

**ZONING COMMISSION MEETING AGENDA - 2005**

**DECEMBER 19, 2005**

**Application ZC 2005-15 (Romanelli & Hughes/Oaks at Highland Lakes)**, requesting an amendment to the approved Final Development Plan involving Phase 3 of the cluster housing portion of the Oaks at Highland Lakes subdivision, in Genoa Township's Planned Development (PD-1) Zoning District. **CONTINUED TO 1/23/06**

**NOVEMBER 28, 2005**

No hearings scheduled.

**OCTOBER 24, 2005**

**Application ZC 2005-13 (Edwards Land Co./Manors at Willow Bend)**, requesting an amendment to alter landscaping and tree replacement plans described in the Final Development Plan for the Manors at Willow Bend subdivision, a Suburban Residential (SR) Zoning District. **APPROVED**

**Application ZC 2005-14 (Ace Bros. Motorcycles)**, requesting an amendment to the Development Plan details for outdoor storage and parking of a company equipment trailer at 7177-A Northgate Way, at the Maxtown/Northgate Plaza, in Genoa Township's Planned Industrial-Warehouse (PD-3) Zoning District. **APPROVED**

**SEPTEMBER 26, 2005**

**Application ZC 2004-16 (Walnut Grove Estates)**, requesting an amendment to the zoning map of Genoa Township for 14.553 acres currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1) and, concurrently, requesting the incorporation of said property in with the proposed revised Development Plans for the 49.551 acres previously zoned PD-1 Walnut Grove Subdivision, creating a single-family Planned Residential Development on a combined 64.104 acres located on Big Walnut and Worthington Roads. **RECOMMENDED FOR APPROVAL TO TRUSTEES (Trustee Hearing Scheduled for 12/14/05).**  
**APPROVED BY TRUSTEES**

**Application ZC 2005-11 (Centex Homes)**, requesting an amendment to the approved Final Development Plan regarding open space improvement alterations of the Sheffield Park subdivision, in Genoa Township's Planned Residential (PD-1) Zoning District. **APPROVED**

**Application ZC 2005-12 (Romanelli & Hughes)**, requesting an amendment to the approved Final Development Plan involving the cluster home section of the Oaks at Highland Lakes subdivision, in Genoa Township's Planned Development (PD-1) Zoning District. **APPROVED**

**SEPTEMBER 21, 2005**

**Application ZC 2005-05 (Best Corporate Real Estate)**, requesting an amendment to the Red Banc Harbor approved Final Development Plan, proposing to relocate boat motor repair operations to the inside of a formally designated storage building on the 4.78 acre site located at 7001 Sunbury Road, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District. **APPROVED**

**Application ZC 2005-02 (Epcon Maple Creek)**, requesting an amendment to the Final Development Plan for the Villas of Maple Creek, located on Africa Road, in Genoa Township's Planned Development (PD-1) Zoning District. **APPROVED IN PART**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **RECOMMENDED FOR APPROVAL TO TRUSTEES**

**AUGUST 22, 2005**

No scheduled hearings

**AUGUST 17, 2005**

**Application ZC 2004-16 (Walnut Grove Estates, Inc.)**, requesting an amendment to the zoning map of Genoa Township for 14.553 acres currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1) and, concurrently, requesting the incorporation of said property in with the proposed revised Development Plans for the 49.551 acres previously zoned PD-1 Walnut Grove Subdivision, creating a single-family Planned Residential Development on a combined 64.104 acres located on Big Walnut and Worthington Roads. **TABLED TO 9/26/05**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 9/21/05**

**JULY 25, 2005**

**Application ZC 2005-02 (Epcon Maple Creek)**, requesting an amendment to the Final Development Plan for the Villas of Maple Creek, located on Africa Road, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED TO 9/21/05**

**Application ZC 2005-03 (M/I Homes – McCann, Pacella, Basom Properties)**, requesting an amendment to the Zoning Map of Genoa Township for 14.1 acres currently zoned Rural Residential (RR) to be rezoned Suburban Residential (SR) and for development plan approval

for a single-family subdivision, located on Parcel Numbers 31731101024000, 31731102026000, and 31731101025000 on Tussic Street Road. **APPROVED**

**Application ZC 2005-08 (Noe)**, requesting Development Plan Approval for office, warehouse and retail space on property located at 6061, 6065 and 6069 Chandler Court, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District. **APPROVED**

**Application ZC 2005-09 (Antonio's Pizzeria)**, requesting an Amendment to the Development Plan for the addition of an outdoor patio and an outdoor freezer at Red Bank Harbor, 7001 Sunbury Road, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District. **APPROVED**

