park overnight. The Commission continued to discuss what was previously allowed on the property. Ms. Faulkner stated that the application should be more specific about what is being proposed and why it is being proposed.

Ms. Faulkner asked why fencing on the east side of the property was being added. Mr. Hassey replied it is to screen the trucks from the property to the east. He added that he was not aware that he needed to request permission to park more trucks overnight. Mr. Antonetz clarified that the original plan allowed one vehicle overnight and the amendment would need to state in writing that the plan is for more overnight parking of vehicles. Mr. Antonetz also listed some other uses that do not conform with the original development plan.

The Commission provided the applicant with some options and let the applicant know that the proposed amendment, as currently submitted, will not solve the issues with the Zoning Department.

PUBLIC COMMENTS (00:52:10): Mr. Antonetz asked any individuals who were properly sworn-in to share their comments.

1. Gregory Downing (6463 Maxtown Rd.) asked about the proposed fence. He stated that the fence would not screen noise. He also asked about the placement of the fence and whether the applicant would still maintain the trees and yard to the east of the fence. Mr. Downing listed some of the issues he has with the property including: noise, extra trucks, drainage issues, and odors.

COMMISSION DISCUSSION (00:58:11): The Commission discussed the application.

Mr. Priebe noted that the additional three parking spaces would decrease the original divergence of seven parking spaces from eleven spaces. He also stated that he would like to see the proposed changes explained in development plan text.

Ms. Faulkner stated that one way of resolving the issue would be get a change of use from the Board of Zoning Appeals. The Commission stated that the applicant could also request a rezoning. Mr. Shafer noted that rezoning could also be problematic.

Mr. Antonetz reiterated that if what is proposed, as submitted, is accepted, the applicant will still have issues. He stated that the applicant has the option to withdraw the application or continue the hearing.

Mr. Leff stated that the current use of the property would be hard to allow with the current side yard setback divergence.

The Commission and Staff discussed whether to cancel the meeting scheduled for December 10. It was determined to hold the meeting to discuss any issues that may come up before the meeting.

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**PUBLIC COMMENT - GENERAL (01:41:57):**

Erica Wares (5306 Ainsley Dr.) asked the Commission to amend the Zoning Resolution to add Child Care Centers to the allowable uses in a commercial district. The Commission discussed the property Ms. Wares is looking to build upon, the other options that she may have, and the timeline that she would need to have the changes finalized.

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**ADJOURNMENT (02:08:20):**

Ms. Paciorek moved to adjourn the meeting at 9:08 p.m. Motion was seconded by Mr. Priebe. All voted yes. Motion carried.

Meeting was adjourned at 9:08 p.m.

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**PREPARED BY:**


  
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Paul Benson, Zoning Secretary

November 28, 2018

Date Prepared

**ZONING COMMISSION APPROVED:**

  
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~~Mark Antonetz, Chair~~

SHAWN PRIEBE, VICE CH.

01/14/2019

Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING

Gregory Downing

Erica Wares

6463 Maxtown Rd.

5306 Ainsley Dr.

*Audio of this meeting is available at [www.genoatwp.com](http://www.genoatwp.com)*