

GENOA TOWNSHIP ZONING COMMISSION MEETING MINUTES

DATE: January 8, 2018
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

AGENDA ITEMS: ZC (2018-01) Ravines at Hoover
ZC (2018-02) Harris Automotive

STAFF PRESENT: Joe Shafer, Director of Development and Zoning
Andrew King, Delaware County Assistant Prosecutor

CALL TO ORDER:

Mark Antonetz called the meeting to order at 7:00 p.m. It was noted that Jill Rudler was seated as a full voting member this evening due to the current vacancy on the Commission.

ROLL CALL (00:00:23):

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

MINUTES (00:00:45):

The Commission reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on October 11, October 16, October 23, October 30 and December 4, 2017.

MOTION: Jill Rudler moved to approve the October 11, 2017 meeting minutes as presented:

Motion was seconded by Tara Paciorek. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, yes; Shawn Priebe, abstain; Jill Rudler, yes. Motion carried.

MOTION: Tara Paciorek moved to approve the October 16, 2017 meeting minutes as presented.

Motion was seconded by Jill Rudler. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, yes; Shawn Priebe, yes; Jill Rudler, yes. Motion carried.

MOTION: Sandra Faulkner moved to approve the October 23, 2017 meeting minutes as presented.

Motion was seconded by Jill Rudler. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, yes; Shawn Priebe, abstain; Jill Rudler, yes. Motion carried.

MOTION: Sandra Faulkner moved to approve the October 30, 2017 meeting minutes with the following amendment: Page 1, second paragraph, "layed" to be replaced with "laid", and to remove the quotation marks.

Motion was seconded by Tara Paciorek. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, yes; Shawn Priebe, yes; Jill Rudler, yes. Motion carried.

MOTION: Shawn Priebe moved to approve the December 4, 2017 meeting minutes as presented.

Motion was seconded by Jill Rudler. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, abstain; Shawn Priebe, yes; Jill Rudler, yes. Motion carried.

PUBLIC HEARING (00:05:40):

Mark Antonetz called the following hearing to order at 7:06 p.m., read the legal notice and asked everyone who wished to speak to this matter to sign in and to stand. Those standing were sworn in.

KATHERINE BENALCAZAR REQUESTING APPROVAL OF A ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN FOR CONSTRUCTION OF 67 SINGLE FAMILY HOMES ON APPROXIMATELY 42.791 ACRES LOCATED AT 4741 TUSSIC STREET, INCLUDING PARCELS 31713001036000, 31713001036001, 31713001036002, 31713001036003, 31713001036004, 31713001036005, AND 31713001038000, ALL CURRENTLY ZONED RURAL RESIDENTIAL (RR), TO BE REZONED TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONING DISTRICT (ZC 2018-01).

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, presented an overview of the application and staff's written review. He noted the following:

- this is a 67 unit, single family development on 42.791 acres located at the southeastern corner of Tussic Street and Oxbow Road
- the applicant is the owner of the properties and the development is to be built in one phase
- electric, gas, cable, the Delaware County Regional Sewer District and Del-Co Water have provided letters stating their service is available to the site, with the exception of Columbia Gas, who stated that availability will require a site plan to be submitted to them
- sanitary easements appear to be needed across a portion of the property, as well as through open space in Vinmar Farms
- regarding site plan data, the dimensional standards of the Zoning Resolution were compared to what is being proposed by the Applicant
- access will be via a single access point on Oxbow Road and a 20 foot wide emergency access to Tussic Street Road is proposed off of the cul-de-sac at the end of Road C
- a traffic analysis was conducted and approved by the County Engineer's Office, it stated that no roadway improvements are required (at this time); preliminary comments regarding road improvements (ditch setbacks, lane widenings, etc.) from the Engineer's Office were also provided
- all streets within the plan will be public; no stub streets have been provided; the plan contains two cul-de-sacs; parking will be permitted on one side of the street and will be compliant with Genoa Township Fire Department and Delaware County Engineer regulations, as well as township zoning
- two storm water management ponds are proposed and will need to comply with County requirements; storm water plans will be evaluated by the County during the platting process
- sidewalks will be provided along both sides of all streets, an asphalt path will be provided along the site's Tussic Street Road frontage, and an 8 foot wide asphalt trail will provide pedestrian access to the site's open space

