

RECORD OF PROCEEDINGS

Minutes of

GENOA VILLAGE COUNCIL

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

November 22, 2004

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Council President Avery called the meeting to order at 7:00 PM.

Stated the purpose of meeting was to consider rezoning change from R-1 to R-2 for approximately 40 acres along 17<sup>th</sup> Street.

After stating purpose, Mr. Avery then introduced Mr. Adam Hoff of R.D. Zande & Associates, Inc. of Toledo, OH to explain and take any questions from Council or the public. Noted that the property along Buckeye, that was R-3, were 8000 to 10000 square feet. The new proposed sub-division was be a minimum of 12000 square feet with required set backs, all houses would be at least 1200 square feet and more than likely 1500 square feet. Retention pond is being put in. Sewer and water would connect to the existing Village lines.

Mr. Hise then introduced Mr. Mock, Superintendent of Genoa Schools, to speak on funding and ability to handle extra students from the proposed subdivision. Mr. Mock stated that the enrollment of the school has gone down from 2268 pupils in 1968 to 1645 pupils in 2004. State is projecting a pupil enrollment of 1651 in 2009. In addition, the state funds \$5199 per pupil, Genoa is presently spending about \$7000 per pupil. Mr. Mock also stated that 1 mil of taxation in Genoa School system raises about \$154000. Also stated that all school buildings in the district have capacity to accept more students. When asked by Mr. Hoff if the school would receive more money from a housing development or farm land, M. Mock answered from housing development. Mr. Mock stated that 36% of the people in Genoa have children in school.

Roger Hummel of 208 E 10<sup>th</sup> Street asked about utility easement. Mr. Hoff said that there was an easement planned between Buckeye property and new subdivision and all new homes; also, all utilities would be underground. Also asked about capacity of water and sewer. Mr. Avery said water was not a problem. Mr. D. Adams said that with the new sewer ponds the Village would be able to handle the new subdivision.

James Healy of 1520 Buckeye asked if this would raise his property tax. Also, asked what was to happen to the ditch. Mr. Hoff said that with higher property values his taxes and value of his home would go up. The ditch is to be enclosed, and the developer was building in excess capacity for water overflow. Mr. Taha said that the pond was designed to handle most excess capacity. Mr. Healy asked about manhole and grading of land to prevent water from standing on his property. Mr. Hoff said that the new property cannot shed water on to existing homes and would work with individual property owners to prevent this from happening. Mr. Healy asked who would be responsible for the retention pond. Mr. Laskey said until there was a homeowner's association established, that the

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developers would maintain the pond. Mr. Healy asked about curbing 17<sup>th</sup> Street and was told that is was not in the plans at this time.

Mr. Hise asked about an upgrade to Holt Harrigan Road and if the developers had been in contact with Clay Township about the cost of upgrades for the road. Mr. Hise stated the upgrades would cost close to one million dollars and was the developer willing to pay. Mr. Laskey said he had not been in contact with Clay Township and that in 13 – 14 years of developing properties had never upgraded a road; and asked who said the road needed to be upgraded. Mr. Hise revised his question to: in the event the road needs to be upgraded who do you propose pays. Mr. Laskey asked whose road is it? Mr. Hise said split between village and township. Mr. Laskey said village and township should pay. Mr. Hise asked about projections of revenue. Mr. Hoff said they did not have exact figures.

Mrs. Slotnick asked about landscaping and recreational areas around the pond and houses. Mr. Hoff said they were looking into a walking trail around the pond. Also, landscaping would be put on each site. Mrs. Slotnick asked about sidewalks and street lighting. Mr. Hoff said sidewalks and curbs would be put on each property. The street lighting would be worked out with the village administration

Mr. W. Weaver of 510 Main Street asked who would be responsible for utility taps. Mr. Hoff said developer would be responsible to do water and sewer, village would do the electric but paid for by the developer.

Mrs. Slotnick asked about on street parking. Mr. Hoff said would work with Mr. G. Adams on resolution.

Mr. Avery asked about why coming to R-2 now. Mr. Hoff stated to make in more economical feasible for the developer. Also stated that the density was less now that originally proposed.

Mr. McLargin asked about lift station. Mr. Avery said 9<sup>th</sup> Street lift station is at capacity and would need to be upgraded.

Mr. Bittner asked if they would all be “spec” houses or what. Mr. Laskey said the first houses would be “specs”, built by 4 or 5 different builders from the area to see if they will go and see if the market is there.

Mr. Avery asked what would be the price range of the “spec” homes. Mr. Laskey said the price range would be in \$175000 to \$195000.

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Mr. Bittner asked about how long it would take. Mr. Hoff said about 1 – 2 years per phase with 4-5 phases; 8 – 10 years.

Mr. Healey asked about curbing on 17<sup>th</sup> Street. Mr. Hoff said no curbs, but maybe sidewalks.

Mr. Hise said purpose was to get information from developer on revenue and economical sense for the Village.

Mr. Laskey said Council could not take property away from Mr. Hall. Stated village, or anyone who stopped this development, that this is an unconstitutional take. Sited lawsuit in Rossford about 14 acres. Stated that if the Village had a problem with the road, the will have a bigger problem fighting a lawsuit.

Mr. Taha stated that there is no income from present land.

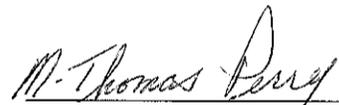
Mr. Avery said information would be taken back to Council and act on it at the December 6<sup>th</sup> meeting.

All Council members were present.

Meeting adjourned at 8:06 PM

For a more detailed description of any of the items contained herein, please refer to the audiotape of this meeting on file in the Clerk's Office

  
FISCAL OFFICER

  
MAYOR

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