

1                   BEFORE THE ORANGE TOWNSHIP  
2                   BOARD OF ZONING APPEALS  
3                   - - -  
4                   :  
5   In the Matter of:       :  
6   Public Hearing -       :  
7   Conditional Use       :  
8   Application,       :  
9   Variance Applications.   :  
10                  :  
11                  - - -  
12                       PROCEEDINGS  
13   before Members of the Orange Township Board of  
14   Zoning Members; Chairman Kelvin Trefz,  
15   Vice-Chair Sue D. Ross, Stacey Neff, Joe Pax and  
16   Steve Totzke, held at Orange Township Hall,  
17   Moffett Room, 1680 East Orange Road, Lewis  
18   Center, Ohio, called at 6:00 p.m. on Thursday,  
19   December 19, 2024.  
20                  Also Present:  
21                  Eric Gayetsky,  
22                  Senior Zoning Officer,  
23                  Philip Ambler,  
24                  Zoning Compliance Officer.  
                             - - -

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

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VICE-CHAIRMAN ROSS: I'd like to  
call the meeting of Orange Township Board of  
Zoning Appeals to order.

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MR. GAYETSKY: I'll call the roll.  
Mr. Trefz.

9

CHAIRMAN TREFZ: (No answer.)

10

MR. GAYETSKY: Ms. Ross.

11

VICE-CHAIRMAN ROSS: Here.

12

MR. GAYETSKY: Ms. Neff.

13

MS. NEFF: Here.

14

MR. GAYETSKY: Mr. Pax.

15

MR. PAX: Here.

16

MR. GAYETSKY: Mr. Tetzke.

17

MR. TOTZKE: Here.

18

19

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21

22

MR. GAYETSKY: We have four Board  
Members. Our Vice-Chair will be leading us.  
We are expecting our Chair to be here  
eventually, but in the meantime, I'll let Ms.  
Ross take it away.

23

24

VICE-CHAIRMAN ROSS: Okay. Thank  
you. In the audience, anyone who intends to

1   testify, please raise your right hand and be  
2   sworn.

3                   Do you solemnly swear that the  
4   testimony that you shall give shall be the  
5   truth, the whole truth, and nothing but the  
6   truth; state I do.

7                   AUDIENCE:   "I do."

8                   VICE-CHAIRMAN ROSS:   When you come  
9   forward to speak at the microphone, please  
10   state your full name, your address and affirm  
11   the you've been sworn.   Okay.   Eric.

12                  MR. GAYETSKY:   Alright.   Good  
13   evening, Board of Zoning Appeals Members.   We  
14   have three cases -- three items of new  
15   business on the Agenda tonight, and a little  
16   bit of housekeeping looking ahead to the 2025  
17   meeting schedule after that.   We will forgo  
18   doing minutes tonight.   We got some minutes a  
19   little bit late and so we'll just bundle the  
20   next month together just for your general  
21   awareness.

22                  So the first case of new business  
23   on the Agenda tonight is the Case No.  
24   VA-24-33.   I will actually step up here

1 because we are limited with our microphones,  
2 so sorry for the change of my position.  
3 Alright. So, as I was saying, the first case  
4 for tonight is VA-24-33. The case is for 459  
5 Orange Point Drive. Owner/Applicant is  
6 Plymouth Orange Point, LLC, and the applicant  
7 being Day Night Sign Company. Colin Brinkman  
8 is the representative. The zoning for this  
9 parcel is Planned Industrial District. It is  
10 a 9.76 acre parcel. And I will go through the  
11 request next.

12 So, the applicant is requesting an  
13 area variance from the Orange Township Zoning  
14 Resolution Section 22 for a proposed wall sign  
15 be located higher than the permitted 15 feet  
16 in height above finished grade. The proposed  
17 wall sign is located on the south side  
18 building face above the primary entrance for  
19 Suite A, which will be 22 feet 0 inches above  
20 finished grade to the top of the sign,  
21 exceeding the requirement by 7 feet and 0  
22 inches. The subject property is located north  
23 and east of the corner of Graphics Way and  
24 Orange Point Drive. An existing industrial

1 building with surrounding parking is located  
2 on the parcel with various commercial and  
3 light industrial related uses within multiple  
4 suites, each with individual exterior access.  
5 The site is currently zoned Planned Industrial  
6 District under Rezoning Case 2643.

7           So for the surrounding area to the  
8 north, the zoning district is a Farm  
9 Residential (FR-1). That land use is a vacant  
10 parcel. To the south, zoning is Planned  
11 Industrial District. Land use is Orangepoint  
12 Drive, North Point Dance Academy and other  
13 commercial-type uses. To the east, the zoning  
14 is also Planned Industrial District. The land  
15 use there is the AEP Maliszewski Substation.  
16 And then to the west is zoning Planned  
17 Industrial District. The land use is various  
18 commercial uses.

19           Moving along to the next page, the  
20 zoomed-out view. You can see the site  
21 location off of Orange Point Drive just little  
22 bit of use of U.S. 23 and Graphics Way,  
23 parallel to that. We'll go to the zoomed-in  
24 view. So as described, this is a fairly large

1 parcel, 9.76 acre, with multiple users and  
2 individual tenant suites. This one has the  
3 exterior access, as noted. It's Suite A for  
4 the building.

