

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM SPECIAL MEETING HELD JANUARY 7, 2025
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 - Present
Dennis McNulty - Present
Les Pierce - Present
Pam Foster - Present
Karthik Avadhanula - Present

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

NEW BUSINESS

MOTION TO ELECT THE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2025

Motion by McNulty
Second by Pierce

VOTE: Trebellas – yes McNulty – yes Pierce – yes Foster – yes Avadhanula - absent
Christine Trebellas elected Chair

MOTION TO ELECT THE VICE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2025

Motion by Avadhanula
Second by Foster

VOTE: Trebellas – yes McNulty – yes Pierce – yes Foster – yes Avadhanula - absent
Les Pierce elected Vice Chair

OLD 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.

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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.
- Some changes from the previous submittal include:
 - A Revised Site Plan
 - Language has been added to allow for platted lots on the north side of the property. Delaware County requires these lots to be individually platted. Divergences are required for these lots to be smaller than standard Evans Farm requirements.
 - A total of 159 residential units are proposed to be within the subarea, a reduction of two units from the previous submittal.
 - The phasing of the development has been updated, so the Rock Drive connection would not occur until the final phase of this subarea.
 - Language has been added to clarify that any street trees within the public right-of-way shall be the maintenance responsibility of the developer during the development period, and the responsibility of the Master Homeowners' Association thereafter
 - A 4' mound, as well as additional evergreens, have been added on the southern side of the property to provide additional screening from the Bryn Mawr subdivision.
 - Per staff comments from the previous submittal, the applicant has reduced the number of community info and feather flag signs.
- Additional Staff Comments:
 - All staff comments from the previous submittal have been addressed by the applicant
- 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, and commends the applicant for being responsive to the concerns of staff and neighboring residents. The unit count has been lowered, additional landscaping and buffering has been added, and the phasing of the development has been adjusted to help address traffic concerns. Although the overall density of Evans Farm would not be changing, approval of this amendment would shift some of the density outward. However, 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. Staff recommends **approval** of this amendment to the Zoning Commission.

Kelly Fankhawser of Epcon Communities, 500 Stonehenge Parkway, Dublin OH presents giving a brief description of revisions made to their original proposal.

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- Rock Drive connection and traffic – resolution reached with Delaware County, Orange Township and Evans Farm to resolve the issue of increased cut through traffic without a signal present on S Old State
 - Rock Drive connection has been moved to Phase 3 to better align with the installation of traffic signal
- Revised Layout – Distance to Homes – revisions made to site layout
 - Units south of Inglesh Drive has been reduced from 8 to 6 and shifted to the east
- Buffering –
 - added 4' – 6' mounding and evergreens for a greater buffer

Board Comments:

Mr. Pierce:

- Asks how many of these communities Epcon has in the township
 - Ms. Fankhawser replies six

Ms. Foster:

- States there has been public comment from residents unhappy that Inglesh Drive is cutting the communities off from each other, she asks if that is the case
 - Craig Cherry of Epcon Communities, 500 Stonehenge Parkway, Dublin OH says that is subject to interpretation. Inglesh Drive is going to be an east-west corridor through the community no matter what plan is developed there, whether it is 85' from the back of Bryn Mawr's property line or 100'. Inglesh Drive will have no driveways, it will have sidewalks.

Ms. Trebellas:

- Voices concerns that Evans Farm was originally designed as a walkable community and Epcon Communities are designed as their own little community and Epcon amenities will be for their own Epcon community. Asks if the walking paths are just for the Epcon community or if they will be for the whole community
- States at one time there was an agreement with Evans Farm that the next to existing communities would be the larger lots and would match those properties

Mr. McNulty:

- States what we knew when Evans Farm came through was that it was large, it would take many years to develop and many things would change. We knew lots of things would need adjusted. He states if this still meets the comprehensive plan, he believes this is one of those changes made necessary by economics.

Mr. Avadhanula

- Asks when the data on number of average daily trips and number of children in Epcon Communities is from
 - Kelly Fankhawser replies these are current, updated numbers
- Asks what are the design features that make these targeted for 55+ age group
 - Kelly Fankhawser replies there are no steps on first floor – first floor living, small private courtyard and a universal design provides more space to move through the home.
- Asks in general, what is the setback from a property to a road
 - Mr. Duffy said it depends on the development district as it can varies
 - Ms. Trebellas adds it also depends on the category of the road

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Public Comments:

Alyce Elbert, 2847 Pebble Drive

- States she appreciates the changes Epcon has made to the plan, however, the Bryn Mawr community is opposed to the development. It is zoned single family and it needs to stay single family.

