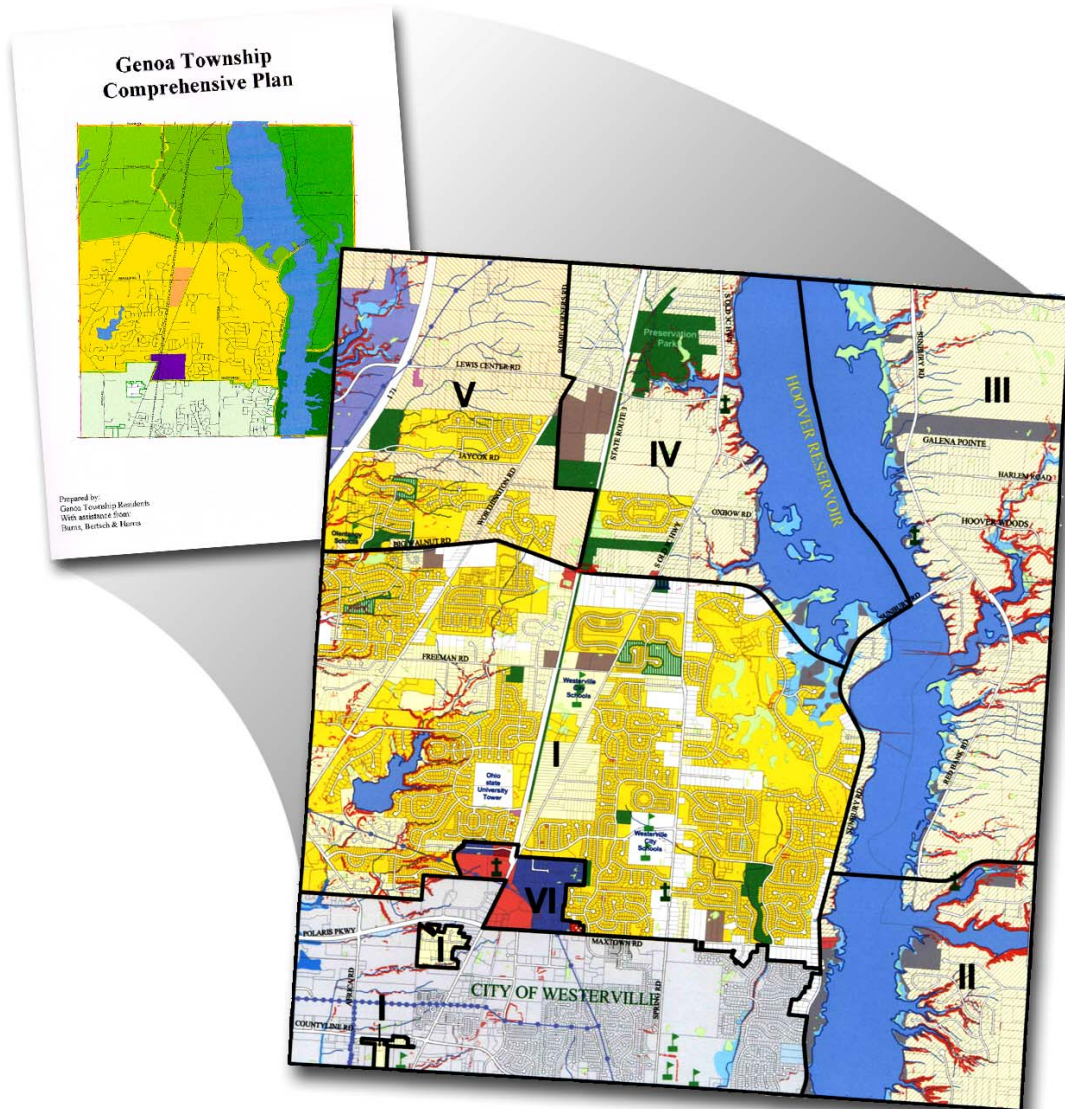


# Genoa Township Comprehensive Plan:

## 2009 Update



*“Residents of Genoa Township wish to preserve the Township’s rural character through protection of open spaces and valuable environmental resources. Local infrastructure and community services should be maintained and improved to build on the community’s strong identity as “A Nice Place to Live” while promoting well-maintained, family-oriented neighborhoods, with linkages that connect public spaces, such as parks and trails.”*

## **ACKNOWLEDGEMENTS**

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Tom Will, former member of the Zoning Commission

The Committee also wishes to acknowledge the many other members of the Committee, who contributed over the period to the update of the 2008 Comprehensive Plan, including:  
Harry Goussetis, Brian Mumford and Chip Stalter

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## INTRODUCTION

In 1998 Genoa Township was no longer a sleepy bedroom community; it was a bustling suburb growing by 250 new homes per year, rapidly losing its beloved open space and agricultural lands. In response to growth pressure a group of Township residents from all walks of life devoted an average of four hours per week to exchange ideas and plan for the future.

