

**ORANGE TOWNSHIP ZONING HEARINGS/MEETINGS REPORT**  
**Updated on Wednesday, March 27<sup>th</sup> 2024**

*Please note that the following hearings/meetings are held at the Orange Township Hall, 1680 E. Orange Road, Lewis Center, Ohio 43035. Phone: 740-548-5430. All meetings are open to the public*

**BOARD OF TOWNSHIP TRUSTEES: TUESDAY, APRIL 2, 2024 TABLED FROM 1/17/24**

**i. Route 23 Corridor Overlay District**

**ROUTE 23 APPLICATION #RCOD-23-02**

Applicant: Rocky Point Partners, LLC

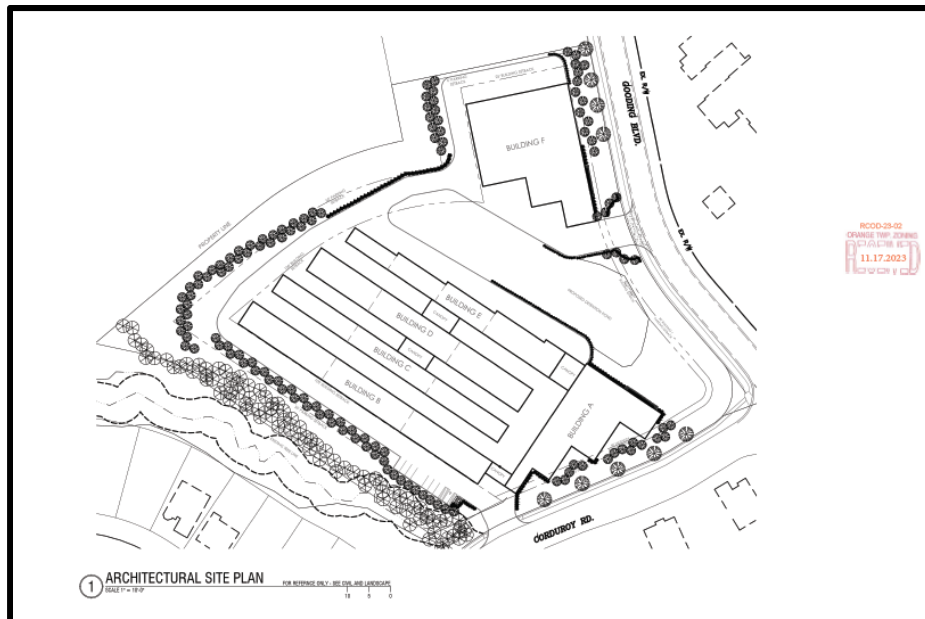
Owner: North Orange Development, LLC

Site: Gooding Blvd, Delaware, OH 43015 (PID(s)# 318-230-02-007-004 & 318-230-02-007-000)

Acreage: 8.770 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Requesting approval of a development plan which includes a single story storage facility, and a three story storage facility.



**ZONING COMMISSION: TUESDAY, APRIL 9<sup>th</sup> 2024 at 6:30PM**

**i. REGULAR MEETING**

Draft Zoning Resolution Work Session

Possible approval of pending Zoning Commission minutes

**BOARD OF ZONING APPEALS: THURSDAY, APRIL 18<sup>th</sup> 2024 at 6:00PM**

**i. VARIANCE APPLICATION #VA-24-09**

Applicant: Richard Huffman, Ohio Construction Service

Owner: Brian Griffin

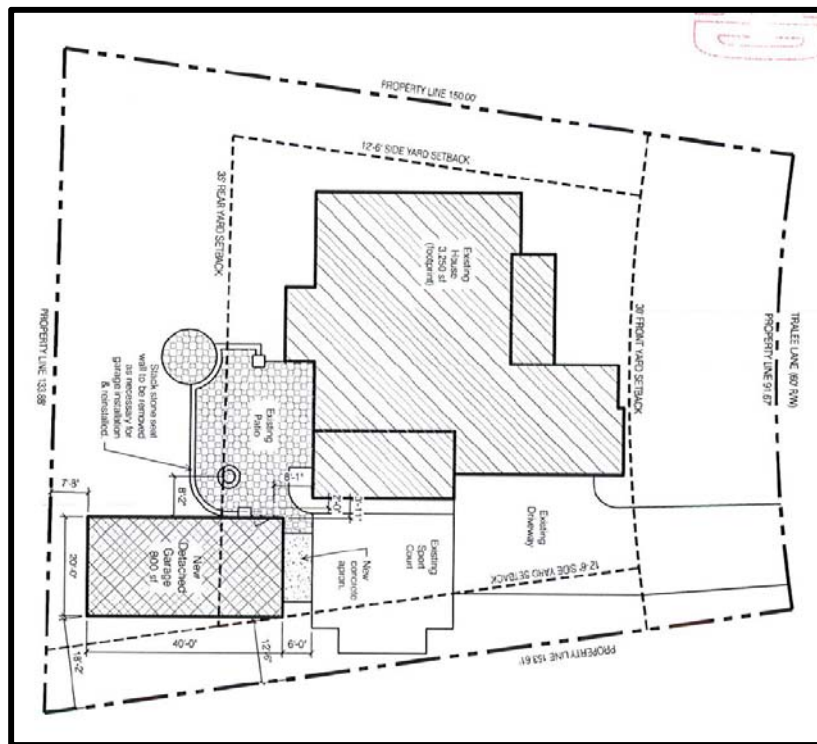
Site: 4914 Tralee Lane, Westerville, OH 43082 (PID# 318-140-18-013-000)