- a 200-foot building setback has been provided along Tussic Street Road, a 50-foot building setback has been provided along Oxbow Road and other perimeter property lines
- tree preservation requirements have been acknowledged and street trees will be planted along both sides of all proposed streets
- 4-foot tall landscaped mounds will be provided in several locations
- conceptual signage and entrance features have been illustrated on the plan
- open spaces will be owned and maintained by the homeowner's association;
- the submitted lighting plan shows two street lights at the intersection of Road A and Road B and two other street lights
- the development text established architectural standards for the development
- the builder of the homes has not been finalized but the estimated sale price of the homes will be approximately \$500,000
- the target buyer for the development will be active empty nesters
- no divergences have been requested

With regard to Staff's commentary, Mr. Shafer noted the following:

- the proposed density exceeds the maximum recommended density for Planning Area IV found in the Comprehensive Plan; it is also higher than the density of the previously approved Vinmar Farms plan, Vinmar Village plan and Vinmar Village Phase 4, 5, 6 plan
- re-zoning to PRD would not be consistent with the recommendation to re-zone parcels being served by public sanitary sewer to Planned Rural Residential Conservation Development found in the Comprehensive Plan but would be consistent with prior PRD re-zonings that have been granted in this area
- a site walk was conducted by the Zoning Commission on October 23, 2017
- the Applicant has met with many members of the community to discuss the development
- the Delaware County Regional Planning Commission voted to recommend conditional approval of the re-zoning request, with the following conditions: 1. Ensure emergency access roads meet Fire Department standards and 2. Reduce the density to that of the recently approved Vinmar 4, 5, 6 proposal

Staff suggests the following changes to the plans, in addition to those found in the technical review:

- removal of the section of trail running behind lots 1-9 to provide more privacy
- removal of the trail connection to North Shore Drive and consider a future trail connection point in the open space between lots 35 and 36
- evergreen plantings adjacent to lots 10 and 16
- provide construction, public and pedestrian access easements along Tussic Street Road and Oxbow Road, and the emergency access drive; conversion of the trail adjacent to lot 10 to a looping trail system

Mr. Shafer pointed out that if the rezoning request is not approved, the Applicant has indicated that they may utilize the property for agricultural purposes. As such, the property would be exempt from local zoning and would be regulated by the Ohio Department of Agriculture. Should the request for rezoning be approved, the Applicant will be required to obtain engineering approval from Delaware County, submit a Final Development Plan for approval by the township, and plat the lots in accordance with the Delaware County's required subdivision process prior to beginning construction.

In regard to the Technical Review and any noncompliance issues, the following were identified:

- a discrepancy regarding sidewalk widths to be corrected
- retaining wall setback to be adjusted to comply with the zoning standard
- revise/correct parcel number list
- comply with DCRPC's recommended conditions of approval
- proposed plantings to be detailed in Final Development Plan

APPLICANTS' PRESENTATION: Jeff Brown, as a representative for the Applicant, gave an overview of the plan and why they believe it is a reasonable, rational approach. He spoke about the conservation standards as they apply to the project and explained how the density was determined. Mr. Brown stated that single family development is compatible with development in the area and maintained that they did not max out the density in this district. In the staff report Mr. Shafer pointed out that many of the other recently approved projects were re-zoned to PRD and many exceed the Comprehensive Plan density recommendation. The Applicant is asking for single family units and the same density as other projects in the area. Sewer capacity to handle the project is available. The traffic study indicates no off-site improvements are necessary and there are no divergences being requested. Mr. Brown thinks they are very compatible with what you would expect to see on this property, given the previous history of the Trustees in terms of the zoning districts that they have approved and the fact that the densities have all been in excess of those in the Comprehensive Plan. In reference to staff recommendations included in Mr. Shafer's report, the Applicant agrees with all 4 of Mr. Shafer's suggestions regarding the paths, and is willing to incorporate those suggestions into their revised plan. Under Mr. Shafer's technical review, there are 4 items, all of which are acceptable to the Applicant: sidewalks will be 5 feet; they will correct the parcel number labeling with respect to the setback of the retaining walls; and, will revise the signage drawing to meet the code.

