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BEFORE THE ORANGE TOWNSHIP
BOARD OF ZONING APPEALS

- - -

In the Matter of:
Public Hearing -
Variance Applications

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- - -

PROCEEDINGS

before Members of the Orange Township Board of
Zoning Members; Acting Chairman Kelvin Trefz,
Sue Ross, Joe Pax and Steve Totzke, held at
Orange Township Hall, Moffett Room, 1680 East
Orange Road, Lewis Center, Ohio, called at
6:00 p.m. on Thursday, August 17, 2023.

- - -

1 P R O C E E D I N G S

2 - - -

3 ACTING CHAIRMAN TREFZ: We're
4 going to call this meeting to order. Roll
5 call for the Members.

6 MR. WIEMKEN: Mr. Trefz.

7 ACTING CHAIRMAN TREFZ: Here.

8 MR. WIEMKEN: Mr. Pax.

9 MR. PAX: Here.

10 MR. WIEMKEN: Ms. Ross.

11 MS. ROSS: Here.

12 MR. WIEMKEN: And Mr. Tetzke.

13 MR. TOTZKE: Here.

14 MR. WIEMKEN: Okay. We have a
15 quorum.

16 ACTING CHAIRMAN TREFZ: Anyone who
17 intends to testify, please raise your right
18 hand and be sworn.

19 Do you solemnly swear that the
20 testimony you shall give shall be the truth,
21 the whole truth and nothing but the truth? If
22 so, say "I do". And when it's your turn to
23 offer testimony, please state your full name,
24 address and affirm that you've been sworn.

1 ALL: "I do."

2 ACTING CHAIRMAN TREFZ: Thank you
3 all.

4 MR. WIEMKEN: Okay. Thank you,
5 Mr. Trefz.

6 So the first application this
7 evening is Conditional Use Application
8 #CU-23-14. The applicant and owner for this
9 application is Sherry Riviera and Frank Clay,
10 and owned by Jessica Clay. The property
11 address is 1550 Lewis Center Road, Parcel
12 #318-213-07-002-000. The zoning on the
13 property is Neighborhood Commercial.

14 The request this evening is
15 they're seeking a Conditional Use from the
16 Orange Township Zoning Resolution Section
17 13.04(b) to allow for an apartment above a
18 commercial storeroom.

19 So Neighborhood Commercial isn't
20 typically a zoning that this Board sees a lot
21 so it's going to be a little bit different
22 than our kind of Planned Commercial
23 Conditional Use process, so.

24 So description of the request

1 again, located on Lewis Center Road, within
2 the Old Lewis Center Village, and is zoned
3 Neighborhood Commercial, which is C-2. The
4 building currently contains commercial
5 businesses on the first floor and previously
6 contained office space on the second floor.
7 The applicant has renovated the office space
8 on the second floor to have an apartment and
9 wishes to rent it out, which under the
10 Neighborhood Commercial is a Conditional Use
11 under 13.04(b).

12 So surrounding the property to the
13 north is Planned Commercial, which is the
14 future Evans Farm Development there; to the
15 south is Farm Residential, which there is the
16 church, education center and some single
17 family residences; to the east is also
18 Neighborhood Commercial. They have some
19 single family residences over that way. And
20 then to the west is Farm Residential District
21 with commercial uses.

22 So in the Staff Report there you
23 can see an aerial snapshot from the Auditor's
24 Website. So again, this building has a number

1 of different tenants on the first floor. And
2 then below that is the Street View from Google
3 Maps.

4 Okay. So on to the Staff Review
5 Section. So the 13.04 just kind of explains
6 the Conditional Use process for, you know,
7 somebody wanting to apply under this district.
8 And 13.04 reads, "Apartments in areas over or
9 adjacent to the commercial storeroom or office
10 facility provided that apartments constructed
11 within this district shall contain the
12 following minimum floor space, exclusive of
13 porches, basements or garages, to wit," and
14 then it outlines a couple of different of the
15 minimum square footage requirements for the
16 type of bedrooms or units for the apartment,
17 so.

