

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 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 - Present

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

Moment of Silence in Remembrance of Cindy Davis, Zoning Secretary

OLD 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.

Mr. Beard presents additional staff comments for the revised submittal.

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:

- The sign height is lower than the originally proposed sign height. Now proposing 10 feet sign height. Still requesting a divergence to sign height, sign will be backlit.
- Requests clarification on outlining compliance and divergences in Section 14.06 (b)
- Addresses comments towards architectural elements and the New Albany location in regards to the brick elevations. New Albany requires those bricks as part of the code, Orange Township does not, therefore they believe a building in that style of building materials would stick out along the US23 Corridor
- Addresses Director of Operations comments over easements. The applicant notes that the County does not want pedestrian traffic near US23 due to streams, numerous culverts, and vehicular traffic/safety. Willing to provide easements along Orange Centre and private access for potential township trails down the road
- The applicant addresses light pole height divergence. Reasoning is outlined in the email sent by Dustin Doherty

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Board Comments:

- Mr. McNulty asks about the history of one monument sign vs. multiple monument signs on one parcel. Also asks about neighboring property lighting pole height
 - Mr. Beard provides clarification that it is one monument sign per parcel
- Mr. McNulty asks about the use of channel letters in surrounding areas
 - Mr. Beard clarifies that Wal-Mart and other properties use the channel letters
 - Ms. Boni adds that the outlot signs will be addressed at the permitting stage and be referred to Section 22
- Ms. Trebellas questions if the other outlot monument signs are to be held to Article 22 (Signage) standards and allow 64 square feet per side, or if the Board/Applicant would like to restrict outlot signage standards since BJ's would be the primary tenant
 - The applicant would be willing to provide limitations on the outlot monument signs to confirm consistency. The BJ's monument sign would still remain 10 feet in height while the outlot signs would be permitted at 8 feet in height
 - The board holds discussion over limiting the square footage on the outlot monument sign. The board concludes that the proposed outlot monument signs shall be 8 feet in height and have a display area of 38 square feet.
- The board addresses the building elevations and additional architectural elements added. Ms. Trebellas references the New Albany location. The applicant notes that the New Albany location had code requirements outlining the building materials.
 - Mr. Pychewicz notes that the pilasters complimented the building, however believes if the pilasters were added around the building would be better
 - Ms. Trebellas notes that if additional architectural elements are not going to be added, then additional landscaping should be added to hide the rear façade of the building
- Mr. Pychewicz questions the height of the fueling canopy and if it could be lowered since there would be signage atop the canopy.
- Ms. Trebellas questions the standards and a property maintenance of the trails/landscaping. Asks the applicant to provide more detailed landscaping, bench locations, etc. Also requests clarification on lane dimensions.
 - The applicant responds that there will be uniformity throughout the lane width
- Mr. Pychewicz prefers that mounding spoils be limited to 20 feet height maximum
- Ms. Trebellas – Stated that the developer stated that one of the reasons for requesting the variance for the light pole height was safety and Ms. Trebellas disagreed and she wants it on the record that she disagreed on this statement.
- Ms. Trebellas – Wanted it on record that she requested an improvement to the architectural elements and doesn't believe that they have done so.

Public Comment:

- Questioning if the stream/drainage will be affected. Also concerned about the existing trees on the property. Also concerned about the rear access with heavy traffic along Highfield Dr.
 - The applicant clarifies that that the trees along the northern part of the property fall under the OEPA Environmental Covenant. All landscaping will remain under those protected areas. Traffic and connectivity/pedestrian concerns have been addressed and discussed with the Board and Director of Operations.

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Mr. Pychewicz called a ten minute recess.

The Board recessed while Staff discussed action verbiage with legal counsel.

MOTION TO RETURN FROM RECESS

Motion by McNulty

Second by Pierce

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

**RESOLUTION TO RECOMMEND APPROVAL OF ZONING APPLICATION #ZON-21-07
HIDDEN RAVINES CROSSING WITH MODIFICATIONS.**

Motion by Mr. McNulty to recommend to the Board of Township Trustees (the “Board”) the **APPROVAL WITH MODIFICATIONS** of Zoning Application #ZON-21-07 Hidden Ravines Crossing of JLP Orange, LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 3.1.22, requesting the rezoning of 31.13 +/- acres from Farm Residential District (“FR-1”) to Planned Commercial & Office District (“PCD”), including the requested divergences, upon finding that it is in the interest of the public convenience, comfort, prosperity, or general welfare, or sufficiently in accordance with the comprehensive plan, and including additional modifications listed below:

1. Modify development text to include divergence request of allowing more than one (1) monument sign. Provide a maximum of four (4) of such signs.
2. Extend proposed trail easement to go all along the frontage on Route 23 and on the south side of Orange Centre Dr. in between Route 23 and the commercial entrance.
3. Provide additional architectural elements on primary building elevations (BJs). Specifically, add a continuous row of brick columns (Labeled as “MB-1”) on all sides of building elevations.
4. For divergence request regarding light poles, provide further justification in development text.
5. The monument sign display area for each monument sign associated with each outlot shall not exceed thirty-eight (38) square feet per side.
6. Create an active recreation space with seating, paths, etc. in the open space surrounding the apartment clubhouse and swimming pool.
7. Per Applicant’s agreement, provide approval letter from Fire Department prior to Board of Trustees’ decision.

Motion seconded by: Mr. Pierce

VOTE: Pychewicz – yes McNulty – yes Trebellas – no Pierce – yes Harris – yes

MOTION TO APPOINT MS. NANCY FAY AS ZONING SECRETARY

Motion by Pychewicz

Second by Harris

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

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SCHEDULING RCOD AMENDMENTS HEARING

RCOD Amendments Hearing scheduled for April 12, 2022

Meeting adjourned