

GENOA TOWNSHIP
BOARD OF TRUSTEES
MAY 11, 2005

PRESENT: Mark Atkeson, Chairman
Helen Barber
John Rielly

ALSO PRESENT: Leslie Warthman, Zoning Inspector

COURT REPORTER: Susie Swind

RE: ZC 2004-01, Genoa Baptist Church

Mr. Atkeson called the meeting to order at 8:24 p.m.

ZC 2004-01, Genoa Baptist Church

This hearing began at 8:25 p.m.

Mr. Atkeson read the legal notice for the record as follows:

GENOA BAPTIST CHURCH REQUESTING AN AMENDMENT OF THE ZONING MAP OF GENOA TOWNSHIP FOR 82.47 ACRES LOCATED AT 7562 LEWIS CENTER ROAD, CURRENTLY ZONED RURAL RESIDENTIAL (RR) TO BE REZONED PLANNED COMMUNITY FACILITIES (PCF) WITH PROPOSED SITE DEVELOPMENT PLANS THAT INCLUDE CHURCH BUILDINGS AND RELATED ACCESSORY STRUCTURES.

Mr. Atkeson 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.

Phil Thompson, Administrator for Genoa Baptist Church, appeared and presented their application to the Board. Mr. Thompson gave a brief summary of what transpired at the previous hearings held before the Zoning Commission. Mr. Thompson stated that although the process has been extensive and tedious, their application has now been forwarded with recommendation for approval by the Zoning Commission. Genoa Baptist is requesting that 82.47 acres be rezoned from Rural Residential (RR) to Planned Community Facilities (PCF), and

that the submitted Development Plan be approved by the Trustees. Mr. Thompson testified that as a condition of approval by the Zoning Commission, it is agreed that any future phasing of the church property will be brought before the Zoning Commission for hearing and approval.

Mr. Thompson testified that an existing house on the Tepper property is temporarily being used for storage, but that it will eventually be razed in the future when the church improves Lewis Center Road. After the razing of that property, the church entrance will be moved to that location accommodating the future turn lanes. There is a sanitary sewer lift station on the southeast corner of the property. They have installed a temporary gravel driveway to the lift station and the applicant is requesting that they be permitted to keep that gravel driveway until the site is more fully developed. They will pave the gravel driveway in the future. Mr. Thompson asked the Board to also permit the existing church sign on State Route 3 to remain even though it is located in ODOT's road right-of-way reserve. Upon the future widening of State Route 3, the sign would be removed and relocated.

Mr. Thompson stated that the most tenuous and expensive part of this application was the acquisition of a traffic study that was to the satisfaction of all involved parties. The results of the traffic study determined that the church could run as they now exist with the school population of 525 students in grades K-8, based upon peak travel hours, and 125 students in preschool, based on off-peak travel hours, before turn lanes would be warranted to be constructed on Lewis Center Road. The applicant has agreed to monitor the school growth and inform the Zoning Office on a yearly basis of their enrollment figures. A maximum total school enrollment was established to trigger required improvements.

Mr. Thompson reviewed for the Board the issues that he believes the church is in compliance within the Planned Community Facilities zoning district. He reviewed the divergences the church is requesting with this application as follows:

1. A reduced headlight screening along the perimeter of State Route 3 and Lewis Center Road at a height of 30 inches and then waiving parking lot screening altogether on the south and northwest sides located a long distance from neighboring properties;
2. The required landscaping in the parking lot islands be delayed until such time as additional parking lot construction is completed, or within five years;
3. Use temporary storage pods until such time as an additional storage facility is available. The church committed to having a future storage facility available by August, 2006;
4. Retaining ten non-compliant light poles in the parking lot until new parking lot development is completed, or within five years;

5. Waiving the required screening for playing fields behind the school since they are located a sizeable distance from other residential properties.

Public Comment:

None.

Board Comment:

Mr. Rielly asked Mr. Thompson if Dr. Gillis was a member of the executive staff at the church. Mr. Thompson stated that he was not, but that Mr. Gillis attends the church. Mr. Rielly asked for clarification that since Dr. Gillis was a member of a campaign for a candidate running for Township Trustee at the upcoming election, if Genoa Baptist saw this as a conflict of interest. Mr. Thompson stated that it was not a conflict of interest as far as the church was concerned.

Mr. Atkeson stated that the only concern he had with the approval of this application was that the Trustees be permitted to hear future Development Plan applications submitted to the Zoning Commission. Mr. Thompson at first disapproved but, after extensive discussion regarding this issue, he agreed to this stipulation. Mrs. Barber had no further questions.

Mr. Atkeson, Chairman of the Board of Trustees made a Motion to approve Application ZC 2004-01, amending the Genoa Township Zoning Resolution as requested by Genoa Baptist Church, changing the current zoning district classification for 82.47 acres of property at 7562 Lewis Center Road, from Rural Residential (RR) to Planned Community Facilities (PCF); and to concurrent approval of the final Development Plans outlining permitted uses at the church and private religious school facilities currently existing on the property, including guidelines regulating all present intended associated site development and facility improvements described in the formal text and shown on a comprehensive site plan, both dated March 30, 2005, and further explained in other referenced documents submitted with the development plans, which will be enforced for future compliance by the Township Zoning Department.

The Motion by the Trustees shall require as a condition of approval the following additional requirements, as well as the attached list of text edits dated May 11, 2005, be included in the Genoa Baptist Church approved Final Development Plan and a copy of new Text that will include these items shall be submitted to the Zoning Department within thirty days following the vote on this Motion and prior to the rezoning legally becoming effective.

1. **The Genoa Township Board of Trustees reserve the right to hear any future application to amend the Genoa Baptist Church Development Plan;**
2. **All screening requirements will continue to be re-assessed each time future development plan amendments for the Genoa Baptist church property are filed, to expand their complex. This does not include the current screening divergence granted along State Route 3;**

Motion was seconded by Mr. Rielly. Vote: all ayes. Motion carried.

This hearing ended at 9:14 p.m.

Mr. Atkeson made a motion to adjourn this meeting. Motion was seconded by Mr. Rielly. Vote: all ayes. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Vicki L. Stainer

Approved by the Board of Trustees,
Genoa Township, Delaware, Ohio:

MARK ATKESON, CHAIRPERSON

HELEN BARBER

JOHN RIELLY