18 With that, the proposed apartment
19 on the second floor would be located over
20 commercial storerooms and/or office facilities
21 on the first floor. The apartment would be a
22 one bedroom apartment that is required to have
23 750 square feet. The square footage of the
24 apartment that they're proposing this evening

1 is reported to be 900 square feet by the
2 applicant, which does meet that requirement,
3 so.

4 In terms of public comments
5 received, there wasn't anything additional,
6 other than what was included in the
7 application. I know that the applicant had
8 provided a number of different letters from
9 neighbors, tenants within the building, and
10 the church nearby as well, so.

11 That's all that Staff has for
12 this. I believe the applicants are here this
13 evening, if they have anything further to add.

14 MS. RIVIERA: Sherry Rivera, 24
15 Montrose Avenue, Delaware, and I was sworn in.

16 Essentially, that's what it is. I
17 couldn't rent this office space. I've tried
18 for over a year and then somebody stopped by
19 and I thought it was an office person and they
20 said this would be a wonderful apartment. And
21 I said, don't like residential. He went away.
22 And about a week-and-a-half later he came back
23 and he said this would be nice. And it really
24 is. It's top floor of the barbershop, you

1 have all the windows on the east and you have
2 a window facing the south. And I said no, no,
3 I'm not interested in residential.

4 And he came back about a week
5 later and I said, you know what, I think I'm
6 interested in residential. Let's talk. And,
7 yeah, finally, I can get it rented. And it's
8 a beautiful loft apartment. It's just really,
9 really nice. So I would love to have the
10 permit.

11 And I don't know if you're aware,
12 we're in probably one of the last historic
13 buildings in Orange Township. I did bring a
14 photo. You said I should bring something, if
15 you'd like to see. It has a few historical
16 things. We bought it in '76, and that's '78,
17 that's 1980. This is just across the
18 railroad. This is 1890 and that was where the
19 Village was going when it was a beautiful
20 canola field.

21 MR. PAX: I appreciate you putting
22 the history of it in the package. It's really
23 cool to read about it. I didn't know.

24 MS. RIVIERA: Does anybody else

1 what to see it?

2 ACTING CHAIRMAN TREFZ: Yes.

3 MS. RIVIERA: It's just, so we've
4 taken care of the building. In fact, the
5 Google Map is not the most up to date because
6 we do have a new handicap railing. About a
7 year-and-a-half ago somebody tried to be the
8 train, and they beat the train, but they took
9 out our porch and the handicap railing and
10 everything, so. And they survived. The
11 squad was amazed.

12 So anyway, that's about it. Thank
13 you, if you'd give us the consideration. Do
14 you have any questions for me?

15 ACTING CHAIRMAN TREFZ: Where
16 would this person park?

17 MS. RIVIERA: In the back parking
18 lot.

19 ACTING CHAIRMAN TREFZ: Okay.

20 MS. RIVIERA: Yeah, it seems like
21 Whits was really concerned about the parking.
22 I kept saying it's fluid. The parking changes
23 every hour. And after the first week she
24 said, you're right, There's no problem with

1 parking. But we also are allowed to do overflow.
2 The EMS lets us park a few cars over there. And
3 the church when they're through, we sort of
4 share. They have a sign on our lot and let us
5 park out there for overflow or events. But so
6 far, there's been no problem and so it's just
7 enough.

8 MR. PAX: I guess in relation to
9 that point, would there ever be a dedicated
10 sign up there saying resident parking, private
11 resident only?

12 MS. RIVIERA: No, because there's
13 nobody there in the evening, or on Sunday, or
14 anything, but they haven't had a problem with
15 anybody.

16 MR. PAX: That could be my only
17 reservation. And whether that doesn't seem
18 like it would be too much of an encumbrance,
19 but that would be just putting up a sign
20 saying this space is dedicated to an apartment
21 unit.

22 MS. RIVIERA: We do have customer
23 parking around and I just sort of thought he
24 sort of fell into that.

1 MR. PAX: That would be the only
2 reservation and what I would -- we would
3 typically see in any kind of apartment project
4 itself, that's not a renovation or an
5 adaptation like this, would be spaces per
6 resident, like, one-and-a-half spaces per
7 resident unit for how many bedrooms it had.

8 So that's the only thing that
9 assure that resident has some, you know, there
10 was an event that plowed the parking lot full
11 of cars and they couldn't park their vehicle.
12 That's the only reservation there for that.

