

**GENOA TOWNSHIP
ZONING COMMISSION
FEBRUARY 11, 2008**

PRESENT: Scott Downing, Chair
Leo Wilhelm
Tom Tomastik
Brad Cothern, Alternate

ALSO PRESENT: Joe Clase, Zoning Inspector

RE: ZC 2007-09, Kroger
ZC 2007-11, Silvestri Custom Homes

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

OLD BUSINESS

Minutes – 1/14/08

Mr. Downing made a motion to approve the Minutes of January 14, 2008, for #ZC 2007-10, as written. Motion was seconded by Mr. Wilhelm. Vote: all ayes. Motion carried.

Mr. Downing made a motion to approve the Minutes of January 14, 2008, for #ZC 2007-11, as written. Motion was seconded by Mr. Tomastik. Vote: all ayes. Motion carried.

ZC 2007-09, Kroger

This hearing began at 7:05 p.m.

Mr. Downing stated that this was a continuance of a hearing previously held December 17, 2007. He stated that the Zoning Commission was in receipt of a letter from Matt Hobart at The Kroger Company, dated February 11, 2008, requesting that this matter be withdrawn.

Mr. Downing made a motion accepting the withdrawal of #ZC 2007-09, as requested by applicant on February 11, 2008. Motion was seconded by Mr. Tomastik. Roll call: Tom Tomastik, aye; Brad Cothern, aye; Leo Wilhelm, aye; Scott Downing, aye. Motion carried unanimously.

This hearing ended at 7:07 p.m.

Zoning Calendar

A new 2008 Zoning Calendar was submitted to the Board prior to this meeting. Mr. Downing stated that as a result of a prior conversation with Joe Clase, Genoa Township Zoning Inspector, the cut-off dates for new applications have been changed to bring those deadline dates into compliance with the Genoa Township Zoning Code and the Ohio Revised Code. The Board also discussed and agreed to being more flexible with their schedule, in which there may be occasion to schedule a new hearing on the special meeting date of each month instead of the customary tabled hearings.

ZC 2007-11, Silvestri Custom Homes

This hearing began at 7:10 p.m.

Mr. Downing stated that this was a continuance of a hearing previously held January 14, 2008. He asked that everyone 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 Zoning Secretary.

Carlo Silvestri appeared and presented the revised application to the Board. Mr. Downing asked Mr. Silvestri if he was in receipt of staff comments with regard to his revised application. Mr. Silvestri stated that he had received those comments. Mr. Clase reiterated that he provided Mr. Silvestri a copy of his staff comments, clarifying that there were only a few minor errors within the Development Text that could be corrected prior to scheduling this hearing before the Board of Trustees.

Mr. Wilhelm asked that if the applicant would be required to come before the Board again in the event they wanted to add additional lighting to the parking lot due to increased hours of operation. Mr. Clase clarified that if applicant requested anything other than the light poles they agreed to rough in on the west side of the parking lot, they would need to apply for an Amendment to the Final Development Plan. If they deemed it appropriate to add the lighting that they agreed to "rough in," it could be done administratively in the Zoning Office.

Mr. Clase also noted for the Board, that applicant was able to remove another previously requested divergence by reducing the width of the sidewalks on both sides of the proposed building. The Board commended applicant for their willingness to work with the Board in eliminating as many divergences as possible.

Mr. Wilhelm made a motion to recommend approval to the Genoa Township Board of Trustees the Final Development Plan for Zoning Commission Case No. ZC 2007-11, Chandler Corporate Park, located at 5790 Chandler Court in Genoa Township's Planned Industrial Warehouse (PD-3) Zoning District, for Carlo and Joseph Silvestri, to allow the construction of a office-warehouse building. The hearing before the Genoa Township Board of Trustees will be scheduled after

final copies of the Development Plan and Development Text have been submitted to the Zoning Office. Motion was seconded by Mr. Cothorn. Vote: Tom Tomastik, abstain; Brad Cothorn, aye; Leo Wilhelm, aye; Scott Downing, aye. **Motion carried.**

This hearing ended at 7:18 p.m.

Administrative Matters

Mr. Clase advised the Board that Tony Caito, Genoa Township Fire Department, will be in attendance at the next meeting scheduled for February 25, 2008, to discuss driveway standards that the Fire Department would like the Board to consider incorporating into the Zoning Code. Mr. Clase had previously submitted the Fire Department's request to the Delaware County Regional Planning Commission (DCRPC), the Delaware County Engineer's Office and the Delaware County Prosecutor's Office, for their comments. He has received comments back from the Engineer's Office and the Prosecutor's Office but, to date, he has not received comments back from the DCRPC with respect to this issue. He hopes to have all comments back to compile into one cohesive document he could submit to the Board for their review prior to their meeting on the 25th.

Mr. Downing made a motion to adjourn this meeting. Motion was seconded by Mr. Tomastik. Vote: all ayes. **Meeting adjourned at 7:37 p.m.**

Respectfully submitted,

Vicki Stainer
Zoning Secretary

APPROVED BY:

Scott Downing, Chairman

Date