Benton Benalcazar noted that he submitted a power point presentation to the Zoning Office and it will be part of the public record and available for full review. His presentation summarized the following:

1. Discussion of the 2016 Comprehensive Plan and its relevance to the application
2. Infeasibility of developing under Rural Residential zoning
3. Details of their agricultural option
4. Ravines at Hoover rezoning application to PRD.

Mr. Benalcazar discussed at length and commented about:

1. a comparison of Ravines at Hoover to the recently approved Vinmar Village Phase 4, 5, 6
2. the Comprehensive Plan and the Township Community Survey results and noted that the survey results were not reflected in the Comprehensive Plan
3. the infeasibility of Rural Residential Zoning and the acquisition history of the property
4. agricultural options
5. rezoning application considerations, including:
 - sewer and the importance of protecting watersheds
 - storm water management practices
 - ability for nearby homeowners to tap into the sewer system
 - screening and buffering for neighboring homes
 - the proposal is a fee simple, single-family project seeking PRD rezoning within a conservation district; preserving 83% of existing trees
 - the majority of development is on the Oxbow side
 - the emergency access from Tussic Street

- they anticipate very few students will enroll in the local school district and supported their claims with survey results
- 2016 Genoa Township Cash Summary by Fund
- tax revenues analysis regarding school districts
- entry sales point of \$500,000
- the target buyer is active empty nester
- traffic study

Mr. Brown requested that, consistent with Staff's representation to the Applicant, Mr. Benalcazar's presentation be included as part of the record. He also made two points that he felt the Commission needs to take into consideration in making its recommendation to the Trustees:

1. While it may not be popular among the attendees at the meeting, the property owners are entitled to put their private property to some productive use. He also mentioned that per Section 519.21 of the ORC, his client may pursue his swine finishing barns without any interference from the township or its neighboring landowners. However, they believe that this rezoning request is a smarter, more attractive, better option for the neighborhood and the township as a whole.
2. He pointed out the difference between the Zoning Resolution and the Comprehensive Plan. It is very clear under Ohio law that comprehensive plans are aspirational. The applicant has a vested right in the actual restrictions in the Zoning Resolution, not what is set forth in the Comprehensive Plan. The Applicant meets all legitimate zoning restrictions in the Zoning Resolution, including open space that exceeds 50%. As was found by the Court in the Cardinal Self Storage litigation, the township cannot act arbitrarily or capriciously in zoning matters and when the township departs from its Zoning Resolution standards it may be held liable under the law. He concluded that to not go with this option based upon the Comprehensive Plan, despite what the Zoning Resolution actually says and despite what's previously been approved in other developments in and around this property, would raise grave concerns under due process and equal protection and would needlessly subject the township to potential liability. The better course would be to avoid that with a recommendation of approval consistent with what the DCRPC has already found.

PUBLIC COMMENTS: Mark Antonetz asked any individuals who were properly sworn-in to share their comments.

1. Robert Lombardo (4909 Tussic Rd.) mentioned that progress cannot be stopped, and he prefers his neighbors to have two legs instead of four.
2. Marilyn Paselsky (8181 Oxbow Rd.) questioned if the new Vinmar density would work in this project and remarked on threats made by the Applicant.
3. Gwyn Abell (8141 Oxbow Rd.) read a letter from another township resident (Joan Lawrence) regarding the history of the township's zoning, and stressed the author's negative opinion about the rezoning request.
4. Ms. McMurry (3690 Worthington Rd.) is a lifelong resident of Genoa and stated concerns about the project and its impact on the school district;
5. Belinda Reed (4949 Pine Haven Dr.) has lived here since 2001, she would not have bought her home if she'd known what the intent of her neighbor was; she also commented on the threats by the Applicant;
6. Angela Kaczala (4850 Medallion Dr. W.) is totally opposed to the rezoning and stressed school district concerns.
7. Connie Sauter (4625 N. Shore Dr.) is not opposed to development, but thinks that the homes are too close together.
8. David Blair (4742 Tussic St.) is in support of the development, is happy about the opportunity to get sewer; he also commented on the "path to nowhere".