13 MS. RIVIERA: Yeah, I mean, we
14 have nice, new little parking signs, so I'll
15 order one just one for that.

16 MR. PAX: Thank you. One other
17 point is procedure. With this project, would
18 that have to go into the building department
19 then for any related fire, life-safety things,
20 smoke detectors, that kind of thing? That's
21 not in our purview, I understand that. But
22 that's part of this process also, Brent?

23 MR. WIEMKEN: Correct. Yeah, they
24 would need to go seek any permits that are

1 required from the building safety department,
2 fire department, the soil and water, you know,
3 for waste, water or anything like that, so.

4 MS. RIVIERA: We're on septic.

5 MR. WIEMKEN: Septic, right.

6 MS. RIVIERA: So I have last
7 year's approval from Delaware Health
8 Department. I should be getting a new form.
9 It comes out in September and they come out and
10 inspect, so I should be getting that. The fire
11 department, I just, for them I just put the
12 Koorsen fire box on the front porch, so that's
13 there. I've got a great relationship with the
14 fire department so that's not a problem.

15 MR. WIEMKEN: That's good. Yeah, I
16 think from the County perspective, I mean, it
17 might fall under a different type of use group,
18 so, you know, the County kind of requires those
19 types of things, or occupancy and groups, so
20 they may need to get those permits or
21 inspections accordingly.

22 MR. PAX: Yes, that would be the
23 only thing with Delaware County to the
24

1 Building Department there putting residential, an
2 R use over a storage facility, which is prone to
3 higher risk, that would be the one concern they
4 may have. So, it's just as part of due diligence
5 when you're looking at that project beyond the
6 Orange Township, also Delaware County Building
7 Department for their review to get your approvals
8 and everything above line there.

9 So that's the only other advice I
10 could give towards a project; otherwise, it's
11 great to see that. It's viable for someone to
12 live there and it's nice. Thank you.

13 ACTING CHAIRMAN TREFZ: Anybody else
14 have questions? Are we ready to vote? Someone
15 want to make a Motion.

16 MS. ROSS: I'll make one. Based on
17 these factors, I move to approve Case No.
18 CU-23-14 for the property located at 1550 Lewis
19 Center Road seeking a Conditional Use from Orange
20 Township Zoning Resolution Section 13.04(b) to
21 allow for an apartment above a commercial
22 storeroom and in an area zoned Neighborhood
23 Commercial C-2).

24

1 ACTING CHAIRMAN TREFZ: I'll
2 second.

3 MR. WIEMKEN: Motion to approve
4 made by Ms. Ross, second by Mr. Trefz.

5 Those voting: Mr. Trefz.

6 ACTING CHAIRMAN TREFZ: Yes.

7 MR. WIEMKEN: Mr. Pax.

8 MR. PAX: Yes.

9 MR. WIEMKEN: Ms. Ross.

10 MS. ROSS: Yes.

11 MR. WIEMKEN: Mr. Totzke.

12 MR. TOTZKE: Yes.

13 MR. WIEMKEN: Motion carries.

14 ACTING CHAIRMAN TREFZ: Thank you.

15 MR. WIEMKEN: I will followup with
16 a response letter.

17 MS. RIVIERA: Thank you.

18 - - -

19 MR. WIEMKEN: The next case for
20 the Staff Report will be presented by Mr.
21 Andrew Koenig.

22 MR. KOENIG: Good evening. Here
23 we have Variance Case #VA-23-15. The
24 applicant is Thiagaraja Gurusamy. The owner

1 of the property is Thiagaraja and Thanuja
2 Gurusamy. The address of the property is 7952
3 Fargo Lane, Delaware, Ohio. The Parcel ID
4 #318-233-07-005-000. It's currently zoned
5 Single Family Planned Residential and the
6 request is they are seeking an area variance
7 from Rezoning Case No. 10745 North Orange for
8 a deck and concrete patio to encroach into the
9 35-feet rear yard setback.

