

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM SPECIAL MEETING HELD NOVEMBER 12, 2024
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

Christine Trebellas called the meeting to order.

ROLL CALL: Christine Trebellas, Chair - Present
Dennis McNulty, Vice-Chair - Present
Les Pierce - Present
Pam Foster –Absent
Karthik Avadhanula – Present
Rick Beer - Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Eric Gayetsky, Senior Zoning Officer

NEW BUSINESS

Zoning Amendment Application #ZON-24-08, Evans Farm Epcon, Requesting a development text amendment associated with Evans Farm to change the development standards in a subarea of Evans Farm to allow townhomes and duplexes to be mixed into one condominium community with single-family ranch condominium dwellings. The subject properties are currently owned by Bavelis Zenios Development LLC and are located at 4948 S. Old State Road, Lewis Center, OH 43035 with parcel number(s) 318-120-01-006-003; 318-120-01-006-000.

Mr. Duffee presents the Staff Report:

- Summary of Amendment Request;
 - The applicant is requesting an amendment to the currently effective zoning development plan for the Evans Farm Single Family Planned Residential (SFPRD) District, approved under applications #15-0105, #ZON-17-07, #ZON-19-03, #ZON-20-02, #ZON-21-04, #ZON-21-06, and #ZON-22-04 of Evans Farm Land Development Co. LLC. The amendment would create a new subarea within Evans Farm in order to allow townhomes and duplexes to be mixed into one condominium community in combination with single-family ranch condominium dwellings.
- Additional Staff Comments:
 - Landscaping plans should be revised to remove tree plantings from the public right-of-way.
 - The Orange Township Operations Department would like additional details regarding the emergency access from Gables Crossing.
 - Various sheets/plans have shown different sidewalk widths along Inglesh Drive. Staff recommends a 10' path on the north side of Inglesh Drive.
 - While staff appreciates the amount of landscaping at the entrances, there is also a potential for sight lines to be blocked.
 - Staff questions whether there will be exterior lighting installed around the clubhouse, pool, and tennis/pickleball courts. No lighting plan was submitted with the application.

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- The majority of the units are well-screened via landscaping and fencing from the public rights-of-way and the surrounding developments. Staff recommends the applicant explore additional screening options in the southeast portion of the site, particularly for units 64 and 65.
- Staff recommends that the applicant be limited to one community info sign along S. Old State, and that the two proposed feather flags along S. Old State be removed from the plan.
- Review from Other Agencies
 - Because this is an amendment to an existing Planned District, this did not go before the Delaware County Regional Planning Commission for a recommendation. However, the applicant has been working with the various County agencies, including RPC and the County Engineer's office regarding their site plan.
 - The site plan has been reviewed and approved by the Orange Township Fire Department.
- Staff Recommendation
 - Staff is generally supportive of this proposal, although there are some minor concerns as noted above. One of the goals of Evans Farm writ large is to provide different housing typologies, and this proposal would add housing choices to the area. Although the overall density of Evans Farm would not be changing, approval of this amendment would shift some of the density outward, and so proper screening and buffering should be maximized to lessen the visual impact on surrounding developments, as well as to preserve the rural character of South Old State Road. Provided this can be accomplished to the satisfaction of the Zoning Commission, staff recommends **approval** of this amendment.

Kelly Fankhawser of Epcon Communities, 500 Stonehenge Parkway, Dublin OH presents giving a brief description of Epcon Communities and their proposal which includes a clubhouse, swimming pool, pickle ball courts and walking path.