9. Jim Carter (4493 S. Old 3C Hwy.) talked about the Zoning Resolution and the Comprehensive Plan and thinks the density in Vinmar 4,5,6 is very reasonable.
10. Luke Schroeder (4690 N. Shore Dr.) stated that the Zoning Resolution should be followed and made comments about Section 901.03.
11. Mary Howard (8350 Hickory Ave.) discussed the reason for the Comprehensive Plan.
12. Kenneth Davis (8343 Oxbow Rd.) doesn't like the densities proposed and talked about the egress roads and how the roads can't handle the load. He also commented about more people voting against school levies.
13. Donna Froehle (4781 N. Shore Dr.) objects to the development based on wildlife concerns and commented on why the Applicant bought the property. She asked what guarantee do they have that the homes will be sold for \$500,000.
14. Maria Calderone (sp?) (10158 Hoover Woods Rd. and 3168 Sunbury Rd.) talked about the responsible way to subdivide. She stated that the philosophy of being in this community is being eliminated by this type of proposal.
15. Sandy Young (7700 Plumb Rd.) lives on land developed by Country Thyme and she doesn't want too many people or animals in the township.
16. Joe Serio (6682 Via Florenza Dr.) does not want a decision of the Zoning Commission made based on threats from the applicant.

Mark Antonetz closed the session of public comment at 8:41 p.m.

CONTINUANCE MOTION: (01:41:24) Sandra Faulkner moved to continue the public hearing until Monday, February 12, 2018 at 7:00 p.m. in the Genoa Township Hall for the Zoning Map Amendment and Preliminary Development Plan Approval proposed by Katherine Benalcazar requesting a zoning map amendment and preliminary development plan for construction of 67 single family homes on approximately 42.791 acres located at 4741 Tussic Street, including Parcels 31713001036000, 31713001036001, 31713001036002, 31713001036003, 31713001036004, 31713001036005 and 31713001038000, all currently zoned Rural Residential (RR), to be rezoned to Planned Residential Development (PRD) Zoning District (ZC 2018-01). Additional materials will be due to the Genoa Township Development & Zoning Department by January 22, 2018 at 4:00 PM.

Motion was seconded by Shawn Priebe. Roll call: Mark Antonetz, yes; Sandra Faulkner, yes; Tara Paciorek, yes; Shawn Priebe, yes; Jill Rudler, yes; Motion carried.

Mark Antonetz announced the hearing closed.

A brief recess occurred.

PUBLIC HEARING (01:43:58)

Mark Antonetz called the meeting to order at 8:52 p.m. At this time Mark Antonetz formally recused himself from the hearing, and announced that Sandra Faulkner would conduct the meeting. Ms. Faulkner announced that David Leff from the alternate seat would join the Board as a full voting member. Ms. Faulkner read the legal notice and asked everyone who wished to speak to this matter to sign in and to stand. Those standing were sworn in.

HARRIS AUTOMOTIVE, ON BEHALF OF CARL REUSSER, REQUESTING APPROVAL OF A FINAL DEVELOPMENT PLAN TO CONSTRUCT A 4,524 SQUARE FOOT AUTOMOTIVE SERVICE STATION (REPAIR FACILITY), ON MAXTOWN ROAD, PARCEL NUMBER 31734201017000, CURRENTLY ZONED PLANNED INDUSTRIAL-WAREHOUSE (PID) (ZC 2018-02).

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, presented an overview of the application and staff's written review. He noted the following:

- it is a proposed 4,524 SF automotive service station on 2.662 acres located on the north side of Maxtown Road
- described in great detail the history of the parcel, in particular as it related to rezoning and setback requirements; the proposed development size is well below the maximum allotted square footage approved when the site was rezoned to PID
- a new driveway access point onto Maxtown Road is being proposed, and because the City of Westerville owns and maintains this portion of Maxtown Road, they have reviewed the plans and made comments concerning: a traffic impact study not being required, a potential shared driveway with the existing JAE Company site, a new driveway to be centered in the current parcel and agreement to share the drive in the case of a future parcel split, and a cross-access easement requirement; the Applicant is revising the plan illustrating a new, centered access point and working with the City of Westerville and the fire department on a revised design to accommodate fire vehicles
- storm water will drain via underground pipes to an existing storm water management system
- there are no known environmental restrictions on the site and approximately nine trees will be removed
- water and sewer are both available and there is little concern in regard to the availability of electric, gas or telecommunication lines
- approximately 19% of the site will be developed with building or impervious surface
- the outdoor storage area at the rear of the proposed building will be screened with a 6 foot tall privacy fence
- landscaping shrubs and evergreen trees have been proposed to provide screening
- no freestanding light fixtures are proposed, architectural lighting is included with the proposed sign, and wall packs are proposed on the western and eastern sides of the shop portion of the proposed building
- no divergences have been requested

