

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 12, 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
Rick Beer - Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Jeff Beard, Senior Zoning Officer
Jenn Huber, Legal Counsel

NEW BUSINESS

RCOD Amendments Hearing

The amendment(s) would modify or supplement ARTICLE XX – ROUTE 23 CORRIDOR OVERLAY DISTRICT (RCOD) of the Orange Township Zoning Resolution.

Mr. Duffee presented the staff report.

Board Comments:

- Mr. McNulty questioned where the original plan and the amendments came from and who created these changes. Was it a consultant, outside people or staff?
 - Ms. Huber responded to Mr. McNulty and explained the original process was completed with a consultant, zoning staff and then went to the Zoning Commission and then the Board of Trustees had the final determination. For the amendment these changes in the proposed text were done with Zoning Staff and Legal Counsel.
- Mr. McNulty questioned landscaping standards as the text proposes to remove the setback trees.
- Mr. Beer followed up with a question regarding the trees in any utility easement and who has to pay for those trees being trimmed if needed.
 - Mr. Beard responded that the setback trees and street trees guidelines were adding some enforcement issues and ambiguity that cause some developments to increase tree numbers not conducive for visibility in the setback area. Mr. Beard also stated that if a utility has to do work in an easement that it's at the owner's risk to have something in that easement and there are not impact fees in the township.
- Mr. Pierce asked about the consultant and why they haven't met with them before the meeting.
 - Mr. Beard responded that we did not use a consultant with these changes.

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- Mr. Pierce brought up a question about the possibility of the Township to charge the applicant for the 3rd party consultant for the Traffic Impact Study if the Township requires the separate review.
 - Staff will explore that option more with Legal.
- Mr. Pierce asked if staff could examine the Multi-Family Caps.
 - Staff will look into it for the next meeting.
- Ms. Trebellas asked about the JEDD and what its intention was
 - Mr. Duffee responded and provided what the JEDD was and its intentions
 - Ms. Huber then also explained a little more about the JEDD and benefits of it.
- Mr. Pychewicz brought up the 45 days turn around time from Zoning Commission Work session to the Board of Trustees scheduling and hearing the application. He proposed that it gets done within 30 days as the Zoning Commission will hopefully vent the issues and should be ready to get to Trustees. Other board members agreed with him.
- Ms. Trebellas asked about the 2 stories and would like to have 1 ½ stories with dormers and possible images.

Public Comment:

- Mark Freeman mentioned the 45-day time period as well and wondered if it was enough time and Mr. Pychewicz explained his thinking for the reduced time.
- Mr. Freeman also mentioned mixed use having only residential so far and updating the text to require a mix of uses. Ms. Trebellas mentioned that she would agree and would like them to be more of a walkable community in the mixed use areas.
- Mr. Freeman mentioned traffic concerns and the process for those reviews
- Spencer Hagel spoke about the residents on Parkway and the original RCOD maps showing commercial coming over in their community and surrounding it.
- Mr. Beard showed the updated maps for the amendment with less commercial proposed along W. Orange Rd. Mr. Beard also explained the county thoroughfare plan with the extension of Pacer Dr impacting some of these decisions.
- Mr. Freeman came back up and asked about the RCOD vs. Regular Rezoning, JEDD and Buffers.
 - Staff responded to his concerns and questions.

MOTION TO CONTINUE RCOD AMENDMENTS HEARING

Motion by Pierce
Second by Trebellas

VOTE: Pychewicz – yes McNulty – yes Trebellas – yes Pierce – yes Beer – yes
RCOD Amendments Hearing Continued to Thursday, April 26, at 6:30 PM

MOTION TO APPROVE AUGUST 28, 2021 MINUTES (ZON 21-05 & ZON 21-06 EVANS FARMS)

Motion by McNulty
Second by Trebellas

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

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MOTION TO APPROVE JANUARY 25, 2022 MINUTES (ZON-21-07 HIDDEN RAVINE CROSSINGS)

Motion by McNulty
Second by Pierce

VOTE: Pychewicz – yes McNulty – yes Trebellas – abstain Pierce – yes Beer – yes

MOTION TO APPROVE FEBRUARY 8, 2022 MINUTES (ZON-21-07 HIDDEN RAVINE CROSSINGS)

Motion by McNulty
Second by Pierce

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

MOTION TO APPROVE MARCH 8, 2022 MINUTES (ZON-21-07 HIDDEN RAVINE CROSSINGS)

Motion by McNulty
Second by Pierce

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

As amended with the following corrections:

- 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.

Meeting adjourned.