GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

DATE:	July 10, 2017
TIME:	7:00 PM
LOCATION:	Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082
AGENDA ITEMS:	*Article 18, Signs Amendment Draft – Continued Discussion* *Zoning Resolution Assessment Amendment Draft – Discussion*
STAFF PRESENT:	Joe Shafer, Director of Development and Zoning

CALL TO ORDER
Mr. Jackson called the meeting to order at 7:02 p.m.

ROLL CALL (00:00:14):

MEMBERS PRESENT		*MEMBERS ABSENT*
Mark Antonetz	Jill Rudler, Alt.	David Leff, Alt.
Sandra Faulkner		Tara Paciorek
Bill Jackson, Chair		
Shawn Priebe		

PUBLIC HEARING (00:00:24):
Mr. Jackson announced there were no public hearings held this evening as no applications were received.

MINUTES (00:00:44):
The Commission reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on June 12, 2017.

MOTION: Shawn Priebe moved to *approve the* June 12, 2017 *meeting minutes*, as presented:

Motion was seconded by Jill Rudler. Roll call: Mark Antonetz, Yes; Sandra Faulkner, Abstain; Shawn Priebe, Yes; Jill Rudler, Yes; Bill Jackson, Yes. Motion carried.

OTHER BUSINESS

Article 18, Signs Amendment Draft – Continued Discussion (00:02:40):

The Commission engaged in a lengthy discussion about the Signs Amendment, beginning with Mr. Jackson recognizing, welcoming and thanking Mr. Peter Griggs for his attendance and help with regard to the signs amendment.

Mr. Shafer explained that he had obtained a copy of a model sign ordinance from the Ohio Municipal Attorneys Association which solved some of the issues he had encountered while drafting the new ordinance for the township. The model code was provided by an attorney from the City of Westerville and had come to his attention while discussing sign regulations with a representative of the City at a Mid-Ohio Regional Planning Commission (MORPC) meeting. Mr. Shafer used it to draft a second version ("B"). The consensus was that version B would better stand up to challenge, as a

"more sound" document. Mr. Griggs noted that the Municipal sample had been vetted by some really good attorneys, and that Version B is the preferred version, being more watertight from a legal standpoint compared to the previous version.

Mr. Antonetz and Mr. Shafer noted that they had updated the trustees on the status of the sign and zoning resolutions. The trustees were concerned about the pace of getting the amendments reviewed and approved. The trustees would like evidence of substantive progress by September 1, particularly regarding the sign ordinance. No commitment was made by Mr. Shafer to the trustees on behalf of the Zoning Commission.

Ms. Faulkner began a discussion regarding reducing heavy text and using tables, diagrams, graphs, charts, etc. as a more user friendly format for both the general public and developers. Ms. Rudler agreed.

A discussion of signage size arose, as well as the difficulties of dealing with temporary vs. permanent signage. Also discussed was the need to contemplate and firm up Section 1805.02 (residential vs. commercial signs) and why they are different from one another. Commercial use restrictions in residential districts were discussed. Mr. Shafer suggested that divergence and PRD signs might be a problem and that the township would probably see more divergence requests.

The Commission asked Mr. Shafer where he got the numbers in the chart from and he responded that they came from what you typically might see, and also from what is in the current code. The discussion turned back to divergences, and Mr. Shafer suggested creating a third section specifically for PRD, with slightly different standards. Mr. Griggs agreed that that would be acceptable. Ms. Faulkner suggested that to zone by acreage, frontage, and speed limit would help.

Mr. Shafer questioned whether human signs (spinning, dancing, etc.) could be prohibited. Discussion followed that perhaps time, place and manner could be regulated, and/or treat as temporary signs.

Again, Mr. Shafer confirmed that the general consensus is to work with Version B.

Mr. Jackson pointed out that Mr. Shafer's first draft version was fantastic, a good road map, and that he considers MORPC a valuable resource and worth the monetary investment.

The commission would like to see a draft of both the residential and commercial sign amendment. Mr. Shafer will put together worst case scenarios diagrams, and pull reference items based on previous cases approved and same with PRD.

Mr. Shafer stated that he and Susan Dorsch had some other edits; some small verbiage changes and suggestions for numbers based on what Ms. Dorsch sees in writing permits.

Mr. Jackson stated that there is a sense of urgency regarding the sign amendment. A special meeting was scheduled for August 7 at 7 p.m. to concentrate on sign and zoning resolution matters.

Mr. Shafer assured the commission that legal timelines don't kick in until the vote is taken to initiate the document. The Trustees want to see that significant progress has been made by the Zoning Commission at the September trustee meeting. Mr. Shafer explained that the Trustees would be satisfied with the progress of the amendment if, at the September Trustee Meeting, the document has been initiated, a public hearing has been scheduled per ORC, and the Zoning Commission has reviewed it. It was decided to try to initiate the sign code on September 14th. The sign amendment,

being most pressing for staff, is to go first; the other zoning resolution is not as pressing as the sign amendment.

Zoning Resolution Assessment Amendment Draft – Discussion (00:57:44):

Mr. Antonetz mentioned that the Trustees expectations for the amendment are that it should be addressed by September - October.

Medical marijuana was discussed briefly. Mr. Shafer stated that the issue is to be handled by the Trustees outside of zoning. Mr. Shafer will remove the medical marijuana line item from the zoning draft.

The Zoning Commission and staff engaged in discussion about several items regarding the zoning resolution amendment:

1. Mr. Shafer indicated that so much of the language necessary to the amendment is required by law that the main task was going to be making sure that the document is consistent with itself throughout.
2. Ms. Faulkner expressed concerns over the length of the definitions contained in the document and suggested finding a way to be more concise. There was considerable conversation regarding the agriculture definitions. It was suggested that the resolution refer the user to the ORC. Mr. Griggs questioned whether that approach would be user friendly.
3. It was again stated that the signs amendment should be completed ahead of the general zoning amendment as it is causing the most problems on a day to day basis. A discussion followed regarding agricultural and adult definitions.
4. The goal is to have something on the signs to the trustees in early fall and the technical zoning amendments by the end of year.

NEXT MEETING(S) (01:18:36):

- Monday, August 7 – Special Meeting, 7 P.M.
- Monday, August 14, 2017 – Regular Meeting, 7 P.M.
- Mr. Jackson mentioned that the August 21 walkabout meeting had been cancelled because no requests were made.

PUBLIC COMMENT - GENERAL:

No one present.

ADJOURNMENT (01:20:06):
Sandra Faulkner moved to adjourn this meeting at 8:23 p.m. Motion was seconded by Jill Rudler. All voted yes. Motion carried.

Meeting was adjourned at 8:23 p.m.

PREPARED BY:

Jennifer Elliott
Zoning Secretary

July, 30 2017
Date Prepared

ZONING COMMISSION APPROVED:

William Jackson, Chair

8/14/17
Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING

Pete Griggs, 1600 Dublin Road, Columbus, OH
Margaret Bonello, 7346 Marrisey Loop, Galena, OH

Audio of this meeting is available at www.genoatwp.com