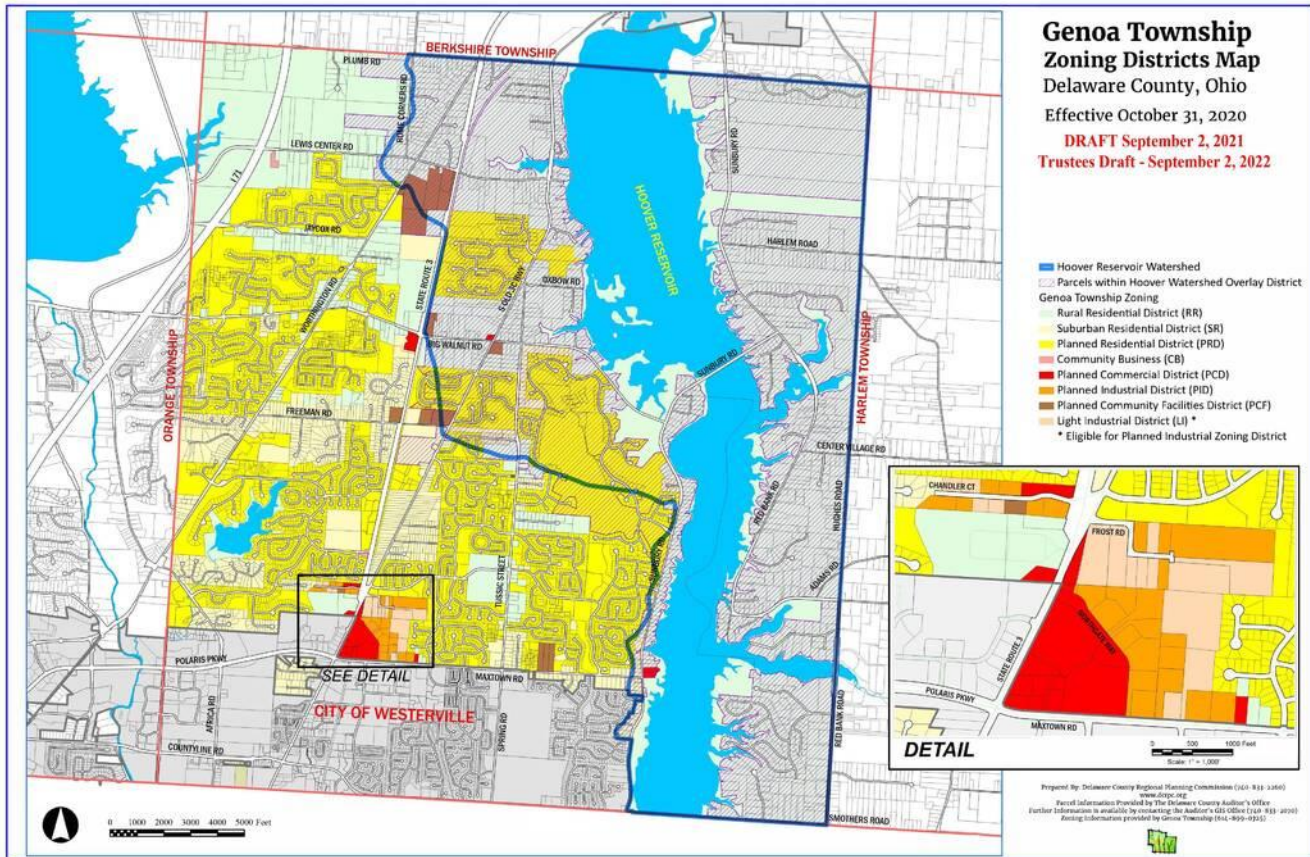


Genoa Township OKs Hoover overlay district

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By Gary Budzak - gbudzak@aimmediamidwest.com



This map of Genoa Township shows that the middle section of Hoover Reservoir is within its boundaries and is now an overlay district.

WESTERVILLE — The Genoa Township Board of Trustees recently adopted revisions to its zoning resolution for the Hoover Watershed Overlay District.

“This amendment establishes new regulations for parcels that are wholly or partially located within the Hoover Reservoir watershed,” said a community update issued by the township. “These provisions, which are primarily focused on any new potential development, are designed to further protect and enhance the character of the subject area.”

The township said the new rules lower permitted residential densities, requiring larger open spaces; increase setbacks from sensitive environmental areas; expand the number of required plantings; include stipulations that the plantings be native species; and encouraging low-mow and no-mow areas.

“The overlay does not mandate how residents are to maintain their homes, lawn, or landscaping nor does it alter any zoning processes or procedures,” the township said. “Should you have any questions about this or any other zoning-related matter, please feel free to contact the Development and Zoning office at Zoning@GenoaTwp.com or 614-899-0725.”

The township began revising its comprehensive plan based on community feedback in 2015. Later, it harmonized the zoning resolution with the comp plan in 2019. The overlay district was discussed last September, and there have been public hearings on the matter this year.

The trustees implemented the new rules on Sept. 20. It affects Article 7 of the zoning resolution.

“Hoover Reservoir and its associated watershed are important and invaluable assets to Genoa Township as they both comprise a significant portion of the Township, are a primary source of potable water for the region, offer numerous opportunities for recreation, promote tourism, enhance property values, and serve as a vital habitat for a variety of species of native plants and animals, thus positively contributing to the overall wellness of the community,” the article begins. “As such, it is within the interests of the public’s health, safety, and general welfare to take proper measures to conserve and protect these unique and critical resources, to the greatest extent possible, from degradation, unbalanced runoff, erosion, excessive sedimentation, pollution of all types, traffic congestion, and over-development.”

For more information on the overlay, visit www.genoatwp.com/hover.

“When well-planned zoning regulations are in place, it helps preserve property values as well as give communities some control over land use, appearance, and quality of life,” said Trustee Renee Vaughan in a prior township newsletter.

The Genoa Township Zoning Commission next meets at 7 p.m. Oct. 11, and the Board of Zoning Appeals meets at 7 p.m. Oct. 25, both in the Township Hall, 5111 S. Old 3C Highway, Westerville. The public may attend the meetings.