

# GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

**DATE:** January 11, 2016  
**TIME:** 7:00 PM  
**LOCATION:** Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

**AGENDA ITEMS:** ZC 2015-10 – Sorrento, Final Development Plan Amendment, 3<sup>rd</sup> hearing  
Comprehensive Plan Presentation and Update  
Planned Residential Condominium District (PRCD) Draft Review

## CALL TO ORDER

Sandra Faulkner called the meeting to order at 7:01 p.m.

## ROLL CALL

### MEMBERS PRESENT

Sandra Faulkner, Chair	Shawn Priebe
Connie Goodman, Vice Chair	Jo McIntosh, Alt.
Mark Antonetz	Tara Paciorek, Alt.
Bill Jackson	

### MEMBERS ABSENT

## SPECIAL BUSINESS

Ms. Faulkner welcomed Shawn Priebe as a full member of the Zoning Commission, having been moved from an alternate role. She also welcomed Tara Paciorek as a Zoning Commission Alternate to fill the slot vacated by Mr. Priebe.

## MINUTES

The board reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for a meeting held on November 9, 2015.

Bill Jackson moved to approve the meeting minutes from November 9, 2015 as written. Motion was seconded by Connie Goodman. Roll call: Mark Antonetz, yes; Bill Jackson, yes; Shawn Priebe, yes; Connie Goodman, yes; Sandra Faulkner, yes. Motion carried.

## PUBLIC HEARINGS

Sandra Faulkner called the following hearing to order at 7:06 p.m. Ms. Faulkner read the legal notice and noted that the Applicant has submitted a written request to continue the hearing of their application until the March 7, 2016, Zoning Commission meeting due to an unforeseen family circumstance.

ZC 2015-10 - ROMANELLI AND HUGHES BUILDING COMPANY REQUESTING APPROVAL OF A FINAL DEVELOPMENT PLAN AMENDMENT TO ALLOW FOR CERTAIN ALTERATIONS TO THE PREVIOUSLY APPROVED, AND ALREADY UNDER CONSTRUCTION, SORRENTO AT HIGHLAND LAKES PLANNED RESIDENTIAL DEVELOPMENT, LOCATED NORTH OF HIGHLAND LAKES BOULEVARD AND EAST OF WORTHINGTON ROAD (IMMEDIATEY NORTH OF TEMPERANCE POINT STREET) ON LAND FORMERLY KNOWN AS 6111 WORTHINGTON ROAD, WESTERVILLE, OH 43081, CURRENTLY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) (ZC 2015-10).

CONTINUANCE MOTION: Bill Jackson moved to accept the applicant's written request, dated December 9, 2015, to continue the public hearing until March 7, 2016, at 7:00pm in the Genoa Township Hall for the Final Development Plan Amendment proposed by Romanelli and Hughes Building Company to allow for certain alterations to the previously approved, and already under construction, Sorrento at Highland Lakes Planned Residential Development, located north of Highland Lakes Boulevard and east of Worthington Road (immediately north of Temperance Point Street) on land formerly known as 6111 Worthington Road, Westerville, OH 43081, currently zoned Planned Residential Development (PRD) (ZC 2015-10). Additional materials will be due to the Genoa Township Development & Zoning Department by Friday, February 2, 2016, at noon.

Motion was seconded by Connie Goodman. Roll call: Mark Antonetz, yes; Bill Jackson, yes; Shawn Priebe, yes; Connie Goodman, yes; Sandra Faulkner, yes. Motion carried.

Sandra Faulkner announced the hearing closed at 7:09 p.m.

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## COMPREHENSIVE PLAN UPDATE

Mr. Paul Fallon of Fallon Research and Communications, Inc. presented the survey results to the Zoning Commission that was previously given to the Board of Trustees on December 3, 2015. The complete presentation (slides and meeting audio) is available on the Genoa Township website, as are all of the additional materials including individual comments. Mr. Fallon noted overall takeaways:

- There is an extraordinary level of satisfaction with Genoa Township and the services provided.
- Residents were pleased with the development over past years, but there was palpable apprehension about the rate of future growth.
- Residents appeared to be supportive of growth in concept, but also appeared to be very wary of it due to potential impacts on quality of life and traffic.
- There was little disenchantment with traffic within the Township. Most indicated they were happy with the proximity of existing services for shopping and entertainment and future commercial development was robustly opposed within the Township.
- Most residents were willing to accept more residential growth and were most inclined to prefer single family homes located north of Big Walnut that would be similar to others in the Township. There was some support for age-restricted cluster homes.
- The prospect of expanding the current bike paths and trails was well received and reflected the quality of life residents have come to expect in Genoa Township.