With regard to Staff commentary, Mr. Shafer pointed out that the proposed use is consistent with Chapter 4 of the 2016 Comprehensive Plan and Map.

In regard to the Technical Review the following items were suggested to the Applicant:

- confirmation that year round screening on the site will be sufficient
- identify how landscaping will provide screening for adjoining residential properties to the east and north
- confirmation regarding a required setback from the JAE Company building
- provide a document that lists, acknowledges and agrees to industrial operation standards in the Zoning Resolution
- identify that proposed screening will be provided along common lot lines
- identify that the proposed parking lot will be lit and in compliance with Article 21

- identify that the proposed parking lot shrubs will be protected in accordance with Section 2003.05
- revise parking calculations in the site data chart
- provide proof that the City of Westerville will authorize the proposed curb cut for the driveway
- identify any portion of the site to be used as outdoor sales space

Concerning the sign, Mr. Shafer's report suggested that the Applicant identify how the lighting of the proposed sign will not produce glare to surrounding properties and identify the total height of the proposed freestanding monument sign.

APPLICANTS' PRESENTATION:

The Applicant made a short presentation of the application and briefly discussed the trees, driveway, curb cut, fire truck turn around and future development of the property. The Applicant stated that the City of Westerville has approved the driveway. Applicant also submitted a Final Development Site Plan and two photographs of the existing Harris Auto location in Blacklick.

PUBLIC COMMENTS: Sandra Faulkner asked any individuals who were properly sworn-in to share their comments.

1. Ryan Zinn (6405 Ridge Lake Ct.) spoke about his concerns regarding glare, lighting, noise and things that would disrupt an enjoyable place to live. The Applicant responded by confirming the hours of operation and mentioned the screening. Ms. Faulkner asked the Applicant to include the hours of operation in the development text as part of a condition for zoning.
2. Patricia Callahan (6420 Ridge Lake Ct.) said that Mr. Harris had stopped by her house to discuss the project. She appreciates the monument sign, and asked about trash pick-up time, mowing and maintenance of the lot. She also expressed concerns about future expansion and drainage issues on the back of the property.
3. Rex Harris (7012 Laver Lane) is the father of Brian Harris, and talked about the opening of the business, how it has grown and the goodwill provided to the community. He also spoke about the success of the business in Blacklick, how it is maintained, the fact that it has created jobs and tax revenue for the area.
4. Dennis Nealon (6400 Ridge Lake Ct.) stated his appreciation for the Applicant for addressing the concerns of the neighbors and himself; his main concerns include screening and future development of the property. A discussion followed about existing trees and screening.

COMMISSION DISCUSSION: The Commission discussed the application and notified the Applicant that they will need to submit a clean set of final plans and designs with the modifications discussed. Mr. Shafer quickly discussed the landscaping plan and the number of parking spaces that need to be corrected in order to be compliant. The Commission had questions regarding the lighting plan, color of the building, fire department approval, drainage issues on back of property, driveway plan, screening, date for starting construction, anticipated opening date, parking space use and parking standards. The Applicant responded to all of the questions and concerns. Ms. Faulkner directed the Applicant to address the concerns in the Technical Review, and then described how to address all the outstanding issues and concerns.

CONTINUANCE MOTION: (02:51:38) David Leff moved to continue the public hearing until February 12, 2018 at 7 p.m. in the Genoa Township Hall for the Final Development Plan Approval proposed by Harris Automotive, on behalf of Carl Reusser, requesting a final development plan approval to construct a 4,524 square foot automotive service station (repair facility), on Maxtown Road, Parcel Number 31734201017000, currently zoned Planned Industrial-Warehouse (PID) (ZC 2018-02).