10 So, summary of the request, the
11 applicant is requesting an area variance from
12 North Orange's development text to allow for a
13 deck and concrete patio to encroach into the
14 35-foot rear yard setback 15 feet and 8 inches
15 in an area zoned Single Family Planned
16 Residential. The site currently contains a
17 paver patio, which will be removed from the
18 project. The subject is located South of
19 Fargo Lane and is currently owned by Thiagarja
20 and Thanuja Gurusamy.

21 The surrounding area, it is Single
22 Family Planned Residential zoned all around.
23 The land use to the north, east and west is
24 single family residences. And then south of

1 the property is the North Orange HOA open
2 space. So we have an aerial snapshot of the
3 property.

4 Then on to the Staff Review. The
5 proposed porch addition would encroach 15 feet
6 and 8 inches into the 35-foot rear yard
7 setback. That's at its most encroachment. If
8 you'll notice, the rear property line is
9 diagonal, so the 35-foot rear yard setback
10 will vary, depending on what part of the deck
11 or concrete pad you look at. So if you look
12 at the Exhibit down there, the dotted line
13 that is diagonal kind of shows the 35-foot
14 rear yard setback in relation to that property
15 line.

16 So, at that greatest encroachment,
17 that would be a 45 percent variance from the
18 rezoning case. So, like I said, at its
19 greatest encroachment, it encroaches 15 feet
20 and 8 inches, and then at its least on the
21 right side of the site plan, it encroaches a
22 little less than 10 feet.

23 So, on to some site photos. So,
24 the first few photos, the cones represent the

1 property line. And again, it is diagonal so
2 something to account for and then you can see
3 the other two placeholders represent the edges
4 of the concrete patio and the deck. So those
5 first two photos show that.

6 On Photo 3 and 4, the cones
7 represent something different. The cones
8 represent the 35-foot rear yard setback. And
9 then the other two placeholders still
10 represent the edges of the deck and patio. So
11 again, something to remember is that those
12 cones will be diagonal because your property
13 line is diagonal, so you can see the setback
14 in relation to where the edges of the deck and
15 patio will be.

16 So other than that, I think that
17 is all that Staff has, so.

18 ACTING CHAIRMAN TREFZ: You
19 weren't here, so when you get up here to
20 testify, I'll have you swear in.

21 Raise your right hand. And
22 solemnly swear that the testimony you shall
23 give will be the truth the whole truth and
24 nothing but the truth. State "I do".

1 MR. GURUSAMY: "I do."

2 ACTING CHAIRMAN TREFZ: And state
3 your name full name and your address.

4 MR. GURUSAMY: Thiagarja Gurusamy,
5 795 Lane, Delaware 43015.

6 ACTING CHAIRMAN TREFZ: Thank you.
7 What would you like to tell us?

8 MR. GURUSAMY: Yeah, so it's been
9 close to two years since we moved into this
10 community and we have not been making the best
11 use of our backyard, although, we have a nice
12 wooded background; and adding on, we have a two-
13 year-old daughter and my wife and I really want
14 to give her the best experience where she can
15 really play and have a good time. You know,
16 because in Ohio hardly we get like four or five
17 months of good weather, so we want to make best
18 use of it and give her best life possible, as
19 simple as that.

20 ACTING CHAIRMAN TREFZ: Questions?

21 MR. GURUSAMY: And I think our lot
22 area is not for regular shape, as you see it's
23 kind of diagonal and that should be factored
24 in as well, so that's in some of you are going

1 with this sort of dimension so that we can
2 make best use of the place that we're going
3 for the deck and concrete patio.

4 MR. WIEMKEN: I don't know if this
5 helps at all in this context, but on the
6 eastern side of that, so where the larger side
7 of that diagonal is where there's more
8 distance from the property line, if that was
9 even throughout, this type of request would be
10 around 28 percent instead of the 45. So, I
11 don't know if that's helpful, but I just
12 thought I would put that in there.

13 MR. PAX: It is.

14 MR. WIEMKEN: Additionally, I know
15 this subdivision has had a number of variances
16 in the past, there was one later in 2021 and a
17 couple earlier last year. A lot of those were
18 more compliance-based where they had patios
19 built before and then they needed to come back
20 and receive variances before this Board. So a
21 number of those had pretty substantial
22 percentages as well. But I think it's up to
23 you guys for context.