The members of that steering committee presented their 1998 Comprehensive Plan to the Zoning Commission and Township Trustees who in turn adopted it in early 1999. Zoning amendments were made to implement the Plan. The Plan acknowledged the need for regular updates to reflect the needs and values of Township residents.

From 1998-2001, 2,447 new residential dwelling units were built in Genoa Township, adding approximately 7,000 new residents. Population almost tripled and Genoa Township struck its growth zenith in 2002, when a combination of historically low interest rates and tremendous housing demand resulted in 716 new residential dwelling permits issued.

By 2003, Township officials agreed there had been so much change that an update to the 1999 Comprehensive Plan was needed. The Delaware County Regional Planning Commission was hired to assist another citizens' planning committee, whose members met dutifully month after month to craft a revised vision of where the Township was headed, and to set a course for the next five to ten years. A variety of factors, including unprecedented residential growth, terminated the 2004 process without the adoption of a final updated Comprehensive Plan document.

In 2006, a new Committee was convened to restart the process and complete the Comprehensive Plan update. In the summer of 2007, the United States experienced the worst housing slowdown in 16 years due to economic conditions caused in part by the failure of many sub-prime and adjustable rate mortgage loans. This slowdown extended to the Township. All previous build-out projections were no longer applicable and the housing market weakness is forecast to continue into 2009.

This 2008 Comprehensive Plan is the completion of this process and designed to shape development in Genoa Township over at least the next five (5) years, or until such time as a new version is commissioned and approved. Many of the planning considerations reviewed in 2004 were not adopted or were modified in the 2008 Comprehensive Plan, as development conditions have changed and residents expressed their views in the 2007 Visioning Project.

### **I. Planning and Development Issues**

This 2008 Comprehensive Plan updates the 1999 Comprehensive Plan and provides guidance for continued development of Genoa Township. Issues identified include:

- Ultimate build-out. Significant land area has been developed since 1999. The current population of Genoa Township is estimated at 21,200. Less than 30 parcels of land in excess

of 25 acres remain to be developed and these parcels appear only in the Olentangy and Big Walnut school districts.

- Open space and environmentally sensitive areas should continue to be conserved.
- A more specific land use map is needed with recommendations for use and density on every parcel in the Township.
- The Delaware General Health District has recently restricted new leach fields on many of the soils in the Township, requiring Wisconsin mound systems, drip irrigation or sanitary sewer connections for new development located on poorly drained soils.
- Sewer availability and planning remain key considerations for the development of certain areas of the Township. In addition to density restrictions associated with sewer service, Genoa Township has recognized density restrictions to protect the general welfare (including by protecting environmentally-sensitive areas and imposing infrastructure requirements).
- The 2001 Delaware County Thoroughfare Plan and Ohio Department of Transportation Access Ohio 2004 - 2030 Statewide Transportation Plan provide valuable information regarding the future of traffic patterns and volumes in and around Genoa Township. The continued growth on all sides of Genoa Township will impact this infrastructure and directly impact quality of life.
- Providing fire, police, road maintenance, zoning and many other services to a growing Genoa Township is a financial challenge. A subgroup of the Committee (Fiscal Impact) examined the sources of revenue and expense within Genoa Township and concluded that additional long-term fiscal planning is necessary to maintain current funding reserves and make funds available for additional desired community improvements and amenities. The report of the Fiscal Impact subcommittee of the Committee is attached as an appendix to this Plan.
- A new Genoa Parks Advisory Board is responsible for parks planning and will include its recommendations as an appendix within this 2008 Comprehensive Plan.

## **II. Objectives**

The 2008 Genoa Comprehensive Plan:

- Revisits and modifies planning policies as needed.
- Updates the planning vision, incorporating the content from the visioning sessions held in 2007, including a strong desire to retain the “rural” characteristics and amenities of the Township.
- Reviews and updates the planning areas.
- Updates the “situation analyses” last prepared in 1999, to show the changes in land use, population, utility services, roads, and boundaries that have occurred from 1999 to 2007 and includes population projections regarding the future of Genoa Township.

- Creates a comprehensive plan map for the recommended land use of each parcel in specific planning areas as a basis for carrying out the revised goals and objectives. This map should serve a guide for future development or redevelopment.

### **III. 2009 Public Workshops**

Upon adoption of the 2008 Genoa Comprehensive Plan on December 10, 2008 it was noted by the Board of Trustees that consideration should be further given to whether the Planned Rural Residential Conservation District (PRRCD) should be tailored or divided into two or more different districts to address differing desires of residents of Planning Areas II, III, IV and V. The Visioning Project reflected that residents in each of these areas may have differing opinions regarding what “rural” qualities they were intending to preserve through use of the PRRCD or even if the PRRCD is appropriate for use in their Planning Area.

In response to this note, which was documented in Appendix G of the adopted plan, two (2) public workshops were held to address these concerns. The workshops resulted in a confirmation that the existing PRRCD zoning was not a desirable district by a substantial number of residents living on the east side of the Hoover Reservoir. A full record from these workshops is attached in Appendix H.

