

Comprehensive Plan Committee
Genoa Township
Minutes of 11/28/2007 Meeting

Meeting began at 6:30. Attendance was as follows:

Steve Havens
Connie Goodman
George Fleshman
Tom Will
Dan Strohecker
Sandra Faulkner
Joe Clase - Zoning Inspector

Absent: Jim Greenhalge, Brian Mumford, and Jo McIntosh

11/15/07 Meeting Minutes – limited comments received on the draft, corrections were made and the minutes were posted to the Township Website

Meeting focused on the review of draft chapters to the Comprehensive Plan Revisions.

Chapters 2 & 4- Both were approved as submitted by Jo McIntosh with a provision that a change be made to the 2nd paragraph on page 2 by adding “current status and future.” Connie will send the addition to Jo. Any further changes to Chapters 2 & 4 will be handled during the review and approval process for the entire document. The chapters will not be posted to the Website until the entire draft of Plan revision is ready.

Chapter 3 – Situation Analysis: The Committee reviewed the draft (an excellent effort) prepared by Joe and George. In addition to minor edits, the following additions and changes were agreed upon:

- a. Add Sections on status of Maintenance, Administration and Zoning – responsibilities and activities.
- b. Add data on developable land on page 3.6 to show reductions in remaining developable land because of wetlands, floodplains, etc.
- c. Add information on sewer capacity on page 3.3.
- d. Move comments on cell towers to Chapter 1.
- e. Move most of the comments on Open Space and Recreation to Chapter I since they involve recommendations rather than status. Need more info on current parks, bikeways, etc. Joe will be meeting with Parks Advisory Board next week and will revise this section.
- f. Add a section on the Community Center concept to Chapter 1. Tom distributed a list of some starter ideas that will be discussed at the next meeting.
- g. Eliminate the traffic count map – data is too old to be relevant – and drop the “roundabout” paragraph.

Joe also pointed out the addition of information about the use of Community Reinvestment Areas and Enterprise Zones (County and State based programs) that could enable the Township to maximize revenues from existing developments since the Township is near build-out and there are no undeveloped parcels left that are suitable for new commercial or light industrial districts that do not abut residential developments.

UNFINISHED BUSINESS

Appendices – no change - still under discussion – suggestion made to include the Fiscal Impact Analysis subcommittee report but 2007 data still needed from the Fiscal Officer. Steve will prepare draft for discussion.

Zoning Resolution – at the 11/28 meeting, we will begin compiling recommendations for changes to the Zoning Resolution that should be considered as a result of revisions to the Comprehensive Plan. Joe Clase will take the lead on this.

Chapter 5 – Implementation – Joe will take the lead on drafting this – it will be the basis for recommendations to the Zoning Resolution.

DCRPC Meeting – The meeting with the Delaware County Regional Planning Commission to review maps and other concerns has been postponed to January.

4. Next Meetings

The Committee decided to hold its next meeting on Thursday, December 13 at 6:30 pm at the Township Hall. The agenda will be as follows:

- a. Review of Chapter 3 revisions to be prepared by Joe.
- b. Review of Chapter 1 revisions being prepared by Sandra, Jo and Tom
- c. Review of draft Introduction to the Comprehensive being prepared by Sandra.
- d. Plan January meeting

Committee members responsible for preparing draft materials are requested to email them whenever possible to the full committee in advance of the meeting – maps and other large files being the exception.

The meeting was adjourned at 9:00.