24 MR. PAX: I have to say the

1 setback is so tight to your residence that
2 it's not leaving you much room to even grow
3 grass, let alone within that setback and put
4 your porch addition, so I sympathize and
5 understand why you're seeking the variance and
6 the relief to that restriction.

7 One question, do you have any
8 intentions to build any structure out there
9 beyond the deck and the patio?

10 MR. GURUSAMY: No.

11 MR. PAX: So nothing like a
12 pergola?

13 MR. GURUSAMY: No.

14 MR. PAX: Okay. Thank you.

15 MR. GURUSAMY: But on the old
16 deck, we are planning on put a gazebo on top
17 of it.

18 ACTING CHAIRMAN TREFZ: On top of
19 the deck a gazebo.

20 MR. GURUSAMY: Yeah.

21 MR. PAX: Okay. One further
22 comment, at least on an observation that I'm
23 having on this, that the neighbors also have
24 similar structures beyond out. So that's the

1 other thing that I think is a factor here
2 that's common on that backside property with
3 the residents, so there shouldn't be that much
4 of an objection, in my opinion, for a gazebo,
5 at least.

6 MR. KOENIG: On that topic I
7 actually forgot to mention, there was one
8 public comment. It's the next door neighbor.
9 We'll pull it up here. And they accepted the
10 variance as stated, so they have no issue with
11 it.

12 ACTING CHAIRMAN TREFZ: Okay.
13 Questions?

14 MS. ROSS: No questions.

15 ACTING CHAIRMAN TREFZ: Does
16 someone want to make a Motion?

17 MS. ROSS: I will. Based on the
18 factors, I move to approve Case No. VA-23-15
19 for the property located at 7952 Fargo Lane,
20 Delaware, Ohio, seeking an area variance from
21 Rezoning Case No. 10745 North Orange to allow
22 for a deck and concrete patio to encroach 15
23 feet and 8 inches into the 35-foot rear yard
24 setback in an area zoned Single Family

1 Residential District.

2 MR. PAX: I'll second the Motion.

3 MR. WIEMKEN: Okay. Great.

4 Motion to approve this Variance case made by

5 Ms. Ross, seconded by Mr. Pax.

6 Those voting: Mr. Trefz.

7 ACTING CHAIRMAN TREFZ: Yes.

8 MR. WIEMKEN: Mr. Pax.

9 MR. PAX: Yes.

10 MR. WIEMKEN: Ms. Ross.

11 MS. ROSS: Yes.

12 MR. WIEMKEN: Mr. Totzke.

13 MR. TOTZKE: Yes.

14 MR. WIEMKEN: Okay. Motion

15 carries.

16 ACTING CHAIRMAN TREFZ: Thank you.

17 You don't have to stay for the rest. You're

18 more than welcome to.

19 - - -

20 MR. WIEMKEN: So, the last case

21 this evening is Variance Case #VA-23-16. The

22 applicant is the Kessler Sign Co. The owner

23 is Tim Donut US Limited. The subject property

24 is 9037 Owenfield Drive, Lewis Center, Ohio

1 43035, Parcel #318-324-02-003-009 and the
2 zoning is Planned Commercial.

3 This evening, similar to last
4 month, they're seeking an area variance from
5 Orange Township Zoning Resolution from Section
6 22.06(j) for the total sign area on a site to
7 be above the allowed three square feet per
8 foot of lot frontage.

9 Description of the request, so
10 again, this property is located on east of
11 Owenfield Drive and west of US 23. The site
12 was formerly a Wendy's and Tim Horton's and is
13 currently owned by Tim Donut US Limited Inc.
14 The owner plans to build a new building, which
15 they've already torn down, and this new
16 building includes new signage. The new
17 construction in our Zoning office was approved
18 back in May, on May 13th, 2023. Again, the
19 property is zoned Planned Commercial and
20 Office District under Rezoning Case #5888.

21 In addition to the approved plan,
22 it is required to comply with Article 22 of
23 the Zoning Code, so that's why they're seeking
24 a variance from Section 22.06(j).

1 Previously, last month on our July
2 20, 2023 Board of Zoning Appeals meeting, the
3 Board had approved two variances for the
4 signage height, one of those is located facing
5 east along US 23 and the other facing north.
6 Those are signage height variances.
7 Additionally, the Board had approved a
8 Conditional Use for the monument sign.