## PUBLIC COMMENTS:

- Kathy Davis (5200 Tussic Street) asked for clarification on Bullet 4, that is if residents were completely against additional commercial development within the Township. Mr. Fallon stated his interpretation is that people are happy with the access and availability of services (restaurants and shopping) and they are also pleased with the lack of traffic congestion.

Mr. Shafer stated he has a complete binder of all the survey results and it is posted on the Township website. The Board asked for clarification on the commercial growth responses. Mr. Fallon stated that most residents prefer no additional commercial growth, but if it comes, they prefer it not be in their backyard. Ms. Faulkner explained how the survey sections were determined; north of Big Walnut, south of Big Walnut, and east of Hoover rather than by planning area. Mr. Shafer reinforced that the survey is one many tools to be used in updating the Comprehensive Plan. He noted results indicated commercial development and cluster homes seem to be the areas of most concern by residents.

Ms. Faulkner distributed a red-line version of the Comprehensive Plan Update to Board member; a small number of extra copies were available to those in attendance. The red-line version and a clean copy will be posted to the website. Commission members were asked to review the document and be prepared to discuss this at the special meeting on January 18, 2016.

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#### **PLANNED RESIDENTIAL CLUSTER DISTRICT (PRCD) DRAFT REVIEW**

The Board discussed the current status of this document and how to bring it to closure. There appear to be three options: 1) that we do nothing as we are unable to meet the desires of both developers and residents, 2) we send something to the Trustees that is slightly different than what is currently in the Zoning Code, and 3) we continue to work in hopes of creating a better document. Regarding the age restriction, the general feeling was there should be no requirement of an age restriction however developers could decide to do that when they make application. The majority of the Board suggested that Ms. Faulkner request time on the January 21, 2016, Trustee meeting to apprise them of our current position and to request further guidance. Mr. Shafer noted that we may decide to amend the current PRD rather than create an entire new zoning district for cluster housing. Ms. Faulkner asked the Board to help her list the items of concern so she will have a list for the Trustees on which the Zoning Commission members agreed.

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#### **OTHER BUSINESS**

The Board reviewed the proposed 2016 Meeting Calendar, clarifying a few questions, such as the move to the first Monday of the month for most meetings.

**APPROVAL MOTION:** Connie Goodman moved to approve the 2016 Zoning Commission Meeting Schedule as distributed and approved this evening.

Motion was seconded by Shawn Priebe. Roll call: Mark Antonetz, yes; Bill Jackson, yes; Shawn Priebe, yes; Connie Goodman, yes; Sandra Faulkner, yes. Motion carried.

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**UPCOMING MEETINGS:** (Note: All dates, subject matter, and agendas of upcoming meetings as well as the frequency, and/or numbers of meetings is/are subject to change. All changes will be posted to the Genoa Township website ([www.genoatwp.com](http://www.genoatwp.com)).

- Monday, January 18, 2016 – Special Zoning Meeting
  - Monday, February 1, 2016 – Regular Zoning Meeting
  - Monday, February 8, 2016 – Special Zoning Meeting
  - Monday, March 7, 2016 – Regular Zoning Meeting
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#### **ADJOURNMENT**

Connie Goodman moved to adjourn this meeting. Motion was seconded by Bill Jackson. All present voted in favor. Motion carried. The meeting was adjourned at 8:43 p.m.

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PREPARED BY:

Connie Goodman  
Connie Goodman

January 17, 2016 \_\_\_\_\_  
Date Prepared

ZONING COMMISSION APPROVED:

Connie Goodman  
Sandra Faulkner, Chair  
CONNIE GOODMAN, VICE-CHAIR.

2/1/16.  
Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING	ADDRESS
Joe Shafer	Genoa Township Zoning and Development Office
Kenneth Davis	8343 Oxbow Road, Westerville 43082
Kathy Davis	5200 Tussic Street, Westerville 43082
Karl Gebhart	Genoa Township Trustee
Frank Dantonio	Genoa Township Trustee