**Application ZC 2005-10 (Ace Bros. Motorcycles)**, requesting an Amendment to the Development Plan for the proposed tenant wall signage changes to 7177-A Northgate Way, at the Maxtown/Northgate Plaza, in Genoa Township's Planned Industrial-Warehouse (PD-3) Zoning District. **APPROVED**

**JULY 20, 2005**

**Application ZC 2005-04 (Homestead Highland Lakes – M/I Homes)**, requesting an amendment to the Oaks at Highland Lakes approved Final Development Plan, proposing a change in the final phase of a planned condominium complex site plan to formally pursue development of fee-simple single family residential lots instead, in Genoa Township's Planned Development (PD-1) Zoning District. **WITHDRAWN**

**Application ZC 2005-05 (Best Corporate Real Estate)**, requesting an amendment to the Red Banc Harbor approved Final Development Plan, proposing to relocate boat motor repair operations to the inside of a formally designated storage building on the 4.78 acre site located at 7001 Sunbury Road, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District. **TABLED TO 9/21/05**

**JUNE 27, 2005**

**Application ZC 2005-05 (Best Corporate Real Estate)**, requesting an amendment to the Red Banc Harbor approved Final Development Plan, proposing to relocate boat motor repair operations to the inside of a formally designated storage building on the 4.78 acre site located at 7001 Sunbury Road, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District. **TABLED TO 7/20/05**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 8/17/05**

**Application ZC 2004-16 (Walnut Grove Estates, Inc.)**, requesting an amendment to the zoning map of Genoa Township for 14.553 acres currently zoned Rural Residential (RR) to be rezoned

Planned Residential Development (PD-1) and, concurrently, requesting the incorporation of said property in with the proposed revised Development Plans for the 49.551 acres previously zoned PD-1 Walnut Grove Subdivision, creating a single-family Planned Residential Development on a combined 64.104 acres located on Big Walnut and Worthington Roads. **TABLED TO 8/17/05**

**Application ZC 2005-06 (Feridean Commons)**, requesting an amendment to the Final Development Plan approved November 15, 2004, located at 5610 South Old 3C Highway, in a Planned Community Facilities (PCF) Zoning District. **APPROVED**

#### **JUNE 15, 2005**

**Application ZC 2005-03 (M/I Homes – McCann, Pacella, Basom Properties)**, requesting an amendment to the Zoning Map of Genoa Township for 14.1 acres currently zoned Rural Residential (RR) to be rezoned Suburban Residential (SR) and for development plan approval for a single-family subdivision, located on Parcel Numbers 31731101024000, 31731102026000, and 31731101025000 on Tussic Street Road. **TABLED TO 7/25/05**

#### **JUNE 6, 2005**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 6/27/05**

**Application ZC 2004-16 (Walnut Grove Estates, Inc.)**, requesting an amendment to the zoning map of Genoa Township for 14.553 acres currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1) and, concurrently, requesting the incorporation of said property in with the proposed revised Development Plans for the 49.551 acres previously zoned PD-1 Walnut Grove Subdivision, creating a single-family Planned Residential Development on a combined 64.104 acres located on Big Walnut and Worthington Roads. **TABLED TO 6/27/05**

#### **MAY 23, 2005**

**Application ZC 2005-02 (Epcon Maple Creek)**, requesting an amendment to the Final Development Plan for the Villas of Maple Creek, located on Africa Road, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED TO 7/25/05**

**Application ZC 2005-04 (Homestead Highland Lakes – M/I Homes)**, requesting an amendment to the Oaks at Highland Lakes approved Final Development Plan, proposing a change in the final phase of a planned condominium complex site plan to formally pursue development of fee-simple single family residential lots instead, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED TO 7/20/05**

**Application ZC 2005-05 (Best Corporate Real Estate)**, requesting an amendment to the Red Banc Harbor approved Final Development Plan, proposing to relocate boat motor repair operations to the inside of a formally designated storage building on the 4.78 acre site located at

7001 Sunbury Road, in Genoa Township's Planned Commercial-Office (PD-2) Zoning District.  
**TABLED TO 6/27/05**

**MAY 18, 2005**

**Application ZC 2004-13 (McCorkle Investment – Abbington of Westerville)**, requesting an amendment to the Zoning Map of Genoa Township for 7.497 acres, located at the northwest corner of State Route 3 and Freeman Road, currently zoned Suburban Residential (SR) to be rezoned Planned Community Facilities (CF). **TABLED TO 5/18/05**

**Application ZC 2004-19 (James M. Hassey)**, requesting an amendment to the Zoning Map of Genoa Township for 1.33 acres located at 6391 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Commercial-Office (PD-2) for proposed office and storage use. **TABLED TO 5/18/05**