9 The two other variances for the
10 total area for this site did not pass, so they
11 have modified their application substantially
12 to come back this evening, removing some of
13 the signage of the shutters, I believe, on the
14 north side of the building, which
15 substantially changed the application and they
16 no longer have two variances for the total
17 site area, but just have one for the entire
18 site. So the last time they were asking two
19 variances, one for the total site and then one
20 for one side, this time is just for the total
21 site.

22 So, surrounding the area on all
23 sides is zoned Planned Commercial and Office
24 District, land uses to the north and south are

1 commercial, east is Route 23 with also some
2 commercial uses and to the west is Owenfield
3 Drive with the Meijer there to the west.
4 Included is an aerial snapshot showing the
5 property.

6 And then on to the Staff Review
7 section. So 22.06(j) is where they're seeking
8 their variance. Essentially, that section
9 says 40 foot of building frontage, which is
10 what they have, you multiply that by three,
11 which gives them 120 square feet, which would
12 be their total allowable square footage for
13 their entire site. So that includes their
14 wall signs, monument signs, any directional
15 signage internally, anything like that.

16 So Exhibit 1 shows Staff's
17 measurements of the building frontage along US
18 23 using their site plan provided in their
19 approved Commercial Application, which shows
20 40 feet. So this evening, they modified the
21 request from last month so they're requesting
22 a total of 258.02 square feet of signage,
23 which is roughly 115 percent variance request.
24 So below there you see Exhibit 1, just showing

1 that measurement calculated off of US 23.

2 In Exhibit 2, it shows some of our
3 measurements as Staff just totaling up the
4 total square footage for all of their proposed
5 signage for the site. On there there's a
6 couple side notes on the side for Popeyes
7 front side and the wall seal, those were the
8 ones that last month had received height
9 variances and then the monument sign did
10 receive a Conditional Use last month, so.

11 I believe that's all that Staff
12 has for our Staff Report. The applicant is
13 here this evening, so. Adam, I don't know if
14 you have anything else to add.

15 MR. KESSLER: Hello.

16 ACTING CHAIRMAN TREFZ: Hello.

17 MR. KESSLER: Adam Kessler, 2669
18 National Road, Zanesville, Ohio 43701. So, as
19 Brett mentioned, you know, we eliminated 96
20 square feet of signage from the right
21 elevation. And I think everybody that was
22 here last time kind of understands the brand
23 name and the directional usage for community
24 to understand there's Popeyes there.

1 You know, the only other thing is
2 that "love this chicken" element, which, you
3 know, is more of a fun branding thing than
4 anything else. And I think, you know, with
5 social media nowadays and the clicks you can
6 get from Tik Tok and Instagram, it's one of
7 those things we want this business to succeed
8 and I don't think we should take that away
9 from them. And that's why they have it in
10 their new branding program and I think it's a
11 big deal for them.

12 So the shutters, I agree after
13 last time, once you get rid of those 93-foot
14 square feet of kind of weird noise that was
15 considered a sign for some reason, and I've
16 talked to their owner about that said, you
17 know, maybe we should eliminate this going
18 forward. It only causes issues, so. Yeah,
19 overall, I think, you know, we're in a good
20 spot now. Let's get rockin, I think, and get
21 this place open.

22 ACTING CHAIRMAN TREFZ: Anything
23 else from you?

24 MR. KESSLER: That's all I have.

1 ACTING CHAIRMAN TREFZ: Okay.

2 Questions?

3 MS. ROSS: At the last meeting
4 someone from the, who testified from the
5 audience, had spoken about adding signage to
6 the back of the building. Nothing like that
7 was added?

8 MR. KESSLER: No.

9 MS. ROSS: And the signs were not
10 changed or anything.

11 MR. KESSLER: Well, we'll probably
12 change the content and we kind of took that
13 into consideration and we'll probably change,
14 you know, maybe a Popeyes logo with a
15 directional, but yeah.

16 MS. ROSS: Okay. Thank you.

17 MR. KESSLER: We won't do anything
18 more than that.

19 MS. ROSS: I appreciate you coming
20 back with a different option and listening to
21 our comments and being agreeable to that.

