

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD JANUARY 25, 2022
ORANGE TOWNSHIP - DELAWARE COUNTY**

The electronic recordings of this meeting serve as the official meeting minutes.
A full and accurate account of this meeting's audio and video can be found at www.orangetwp.org

Adam Pychewicz called the meeting to order.

ROLL CALL: Adam Pychewicz, Chair - Present
Dennis McNulty, Vice-Chair - Present
Christine Trebellas - Absent
Les Pierce - Present
Ciara Harris - Present

ALSO PRESENT: Michele Boni, Township Administrator
Jeff Beard, Senior Zoning Officer
Brett Wiemken, Zoning Inspector

MOTION TO ELECT THE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2022

Motion by McNulty
Second by Pierce

VOTE: Pychewicz – yes McNulty – yes Trebellas – absent Pierce – yes Harris – yes
Adam Pychewicz elected Chair

MOTION TO ELECT THE VICE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2022

Motion by Pierce
Second by Harris

VOTE: Pychewicz – yes McNulty – yes Trebellas – absent Pierce – yes Harris – yes
Dennis McNulty elected Vice Chair

NEW BUSINESS

REZONING APPLICATION #ZON-21-07

Requesting to rezone from Farm Residential District (FR-1) to Planned Commercial & Office District (PCD) to allow for one (1) large anchor tenant commercial building, three (3) out lot commercial buildings, one (1) fuel center, and eight (8) multi-family residential buildings with one (1) centralized clubhouse.

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The applicant Dustin Dorherty, Civil Environmental Consultants 250 W. Old Wilson Bridge Rd Worthington, Ohio 43085, gives a presentation of the application and addressed the four divergences noted in the staff report

- Divergence 1: speaking in reference to Orange Center Dr., proposing the fifty feet (50') setback be reduced to a thirty feet (30') setback. Reasoning is that the road to be put in will have a seventy feet (70') right of way, which they believe provides ample buffering
- Divergence 2: Requesting the maximum lighting fixture height be raised from twenty feet (20') to thirty-two feet (32') from finished grade. The applicant had measured other light poles in the area and they surpassed the maximum height requirement. The applicant would like to match other neighboring properties along the corridor. Additionally, the hardship created: in order to comply with the minimum height of twenty feet (20') a lot of islands would need to be installed for the shorter poles, taking away from parking
- Divergence 3: Proposing to lower the parking for the multi-family use (Proposing 1.5 per unit, required is 3 per unit)
- Divergence 4: requesting monument sign height be increased from eight feet (8') to twenty-two feet six inches (22'6"); making this request specifically to match other neighboring properties.

Other divergences not noted in Staff Report:

- Requesting a divergence for the wholesale club sign height to be raised from fifteen feet (15') to sixteen feet six inches (16'6")
- Requesting a divergence for the fuel station sign height to be raised from fifteen feet (15') to sixteen feet six inches (16'6")
- Requesting a divergence for the electronic messaging sign
- Seeking a divergence to allow for the apartments

The applicant requests clarification from township/county comments

- Staff will work with DCEO on comments regarding the path along US23

Board Comments:

- Would like to see more details on the parking divergence
 - The Applicant responds with that the multi-family units don't always host large families, rather more empty nesters and young professionals, hence the lower parking proposed
- Questioning the type and style of the electronic messaging sign
- Questioning what drove the 1.5 parking spaces rather than 3
 - Applicant responds that the site layout is what drove the decision to make it 1.5
- Suggests that the open space is large enough to reduce to allow for more multi-family residential parking.
- Would prefer to reconfigure the layout to alleviate the 30 ft. Right-of-way setback
- References that surrounding developments had to comply with a previous zoning code. The direction that the code/Township is going is different than some of the divergences requested

Public Comment:

- Concerned with the ecological impact of woods and stream area along the US23 Corridor
- Concerned with the total amount of signage
- Concerned about their wish list for the Fixari Dental application vs. this current application (fairness)
- Questioning how close the new road will be to the existing pond to the North

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- Any plans on additional buffering? Especially along Orange Center Dr.
- Questioning if proposed entrance along Highfield Dr. is for vehicles and if so will they be widening Highfield Dr
- Concerned about the environmental impacts of gas station storage tanks underground
- Concerned about the proposed use of a gas station
- Questioning if there will be a light on the access along 23.
 - Since the access is a right-in, right-out, there will not be a light
- Questioning the size of the apartments (sq. Footage, low income, height of bldgs.)

The applicant responds to public comments:

- The development will not touch any of the existing trees on the HOA property and Dental Office
- The development has obtained necessary permits from EPA and Army Corps of Engineers
- There will be additional screening provided along the north side of the subject property
- Part of the Traffic Impact Study is evaluating the signal along US23
- Confirms that the proposed multi-family are a mixed one bedroom / two bedroom with 3 story buildings

MOTION TO CONTINUE ZONING HEARING FOR ZONING APPLICATION ZON-21-07

Motion by McNulty

Second by Harris

VOTE: Pychewicz – yes McNulty – yes Trebellas – absent Pierce – yes Harris – yes
Zoning case ZON-21-07 Continued to Thursday, February 8, 2022, at 6:30 PM

MOTION TO APPROVE SEPTEMBER 14, 2021 MINUTES (MINOR AMENDMENTS TO ZONING RESOLUTION; ZON 21-05 & ZON 21-06 EVANS FARMS)

Motion by Harris

Second by McNulty

VOTE: Pychewicz – yes McNulty – yes Trebellas – absent Pierce – yes Harris – yes

MOTION TO APPROVE NOVEMBER 16, 2021 ZONING COMMISSION MINUTES (ORGANIZATIONAL)

Motion by Pierce

Second by Harris

VOTE: Pychewicz – yes McNulty – yes Trebellas – absent Pierce – yes Harris – yes

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OLD BUSINESS

Update on Zoning Resolution Rewrite

- Staff met with the zoning consultant last week
 - Discussed proposed new districts
 - Working on schedule for meetings with public and stakeholder meetings
- Meeting with them in March to go over zoning map changes

Meeting adjourned