**Application ZC 2005-01 (Heritage Christian Church)**, requesting an amendment of the Zoning Map of Genoa Township for 14.7 acres located at 7413 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Community Facilities (CF) with proposed site development plans that include church buildings and related accessory structures. **TABLED TO 5/18/05**

**APRIL 25, 2005**

**Application ZC 2004-18 (Homestead Highland Lakes, LLC – Oaks at Highland Lakes)**, requesting an amendment to the Final Development Plan for the Oaks at Highland Lakes Subdivision, located on Big Walnut Road and Worthington Road, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED INDEFINITELY.**

**Application ZC 2004-19 (James M. Hassey)**, requesting an amendment to the Zoning Map of Genoa Township for 1.33 acres located at 6391 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Commercial-Office (PD-2) for proposed office and storage use. **TABLED TO 5/18/05.**

**Application ZC 2005-01 (Heritage Christian Church)**, requesting an amendment of the Zoning Map of Genoa Township for 14.7 acres located at 7413 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Community Facilities (CF) with proposed site development plans that include church buildings and related accessory structures. **TABLED TO 5/18/05.**

**APRIL 20, 2005**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 6/6/05.**

**MARCH 28, 2005**

**Application ZC 2004-13 (McCorkle Investment – Abbington of Westerville)**, requesting an amendment to the Zoning Map of Genoa Township for 7.497 acres, located at the northwest corner of State Route 3 and Freeman Road, currently zoned Suburban Residential (SR) to be rezoned Planned Community Facilities (CF). **TABLED TO 5/18/05.**

**Application ZC 2005-02 (Epcon Maple Creek, LLC)**, requesting an amendment to the Final Development Plan for the Villas of Maple Creek, located on Africa Road, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED TO 5/23/05.**

**MARCH 16, 2005**

**Application ZC 2004-18 (Homestead Highland Lakes, LLC – Oaks at Highland Lakes)**, requesting an amendment to the Final Development Plan for the Oaks at Highland Lakes Subdivision, located on Big Walnut Road and Worthington Road, in Genoa Township's Planned Development (PD-1) Zoning District. **TABLED TO 4/25/05.**

**Application ZC 2004-19 (James M. Hassey)**, requesting an amendment to the Zoning Map of Genoa Township for 1.33 acres located at 6391 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Commercial-Office (PD-2) for proposed office and storage use. **TABLED TO 4/25/05.**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 4/20/05.**

**FEBRUARY 28, 2005**

**Application ZC 2004-13 (McCorkle Investment – Abbington of Westerville)**, requesting an amendment to the Zoning Map of Genoa Township for 7.497 acres, located at the northwest corner of State Route 3 and Freeman Road, currently zoned Suburban Residential (SR) to be rezoned Planned Community Facilities (CF). **TABLED TO 3/28/05.**

**Application ZC 2004-01 (Genoa Baptist Church)**, requesting an amendment of the Zoning Map of Genoa Township for 81.74 acres located at 7562 Lewis Center Road, currently zoned Rural Residential (RR) to be rezoned Planned Community Facilities (CF) for church and related accessory development. **APPROVED.**

**Application ZC 2005-01 (Heritage Christian Church)**, requesting an amendment of the Zoning Map of Genoa Township for 14.7 acres located at 7413 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Community Facilities (CF) with proposed site development plans that include church buildings and related accessory structures. **TABLED TO 4/25/05.**

**JANUARY 24, 2005**

**Application ZC 2004-17 (Big Walnut Associates – Willow Bend)**, requesting an amendment to the Final Development Plan for the Willow Bend subdivision, located on Big Walnut Road, in Genoa Township's Planned Residential Development (PD-1) zoning district. **APPROVED.**

**Application ZC 2004-18 (Homestead Highland Lakes, LLC – Oaks at Highland Lakes)**, requesting an amendment to the Final Development Plan for the Oaks at Highland Lakes subdivision, located on Big Walnut Road and Worthington Road, in Genoa Township's Planned Development (PD-1) zoning district. **TABLED TO 3/16/05.**

**Application ZC 2004-19 (James M. Hassey)**, requesting an amendment to the Zoning Map of Genoa Township for 1.33 acres located at 6391 Maxtown Road, currently zoned Rural Residential (RR) to be rezoned Planned Commercial-Office (PD-2) for proposed office and storage use. **TABLED TO 3/16/05.**

**Application ZC 2004-20 (EMH&T – Mansard Estates)**, requesting an amendment to the Zoning Map of Genoa Township for 104.61 acres located at the northwest corner of Worthington Road and Big Walnut Road, currently zoned Rural Residential (RR) to be rezoned Planned Residential Development (PD-1). **TABLED TO 3/16/05.**