

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD FEBRUARY 8, 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 - Present
Les Pierce - Present
Ciara Harris - Absent

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

OLD BUSINESS

REZONING APPLICATION #ZON-21-07, HIDDEN RAVINES CROSSING

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.

Mr. Beard goes over the updated Staff Report and notes comment changes and additions

The applicant Dustin Dorherty, 250 W. Old Wilson Bridge Rd Worthington, Ohio 43085, provides a response to the revised submittal and responds to staff comments:

- Mr. Dorherty requests clarification on the updated building elevations
 - Staff responds that a list of permitted materials be included in the Development text
- Mr. Dorherty states that they would prefer to move the monument style sign closer to the fueling station rather than its current placing, upon clarification about the Township Signage Standards
 - A divergence is requested for the significant height of sixteen feet (16') which they reduced from twenty two feet six inches (22'6"). Mr. McNulty requests more clarification as to why.
 - Mr. Dorherty states reasoning is the distance the building is set back from the road reducing visibility
 - Ms. Trebellas responds that surrounding signs at their time met the code, but are no longer compliant with today's standards.
 - Mr. Dorherty requests clarification on the signage details for Menard's
 - Staff will provide these details
- Staff and Zoning Commission members question the digital signage for the gas numbers
- Mr. Dorherty addresses reasoning behind access points including comments from ODOT
- Mr. McNulty questions the unit count per building

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- Mr. Dorherty responds that 80 units will be one bedroom and the other half (80 units) will be two bedroom apartments
- Mr. McNulty questions the multi-use paths and if they connect to multi-family, commercial out lots, and BJ's
 - Mr. Dorherty responds that paths do connect
- Mr. Dorherty requests clarification for the southern trail connection to the Northpointe Plaza. Staff's proposed drawing does not meet required safety standards
- Mr. Dorherty addresses comments focused on lighting pole height
 - Mr. Pychewicz suggests that according to the photometric plans, to add more lighting structures to already planned islands that do not show lighting structures, to reduce lighting pole height and provide more lighting
 - Mr. Dorherty responds that they will look into this as they have had numerous photometric plans to review on their end
- Mr. McNulty asks if the Orange Township Fire Department has any comments on the revised submittal
 - Mr. Dorherty stated Orange Township Fire Department requested an additional fire hydrant
- Mr. Dorherty discusses location of path along North side of property
 - Staff's proposal is crossing on the North side of the property
- Ms. Trebellas concerns about parking size for the commercial uses vs. residential & if the smaller size spaces make for larger drives
 - Mr. Dorherty responds with clarification over the previous 1.5 parking density to the proposed 2.0 parking spaces
- Mr. McNulty questions if BJ's has more auto services other than tires
 - Mr. Dorherty responds no
- Mr. Pychewicz requests a grading plan from the Applicant
 - The soil taken from the Retention ponds will be used to level site
- Ms. Trebellas raises concerns around the Mixed Use proposal, as the application has referenced Evans Farm, however this proposal does not match the connectivity or mixed use design of Evans Farm
- Ms. Trebellas raises concerns about the high chroma colors for the large anchor tenant

Public Comment

- Concerns centered around traffic with Orange Centre Dr. and additional traffic from US23
- Uses Orange Centre Dr. as a place to walk, so the additional traffic is concerning
- Does not feel that multi-family fits the proposal, suggests that Giant Eagle complex would be a better location for this enterprise
- Questions where the trucks are entering onto the site to make deliveries

The applicant responds to public comments:

- Mr. Dorherty responds with the traffic concerns about the extension of Orange Centre Dr. was proposed through the Thoroughfare Plan years back

Additional Board Comments:

- Ms. Trebellas has issues in respect to the divergence for the residential use. The comparison to Evans Farm does not work

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- Ms. Trebellas does not have an issue with reduced parking for the Multi-family use to include more open space/amenities
 - Mr. Dorherty prefers more greenspace since out lots are overparked
- Mr. McNulty has issues regarding the apartments, sea of parking, and uses
 - The applicant (Mark Unger) responds that this site has been in talks of development for over 20 years. Notes that there are visibility issues with the site as well as issues regarding access

**MOTION TO CONTINUE ZONING HEARING FOR ZONING APPLICATION ZON-21-07 TO
MARCH 8, 2022**

Motion by Pierce
Second by McNulty

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

Meeting adjourned