22 MR. KESSLER: Yeah. Thank you.
23 Thank you for giving us the opportunity at the
24 last second to squeeze it in. That's all I

1 have.

2 ACTING CHAIRMAN TREFZ: Does
3 someone want to make a Motion?

4 MR. WIEMKEN: I guess before we
5 make a Motion.

6 ACTING CHAIRMAN TREFZ: Sorry.

7 MR. WIEMKEN: Just to, you know,
8 in case the applicant, you know, gets a sense
9 you guys are maybe not going to act in favor,
10 do you guys want to talk about, discuss
11 anything before?

12 ACTING CHAIRMAN TREFZ: Do we need
13 to?

14 MS. ROSS: I'd just like to -- I
15 don't think we need to speak in private
16 session, but I just do want to say that
17 although this is a significant percentage,
18 according to what we typically look at, it is
19 also a -- it's a substantial variance. It's
20 also a significant reduction from last time
21 and I think that that's a great plus and I
22 think that we need to do what we can to help
23 this business thrive.

24 MR. WIEMKEN: It's up to you guys.

1 If you feel comfortable making a Motion,
2 again, since it's a Board of four, I would
3 need three of the same type of vote in order
4 for it to pass or deny or whatever.

5 ACTING CHAIRMAN TREFZ: Yes.

6 MS. ROSS: Do you have any other
7 comments?

8 MR. PAX: I have no other
9 comments. No.

10 MS. ROSS: Okay.

11 ACTING CHAIRMAN TREFZ: Okay.

12 MS. ROSS: Based on the factors, I
13 moved to approve Case #VA-23-16 for the
14 property located at 9037 Owenfield Drive,
15 Lewis Center, Ohio 43035, seeking an area
16 variance from Orange Township Zoning
17 Resolution Section 22.06(j) for the total sign
18 area of the property to be 258.02 square feet,
19 as identified in application VA-23-16 in an
20 area zoned Planned Commercial and Office
21 District.

22 ACTING CHAIRMAN TREFZ: I'll
23 second.

24 MR. WIEMKEN: Okay. Great.

1 Motion to approve made by Ms. Ross, seconded
2 by Mr. Trefz. Those voting:

3 Mr. Trefz.

4 ACTING CHAIRMAN TREFZ: Yes.

5 MR. WIEMKEN: Mr. Pax.

6 MR. PAX: Yes.

7 MR. WIEMKEN: Ms. Ross.

8 MS. ROSS: Yes.

9 MR. WIEMKEN: Mr. Totzke.

10 MR. TOTZKE: Yes.

11 MR. WIEMKEN: Motion carries.

12 I'll followup with a response letter.

13 - - -

14 MR. WIEMKEN: Okay. Thank you,
15 Board. That's all we have this evening. I
16 know we put minutes on the agenda, but we just
17 haven't received those yet, so no action
18 there.

19 In terms of next month, we
20 discovered on the calendar it is September
21 14th instead of the 21st. I know usually we
22 do the third Thursday, but the next month's is
23 the second Thursday, but I won't be there, so.

24 It's been a pleasure working with

1 you guys and I'm going to miss you guys. You
2 guys are a rock-solid group, so.

3 ACTING CHAIRMAN TREFZ: Thank you
4 for all of your help.

5 (Applause.)

6 ACTING CHAIRMAN TREFZ: Any other
7 business that anyone can think of? Meeting
8 stands adjourned.

9 (Thereupon, the proceedings
10 adjourned at 6:37 p.m.)

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1 CERTIFICATE

2 The undersigned do hereby certify that
3 the foregoing proceedings were digitally
4 recorded and electronically transmitted by
5 Jennifer Koontz, and transcribed via audible
6 playback, and that the foregoing transcript of
7 such proceedings is a full, true and correct
8 transcript of the proceedings as so recorded.

9 IN WITNESS WHEREOF, I have hereunto set
10 my hand and affixed my seal of office on this
11 13th day of September 2023.

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18 *Sandra D. Kin*

19 Sandra D. Kin,
20 Registered Professional Reporter,
21 Certified Digital Reporter,
22 Certified Digital Transcriber.
23 Notary Public - State of Ohio.

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My Commission expires May 14, 2027.

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