

**GENOA TOWNSHIP
ZONING COMMISSION
JANUARY 28, 2008**

PRESENT: Scott Downing, Chair
Jo McIntosh
Bill Jackson
Leo Wilhelm
Tom Tomastik

ALSO PRESENT: Joe Clase, Zoning Inspector
Tom Francy, Zoning Deputy
Brad Cothorn, Alternate

RE: ZC 2008-01, Sorrento at Highland Lakes

Mr. Downing called the meeting to order at 7:00 p.m.

ZC 2008-01, Sorrento at Highland Lakes

This hearing began at 7:01 p.m.

Mr. Downing read the legal notice for the record, as follows:

**ROMANELLI & HUGHES REQUESTING FINAL DEVELOPMENT PLAN
APPROVAL FOR THE SORRENTO AT HIGHLAND LAKES SUBDIVISION
CONSISTING OF 30.207 ACRES LOCATED AT 6611 WORTHINGTON ROAD,
CURRENTLY ZONED A PLANNED RESIDENTIAL (PD-1) ZONING DISTRICT.**

Mr. Downing asked everyone to sign the sign-in sheet and directed everyone who wished to speak at this hearing to stand and be sworn in by the Zoning Secretary.

Joe Looby, Stantec Consulting Services, appeared on behalf of the applicant and presented the application to the Board. David Fisher and Lenell Sniezhowski also appeared and assisted in the presentation of this matter. Mr. Looby briefly reviewed the changes since final engineering was done on the property, as follows:

1. Applicant attached Exhibit "G", which shows the previous alignments of the property overlaid with the Final Development Plan;
2. Applicant submitted a stream delineation report;

3. The acreage slightly decreased after a field survey; however, the overall open space was increased and the number of impacted trees on the property was decreased;

4. The distance from the buildings to the face of curb decreased on Lots #9 and #10, from 27 feet to 26-1/2 feet;

5. Applicant changed the entry feature from the previous submittal. Due to concern by the Delaware County Engineer's Office, the entrance pavement is now 27-feet as opposed to 20-feet which was originally proposed. Applicant is now proposing to move the gates farther back on the property and adding a small shelter-type structure. This proposed change will make this entry feature similar to the other Highland Lakes entry features;

6. Applicant updated the limits of disturbance per the request of Milt Link at the Delaware Soil & Water Conservation District. Ms. Sniezhowski stated that the purpose of the change is due to the type of drainage easement on the property. This would allow Delaware County to conduct maintenance on the existing ditch and to protect the safety of the maintenance workers;

7. Applicant submitted a revised site boundary based on field surveying. Mr. Looby noted that the original site boundary based on County GIS was slightly different.

Public Comment:

Luann Lavin (5051 Highland Lakes Ave.)

Ms. Lavin asked for clarification on the proposed electronic gates at the entry feature. Mr. Looby stated that the gates were siren activated, allowing emergency vehicles to enter. In the event of a power outage, the gates have a battery backup system which would immediately open the gate and it would remain open until the power is restored. He also testified that the gates were more of an aesthetic and psychological barrier than for actual security. Ms. Lavin asked if there were other subdivisions in the Township that had the same kind of gates. Mr. Looby noted that there were two others in the Township, i.e., the Villages at Harvest Wind, and the Villas at Walnut Grove condominiums in the Oaks at Highland Lakes.

Ms. Lavin also submitted correspondence to the Zoning Secretary from Adam Minton in his absence, in which he had communications with the applicant with regard to planting extensive trees to screen his property from the new development. Mr. Minton is satisfied with the proposed screening. A copy of Mr. Minton's correspondence will be incorporated into the Final Development Plan file.

Bruce Hull (6556 Worthington Rd.)

Mr. Hull asked for clarification as to the permitted traffic on the emergency access road into the property from Worthington Road. Mr. Fisher noted that after site development, the emergency drive would be closed to all vehicles, with siren activated accessibility to emergency vehicles only.

Board Comment:

Tom Francy, Genoa Township Zoning Deputy, asked what the status was for the commitments made with regard to 6061 Worthington Road. At the previous hearing, several commitments were made with the owner of that property and now it appears that, although Mr. and Mrs. Jenkins still own the property, the house has been vacated. Mr. Fisher confirmed that the original commitments made at the previous hearing will remain in effect with any new owners of that property per pages 18 and 19 in the Development Plan. However, he advised that applicant would need to obtain an access agreement from any new owners to be able to honor some of those commitments.

Mr. Cothorn commended applicant on the increase of open space and the preservation of more trees that originally proposed. The entire Board concurred with Mr. Cothorn's comments. Mr. Fisher noted that this was possible due to the fact that applicant is constructing a condominium community. He stated that it would not have been possible had the applicant proposed a single-family development.

Mr. Wilhelm asked Mr. Looby if the Delaware County standards were only with regard to the pavement. Mr. Looby confirmed that the Delaware County standards also included the curbs and gutters proposed in this development.