Acreage: 0.384 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Seeking an area variance from Rezoning Case #12-0223

Sanctuary at the Lakes to allow for a detached garage to encroach into the thirty five foot (35'0") rear setback.



ii. **VARIANCE/CONDITIONAL USE APPLICATION #VA-CU-24-10**

Applicant: Signmaster

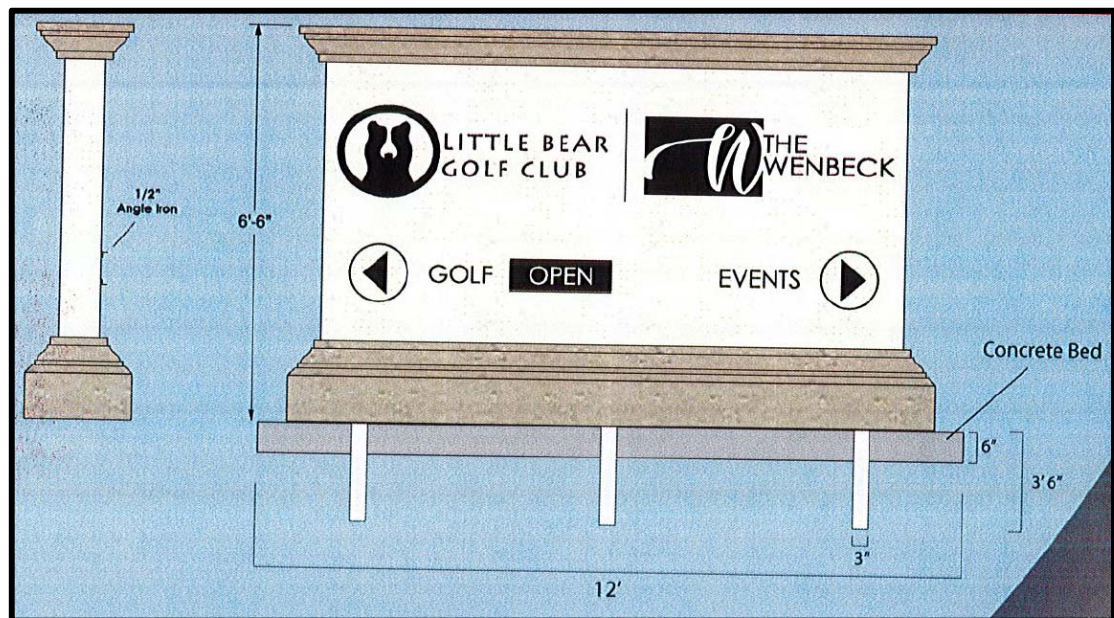
Owner: Little Bear Village HOA Inc.

Site: 1940 Little Bear Loop, Lewis Center, OH 43035 (PID# 318-314-01-007-005)

Acreage: 4.822 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Seeking a Conditional Use from the Orange Township Zoning Resolution Section 22.04 (a) to allow for the installation of a monument style sign. Also seeking an area variance for maximum area per side or surface of the monument sign to exceed the allowable sixteen square feet (16sf)