Additional materials will be due to the Genoa Township Development & Zoning Department by January 22, 2018 at 4:00 PM.

Motion was seconded by Tara Paciorek. Roll call: Sandra Faulkner, yes; Shawn Priebe, yes; Tara Paciorek, yes; David Leff, yes; Jill Rudler, yes. Motion carried.

Sandra Faulkner announced the hearing closed at 10:02 p.m.

OTHER BUSINESS (02:53:39) The Commission decided to discuss potential amendments to the Zoning Resolution at a future meeting.

NEXT MEETING (02:54:20):

- February 12, 2018 – Regular Meeting, 7 P.M.
-

ADJOURNMENT (02:54:50):

Tara Paciorek moved to adjourn the meeting at 10:04 p.m. Motion was seconded by David Leff. All voted yes. Motion carried.

Meeting was adjourned at 10:04 p.m.

PREPARED BY:


Jennifer Elliott
Zoning Secretary

January 11, 2018
Date Prepared

ZONING COMMISSION APPROVED:


Sandra Faulkner


Mark Antawetz

2/12/18
Date Approved by the Zoning Commission

OTHERS PRESENT AT MEETING:

Kim Stercella	4635 Sunbury Rd.
Kenneth Davis	8343 Oxbow Rd.
William Rex Harris	7012 Laver Lane
Roy Stein	4737 N. Shore Dr.
Nancy Tomei	4737 N. Shore Dr.
Donna Grace Froehle	4781 N. Shore Dr.
Carrie Jacin	4638 N. Shore Dr.
Gary Bingham	7858 Vinamar Way

Mary Hellbusch	8301 Oxbow Rd.
Dawn Mackenheine	7360 Marrissey Loop
Kristi & Dave Blair	4742 Tussic St.
Sandra K. Young	7700 Plumb Rd.
Matt Dixon	5994 (illegible)
Janine & Luke Schroeder	4690 N. Shore Dr.
Patsi & Don Morris	4870 Tussic St. Rd.
Jeff & Sue Hope	3847 Lakeview Dr.
Gil & Kathleen McGovern	8282 Oxbow Rd.
Joseph R Miller	52 E. Gay St.
Belinda & Michael Reed	4949 Pine Haven Ct.
Victor Wang	8260 Oxbow Rd.
Mary & Marilyn Lundquist	4540 S. Old 3C Rd.
Catherine Davis	8343 Oxbow Rd.
Megan Wood	5636 Genoa Farms Blvd.
Damon Borver	10143 Hoover Woods Rd.
Angela Kaczara	4850 Medallion Dr. W.
Kristina Shipp	4832 Medallion Dr. W.
Rob Delane	5831 Willow Bend Ln.
Dennis Coleman	5571 Little Leaf Ln.
Dave & Patty Callahan	6420 Ridge Lake Ct.
Dennis & Deb Nealon	6400 Ridge Lake Ct.
Ryan Zinn	6405 Ridge Lake Ct.
Mary Howard	8350 Hickory Ave.
Robert Lombardo	4909 Tussic Rd.
Deborah Janopoulos	8099 Big Walnut Rd.
Anne Filbert	4658 N. Shore Dr.
Gwyn & Daniel Abell	8141 Oxbow Rd.
Marilyn Paselsky	8181 Oxbow Rd.
Vicki Troutman	8263 Oxbow Rd.
Dave & Sheri Ault	4645 N. Shore Dr.
Phil & Michele Rist	4814 Medallion Dr. W.
Tom Ander	4687 N. Shore
Joe Serio	6682 Via Florenza Dr.
Wm. Pulting	7821 Vinmar
Ruth & Harold Shrock	7530 Dusty Pines Dr.
Chad Saathoff	4710 N. Shore Dr.
Ann & Meredith Oliva	4170 N. Shore Dr.
Randall & Dave Nottingham	4858 Tussic St.
Connie Sauter	4625 N. Shore Dr.
Trudy McClaskey	299 Fox Trail Pl.
Chad Scheideger	5734 Foxglove Pl.

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