- Trees will be planted in the tree lawn in the public right of way. Epcon will confirm which association will handle the maintenance
- Epcon's engineer reached out to the Operations Department regarding the emergency access from Gables Crossing and shared that bollards will be installed as well as sidewalks on both sides
- All sheets/plans have been updated to show a 10' wide walking path along Inglesh Drive as well as one running up along the property line on South Old State; all private roads have a 4' wide sidewalk
- Landscaping at the entrances can be pared back, however, Epcon believe site lines should be clear
- Lighting plan was submitted this afternoon
- Epcon will incorporate additional screening in the south portion of the site, particularly for units 64 and 65
- Epcon will remove the two proposed feather flags along S. Old State keeping one community info sign along S. Old State

Dan Griffin, Developer, 5672 Evans Farm Drive comments

- They have a trail plan for connectivity
- There will be a street that connects to Bryn Mawr; this will be way for Bryn Mawr residents to get to the traffic light to safely go out onto South Old State. The county is driving this connection.

Tyler Jackson of Kimley Horn, 7965 N. High Street, Columbus OH comments

- There is currently a traffic study with Delaware County approved in 2016 that has warrants for various improvements for Evans Farm. One of those warrants is for a traffic signal for this connection

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to South Old State and is warranted when this connection is made. The timing of the county turning on the light is completely up to the county.

- In terms of the Rock Drive extension, it was always intended for Rock Drive to be connected to what is now Inglesh Drive. If you look on recorded subdivision plat for Bryn Mawr, it states that Rock Drive will be extended as a public road in the future.
- The overall Evans Farm development did not change in density and the traffic impact study takes into account this number of units going to South Old State.
- Epcon will coordinate with the county and the EPA for all regulations for drainage including the retention pond on the southeast corner
- Street width and parking; Inglesh Drive street width is based on county approved standard drawings. There will be no parking on Inglesh Drive within the private community. Each unit has 4 private parking spaces. Private roads allow parking on one side of the street opposite of the fire hydrants

Tom Hart 5029 Cemetery Road, representing Epcon Communities adds comments

- States this is not a rezoning; they are under existing Evans Farm PUD text that has been approved. They are asking to adjust text by moving density to an area but there is no net density change

Board Comments:

Mr. Pierce:

- Questions with the number going in here if it changes the overall density or if it is net
 - Ms. Fankhawser replies it is density neutral
- Asks how close is the next age restricted development
 - Ms. Fankhawser replies she is not sure how close an age restricted community is, and clarifies that this community is not age restricted; it is age targeted (55+)

Mr. Beer:

- Asks if there is lighting to illuminate the entrance to the subdivision
 - Unknown person from applicant's table responded, answer could not be heard

Ms. Trebellas:

- Asks how many units were originally planned for this plot where there are now 161 units
 - Mr. Griffin replies 91
- The density is not changing so Ms. Trebellas wonders where they are taking the original units from
 - Mr. Griffin responds that as they go west they will have less units
- States the original plan had a lot of greenspace in this area so she wonders where that greenspace will be
 - Mr. Griffin replies they created more greenspace to buffer the neighborhood
- States street widths are dictated by the county
- States a traffic study and traffic light is dictated by the county
- Says the overall density of the project is not changing so there will still be the same amount of people on the road
- Says drainage is with the county engineer, many times when the engineer gets involved, existing problems are cleared up
- States the Ohio EPA and Army Corps of Engineers is in charge of wetland and anything that may affect them
- One concern she has is with lots in the southeast corner being so close to the neighboring properties with no real buffer. Asks if there is anything they can do such as reducing the number of units and adding buffering

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- Kelly Fankhawser replies that she believes there is room to shift those lots closer to South Old State to create more space. Another possibility would be to remove 2 of those lots on the far west side
 - Ms. Trebellas asks if what Ms. Fankhawser is saying is that they can reduce the number but can't remove them completely; further asks applicant if they would like to continue the meeting and come back with a revised plan or if applicant wants the zoning board to vote tonight
 - Jason Coffee, Epcon Communities comes forward and states they would like to continue the meeting so they can address some of the concerns of the neighbors
- Ms. Trebellas states the existing zoning is on file in the zoning office; this is an amendment to that zoning. Information for this zoning can be obtained through the zoning office
 - Mr. Duffee adds this in on the township website. Residents can also contact him to request a hard copy or to talk about this individually if they like.