iii. **VARIANCE APPLICATION #VA-24-11**

Applicant: Adams Signs

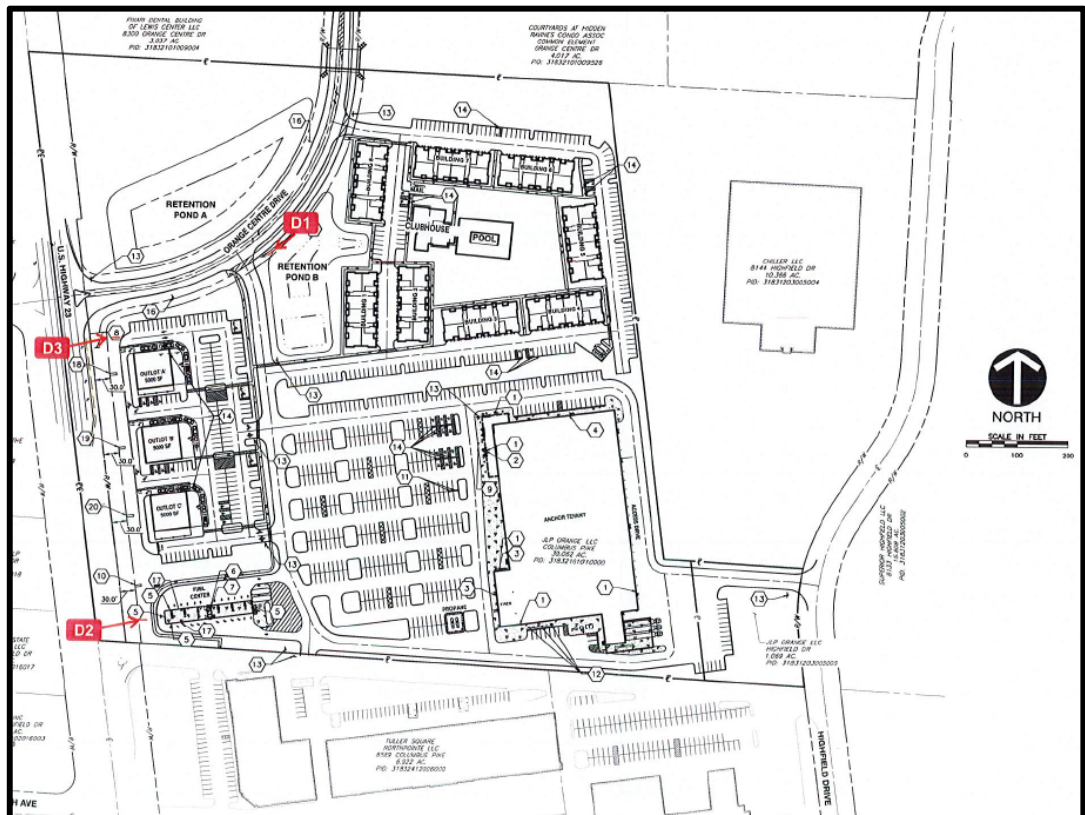
Owner(s): JLP Orange LLC

Site: 8425 Orange Center Dr., Lewis Center, OH 43035 (PID# 318-321-01-010-002)

Acreage: 24.397 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Requesting six (6) area variances from the Orange Township Zoning Resolution section 22.03(a) to allow for three directional signs to be taller than the allowed three feet (3'0") and to be larger than the allowed three square feet (3sf).





**ZONING COMMISSION: TUESDAY, APRIL 23<sup>rd</sup> 2024 at 6:30PM**

**i. REZONING APPLICATION #ZON-24-01**

Applicant: Pickups Plus Cars, Trade Name of Crossroads Operating Group, Inc. c/o Plan 4 Land LLC Joe Clase

Owner: Solid Ground Land Company LTD

Site: 7950 Columbus Pike, Lewis Center, OH 43035 (PID(s)# 318-234-03-006-000)

Acreage: 1.36 +/- acres

Zoning: Farm Residential (FR-1) District

Request: Requesting to rezone approximately 1.36 acres of land zoned Farm Residential (FR-1) District to a Planned Commercial and Office (PC) District to allow for the expansion of Pickups Plus Cars with a new commercial building, for automobile sales and service.



ii. **REZONING APPLICATION #ZON-24-02**

Applicant/Owner: Pulte Homes of Ohio, LLC

Site: Near Intersection of Columbus Pike and Home Rd., Lewis Center, OH 43035 (PID(s)# 318-230-21-006-000, 318-230-21-007-000 & 318-230-21-001-000)

Acreage: 105.76 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Requesting a minor development plan amendment associated with Slate Ridge to finalize the clubhouse and community amenities, modify one (1) CBU (combined mailbox unit) location/parking, and make minor text modifications for the clubhouse, parking, and patio/fence provisions.



**BOARD OF TOWNSHIP TRUSTEES: DATE TO BE DETERMINED**

**i. Route 23 Corridor Overlay District**

**ROUTE 23 APPLICATION #RCOD-23-03**

Applicant: Mekter Group, LLC

Owner: Lorgan Columbus Investments, LLC c/o Sharmila Samineni

Site: 79 Parkway Dr., Delaware, OH 43015 (PID(s)# 318-234-03-004-000 & 318-234-03-005-000)

Acreage: 5.806 +/- acres

Zoning: Farm Residential (FR-1) District

Request: Requesting approval of a commercial development plan which includes a supermarket, a restaurant and a retail building.