Mr. Downing asked where the parking would be located if, in fact, Unit #12 would be used as the model. Mr. Looby stated that there were eight parallel parking spaces located around the community green that would be used for the parking at the model unit.

Mr. Wilhelm made a motion to approve Application #ZC 2008-01, Romanelli & Hughes Building Company, requesting Final Development Plan approval, for the Sorrento at Highland Lakes residential condominium project, consisting of 30.207 acres, located at 6611 Worthington Road, in a Planned Residential (PD-1) Zoning District. The applicant is required to meet all other obligations in the original Preliminary Development Plan. Motion was seconded by Ms. McIntosh. Roll call: Leo Wilhelm, aye; Bill Jackson, aye; Jo McIntosh, aye; Tom Tomastik, aye, Scott Downing, aye. **Motion carried unanimously.**

This hearing ended at 7:32 p.m.

Respectfully submitted,

Vicki Stainer
Zoning Secretary

APPROVED BY:

Scott Downing, Chairman

Date

**GENOA TOWNSHIP
ZONING COMMISSION
JANUARY 28, 2008**

PRESENT: Scott Downing, Chair
 Jo McIntosh
 Bill Jackson
 Leo Wilhelm
 Tom Tomastik

ALSO PRESENT: Joe Clase, Zoning Inspector
 Tom Francy, Zoning Deputy
 Brad Cothorn, Alternate

RE: ZC 2008-03, 2008 Zoning Code Amendments

ZC 2008-03, 2008 Zoning Code Amendments

This hearing began at 7:38 p.m.

Joe Clase, Genoa Township Zoning Inspector, submitted proposed Zoning Code amendments to the Board with respect to the PRRCD Zoning District. He stated that these proposed revisions have been discussed in full with the Zoning Commission and the Board of Trustees. He noted one change since the last discussion requested by the Zoning Commission, as follows:

Section 401.07.4.F.4

The Trustees can either uphold, modify, or overturn the recommendation of the Zoning Commission. A simple majority is required by the Trustees to uphold the Zoning Commission's recommendation. A unanimous decision of the Board of Trustees is required to overturn **or modify** the Zoning Commission's recommendation

Mr. Clase stated that this change has not been reviewed by Loveland & Brosius, Township's counsel, but if they are initiated by the Zoning Commission this evening, he will have them review this document prior to the public hearing on this matter.

Mr. Wilhelm made a motion to initiate #ZC 2008-03, proposed Genoa Township Zoning Resolution, Version 3, dated January 28, 2008, for §401.07 on Planned Rural Residential Conservation District (PRRCD), to be forwarded to the Delaware County Regional Planning Commission, with a formal hearing before the Genoa Township Zoning Commission on February 25, 2008 at 7:00 p.m. Motion was seconded by Mr. Tomastik. Roll call: Leo Wilhelm, aye; Bill Jackson,

aye; Jo McIntosh, aye; Tom Tomastik, aye; Scott Downing, aye. **Motion carried unanimously.**

Mr. Clase submitted proposed Zoning Code Amendments for driveway standards, as requested by the Genoa Township Fire Department, to the Board with respect to §536. The Fire Department is requesting that language be added to the Zoning Code requiring all access drives to be constructed to provide fire safety access to all new structures in Genoa Township. Mr. Clase stated that these proposed amendments are extensive and is requesting that the Board initiate these amendments and schedule a formal hearing in order for the Fire Department to obtain public comment with respect to these proposed amendments. Mr. Clase gave a brief review of the proposed amendments, and the Board extensively discussed the amendments. A complete audio recording of the Board's discussion can be heard on the Township website.

Public Comment:

John Troy (5491 Somerset Ave.)

Mr. Troy stated that the proposed amendments with respect to the driveway standards are substantial and excessive. He believes most of the existing driveways in the Township do not meet these standards. He requested the Board more fully discuss this matter prior to any initiation of the proposed amendments.

Barbara Lewis (9230 White Oak Lane)

Ms. Lewis requested the Board do more research with respect to this issue prior to moving forward with the proposed changes.

The Board decided not to initiate these proposed Zoning Code changes, believing they need further discussion prior to moving forward; therefore, a new file number separate from the PRRCD Zoning Code changes will be assigned to these changes at that time. The Board requested Mr. Clase submit these proposed Zoning Code changes with respect to the driveway standards requested by the Fire Department to the Delaware County Regional Planning Commission, Delaware County Prosecutor's Office and the Delaware County Engineer's Office for any feedback they can render the Board. The Zoning Commission will plan to further discuss this matter at their February 11, 2008 meeting, and requested that someone from the Fire Department attend this meeting to be a part of those discussions.

Mr. Downing made a motion to adjourn this meeting. Motion was seconded by Mr. Tomastik. Vote: all ayes. Meeting adjourned at 8:37 p.m.

Respectfully submitted,

Vicki Stainer
Zoning Secretary

APPROVED BY:

Scott Downing, Chairman

Date