Public Comments:

Cyril Elbert, 2847 Pebble Drive

- States the density of this development is greater than what zoning allows in section 10.07. The community does not want this development

Jeffery Caterino, 5299 Meadow View Drive

- Agrees with previous statement. Says when Evens Farm first came to the township, the lots abutting their development (Bryn Mawr) were to match that density with the increased density lots being closer to the center of Evans Farm, now they want to change that. States this development will create a dangerous intersection.

Mike Naveau, 2937 Pebble Drive

- Agrees with previous comments. An additional concern he has is drainage issues
 - Ms. Trebellas replies that usually there is a storm water prevention plan as part of the final engineering; final engineering has not been addressed yet.

Kylie Baylor, 2800 Pebble Drive

- Voices concerns about traffic. She also has concerns about a community that may not have many children changing the family feel of the area

Tom Paulikowski, 5311 Sandy Drive

- Reads an email from the Evans Farm developer to the Bryn Mawr HOA from 2015 and distributes copies to the zoning commission board.

Douglas King, 3145 Arctic Avenue

- Does not believe Inglesh Drive will be wide enough to carry school traffic. Wonders if there will be on-street parking

April Green, 2966 Pebble Drive

- Wonders about the validity of the data shown in presentation as this does not look like a 55+ community. Also states that this is significantly different from the 54 unit development originally presented to Bryn Mawr

Alyce Elbert, 2847 Pebble Drive

- States original plan presented to Bryn Mawr in 2015 had about 50 single family homes of comparable size, butting up to Bryn Mawr lots. This new plan has 161 units and two access points, one of which

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goes through Bryn Mawr. Worries about the increased traffic coming though Bryn Mawr which has no sidewalks.

Rebecca Sexton, 4840 Gables Crossing

- Asks what is happening with the protected wetland area to the north, near Avonlea
 - Tyler Jackson of Kimley Horn replies that all of the streams and wetlands on the site have been delineated and approved through the Army Corps of Engineers and the Ohio EPA. What was being seen prior was a planned detention pond that has been relocated to not impact the existing wetlands

Nicole Hoge, 3133 Arctic Avenue

- Has traffic concerns and wonders what is the timeframe for the (traffic) light

Maggie Michalski, 5170 Rock Drive

- Concerned that due to the congestion on Old State Rd., traffic will use neighborhood streets

April Everest, 5245 Meadow Bend

- Agrees with all the comments of neighbors. Does not believe developer/applicant is being honest

Brad Bryce, 2871 Prairie Drive

- Would like to see lots of similar size to those in Bryn Mawr; has traffic concerns; concerned about taxes and passing levies

Kate Naveau, 2937 Pebble Drive

- This development does not have greenspace buffering her property like it does for other properties. Also say traffic light will be insignificant until there is a light at Hollenback and Old State; asks if a light is planned there.
 - Mr. Pierce replies that is a county issue

Vince Sowell, 5310 Sandy Drive

- Says he moved to Bryn Mawr because he likes that the neighborhood kids are able to play outside. Has concerns that the added traffic will change that because there are no sidewalks.

Eric Custodio, 5277 Meadow Bend Drive

- Does not want the new development to connect to Bryn Mawr. States that in addition to not having sidewalks, Bryn Mawr does not have streetlights; when people are out walking their dogs in the evening, the street where they are walking is dark.

Jarod Tulanowski, 2940 Pebble Drive

- States the county is forcing developer to put in a traffic light on South Old State because they know the development will bring more traffic. Worried about what this may do to the school system that is already overcrowded.

MOTION TO CONTINUE ZON-24-08, ZON-24-08

Motion by Avadhanula

Second by Pierce

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Beer - Yes, Avadhanula – Yes
ZON-24-08, Continued to January 7, 2025, 6:30PM

Meeting adjourned