Cyril Elbert, 2847 Pebble Drive

- States the Evans Farm development overall may not be changing but it is changing in this quadrant. Voices concerns of a development going in Berlin Township that will also connect to this development causing even greater traffic concerns
- States the county set the access point for the road onto South Old State, the developer set the road inside to development for the county approval

Lisa Liedtke 2945 Pebble Drive

- States this development compromises the integrity of the Bryn Mawr neighborhood. The original plan was for single family homes which they did not have a problem with as it added to their neighborhood and the connectivity gave a nice flow. This development creates two separate neighborhoods separated by a major roadway with no sense of community.
- Asks is a traffic study that is 10 years old still good and what does it mean to say that traffic study has been confirmed
 - Tyler Jackson replies the traffic study was done in 2016, approved by the county. The study was based on the total number of units provided by Evans Farm. Traffic engineers in his office took a look at this layout and the traffic patterns did not significantly change due to the reduced traffic from senior housing

Chris Everest, 5245 Meadow Bend

- Asks what platted means
 - Mr. Duffee replies platting is when a property is subdivided into individual lots, each with its own property lines and individual owners as opposed to a condominium lot where the property is essentially shared
- Referring to the staff report, asks who the staff are in the staff recommendation
 - Mr. Duffee answers staff refers to zoning staff, himself and 3 other zoning staff. Staff recommendation is primarily made by himself, Senior Zoning Officer Eric Gayetsky and Township Administrator Michele Boni
- Further asks if those mentioned are elected or assigned
 - Mr. Duffee answers zoning staff as well as the zoning commission are all appointed by the Board of Trustees who are elected officials
- Goes on to state he is opposed to this 55+ development going in this single family location. Asks what the ZC criteria are for how they vote
 - Ms. Trebellas replies that during these meetings the Zoning Commission has opportunity to ask questions, voice any concerns and make recommendations. The board members are residents of the township with a variety of backgrounds

Steve Blakemore, 5195 Sandy Drive

- Asks if there was a consideration, during design, to have Inglesh arch to the north and connect to South Old State there, rather than the south, then the larger density could go to the north.
 - Tyler Jackson of Kimley Horn, 7965 N. High Street, Columbus OH, responds that the determination of where Inglesh Drive connects to South Old State was made by the County to connect across to Sunglow. The County will not allow driveway connections to Inglesh Drive, that is why there are private roads from Inglesh Drive

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Tom Hart 5029 Cemetery Road, representing Epcon Communities

- Epcon homes produce about half as much traffic as single family homes. Epcon community traffic is low during the PM traffic Peak for Senior Housing
- They are designed for empty nesters, their amenities don't attract families, although there is no legal restriction saying that families can't move in.
- This is a single family, owner occupied plan
- They are proposing more units than were originally approved for Evan Farm but believe they have less impact
- The comp plan in this community is calling for more and different types of senior housing
- There has to be a significant connector road

Michelle Custodio, 5277 Meadow Bend Drive

- Questions what good are the zoning rules if they are not being followed; why does Epcon not have to follow the zoning requirements that were put in 10 years ago? Wonders why the road can't just loop putting both access points on South Old State rather than connect to Evans Farm. Also concerned with width of the road for emergency vehicles.

Johny Dinh, 5304 Meadow Bend Drive

- Asks when phase 3 will go in and how many phases there are. Wonders when the area to the west of this development will be developed. States the easiest way to get to Lewis Center and avoid the traffic on South Old State and Lewis Center Road is to cut through his neighborhood.

Eric Custodio, 5277 Meadow Bend Drive

- Asks if Inglesh Drive is changing from the type of road it was, because the old layout had homes right up against it and now they're saying it can't have any driveways on it. Is concerned this road will become a cut-through road due to it connecting to Rock Drive
 - Ms. Trebellas states it is her understanding that the county has dictated the road requirements

Conrad Bowman 4889 Gables Crossing

- States the Evans Farm masterplan has never been updated from the residents point of view so there is confusion as to how everything is being done in the masterplan; we have had similar houses increasing property values in this area, are there studies to show what this type of development with lower cost houses will do to property values; asks why the pond barrier to the north was changed, why were there houses added to the north, and what can be done to the north to protect that neighborhood (Avonlea)

Craig Cherry of Epcon Communities, 500 Stonehenge Parkway, Dublin OH answers some questions asked in public comment:

- Phase 3 timing and installation of Rock Dr – Phase 3 is the last of 3 phases that are planned, and will go in roughly 24 – 36 months after the start, based on market demand
- We have coordinated with the County, Evans Farm, and the Township, and have arranged that the traffic light be brought online at roughly the same time as phase 3 and the installation of Rock Drive.
- It is a county requirement that there be no driveways on Inglesh Drive and that Rock Drive be connected
- The original plan goes back to a time prior to the environmental study being done. The plan today is a plan that is buildable and considers and respects the natural environmental concerns today
- There has been buffering added between this development and the Avonlea community
- Price valuation – in this community, a 2 bedroom ranch is typically 650,000; Epcon does not come into a community and lower values, they raise them

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Thomas Pawlikowski 5311 Sandy Dr

- States he provided the board with a copy of an email he had received many years ago about original plan presented many years ago that said Evans Farm wanted to be a good neighbor and match the Bryn Mawr community lot sizes.

RESOLUTION TO RECOMMEND APPROVAL OF ZONING APPLICATION #ZON-24-08 OF EPCON COMMUNITIES

Motion by Mr. Avadhanula to recommend to the Board of Township Trustees (the “Board) the **APPROVAL** of Zoning Application #ZON-24-08 of Epcon Communities, the pages of which are each stamped received with ORANGE TWP. ZONING on 12.20.24, requesting the amendment of the currently effective development plan for property owned by Bavelis Zenios Development, LLC (application #ZON-22-04), 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.

Motion seconded by Mr. McNulty.

VOTE: Trebellas - Yes, McNulty - Yes, Pierce - No, Avadhanula - Yes, Foster – Yes
ZON-24-08, Continued to January 7, 2025, 6:30PM

Set meeting date for ZON-24-05 Zoning Code Rewrite to Tuesday, January 28, 2025 at 6:30PM

Meeting adjourned