5           Alright. So, the Staff Review.  
6 Specifically, this is an area variance from  
7 Orange Township Zoning Resolution Section  
8 22.03(c)(1) , the max sign height requirement of  
9 15 feet. All display signs shall be mounted on  
10 the building which houses the business  
11 establishment advertised by such signs, except  
12 as otherwise specifically authorized by this  
13 resolution. Such signs shall be located on or  
14 along the wall such building which faces a  
15 street, parking lot or service drive and shall  
16 be located no more than 15 feet above finished  
17 grade or the height of the ceiling of the first  
18 floor of the building, whichever is less.

19           So for Exhibit 1, proposed wall  
20 sign, you can see fairly clearly -- I think the  
21 22 feet is legible there. That's the  
22 measurement provided by the applicant from the  
23 finished grade to the top of this new wall  
24

1 sign. The proposed wall sign would encroach 7  
2 feet into the 15-foot height requirement.  
3 This is a roughly 47% variance request.

4 And that is all I had as far as  
5 Exhibits. The final section is the Board  
6 Analysis.

7 VICE-CHAIRMAN ROSS: Is applicant  
8 here this evening?

9 MR. BRINKMAN: Colin Brinkman,  
10 DaNite Sign, 1640 Harmon Avenue, Columbus,  
11 Ohio. Yeah, so I'm working with America's  
12 Floor Source here. We've done a couple signs  
13 for them at their east location. We're  
14 working on their west location as well. So  
15 they just got rebranding about a year ago, so  
16 they're trying to update all their signage.  
17 They have an existing wall sign there, keeping  
18 its same location as the existing, illuminated  
19 sign, flushing out into the wall. And yeah, I  
20 mean, that's the main reason for the new sign.  
21 It's just the new branding that they have.

22 And then also just that facade  
23 there, there's not much of an area to put a  
24 wall sign, unless it is above that canopy

1   there.  And again, the sign is -- we haven't  
2   surveyed it yet so we don't know for sure, but  
3   it is roughly the same size of the existing  
4   sign that they currently have, which is also  
5   illuminated.  So, I'm happy to take any  
6   questions, if you guys have any.

7                   VICE-CHAIRMAN ROSS:  Does the  
8   Board have any questions for the Applicant?

9                   MR. PAX:  Just on the signage  
10  itself and the channel letter, is it fully  
11  illuminated or back illuminated?  Is that a  
12  fully illuminated letter that's over it?

13                  MR. BRINKMAN:  Yeah.  So as you  
14  can see, the A, the F and the S are kind of  
15  broken up, but yeah, those are each individual  
16  facelift channel letters.

17                  MR. PAX:  Okay.

18                  MR. BRINKMAN:  Yeah.  So  
19  everything there is individually lit, with the  
20  LED's inside of them.

21                  MR. PAX:  And then the text  
22  America's Floor Source, that will also be  
23  illuminated?

24                  MR. BRINKMAN:  Correct.



1                   MR. PAX:   Okay.   As well as the  
2   logo?

3                   MR. BRINKMAN:   Yeah.

4                   MR. PAX:   Okay.   Thank you.

5                   MS. NEFF:   Eric, are you saying  
6   it's in the same spot as it was before?

7                   MR. BRINKMAN:   Yeah.   You couldn't  
8   see.   It's kind of small there, that small  
9   little square on the right side.

10                  MS. NEFF:   Oh, okay.

11                  MR. BRINKMAN:   You can kind of see  
12   that's what the sign is today.

13                  MS. NEFF:   Okay.

14                  MR. BRINKMAN:   Yeah.   I believe  
15   all, like the neighboring tenants in there,  
16   they have signs in that same area of their  
17   suite.   I think they all have canopies and  
18   they're all kind of like that, so.

19                  MR. TOTZKE:   Are you doing the  
20   patchwork?

21                  MR. BRINKMAN:   So, we will patch  
22   the holes with caulk or silicone.   As far as  
23   the ghosting is concerned, I've notified the  
24   client.   I don't know how long that sign has

1   been up there. They don't really know because  
2   it's a pretty big company and they weren't  
3   there when the sign was installed. But what  
4   we will do is remove the sign. We'll patch  
5   the holes. As far as the facade restoration,  
6   that's kind of on them, depending on the  
7   amount of ghosts. You know, we can paint it,  
8   but if it comes in to, you know, having to do  
9   some work to the wall, that's kind of out of our  
10  hands. And we won't really know what it is  
11  until we remove the sign, which they won't  
12  want down til we install.

13                   With that said, the positive is  
14  those letters are on raceways and it's a big  
15  logo, so the ghosting would be from the  
16  raceway, which is just a rectangular box, so  
17  we'll see how that goes. But that's kind of  
18  out of our hands as far as that's concerned.  
19  But yes, we do patch with silicone and caulk  
20  so there won't be any exposed holes.

21                   VICE-CHAIRMAN ROSS: Is there any  
22  other questions. Is there anyone from the  
23  public that would like to speak or has a  
24  question? Okay. Hearing none, I'll close

1 that portion. Does anyone have a Motion?

2 MS. NEFF: I'll make a Motion.

3 VICE-CHAIRMAN ROSS: Go ahead.

4 MR. PAX: I'm making a Motion. I

5 move to approve, based on the factors

6 presented tonight, that I move to approve Case

7 No. VA-24-33 for property located at 459

8 Orangepoint Drive, Lewis Center, Ohio 43035

9 seeking an Area Variance from the Orange

10 Township Zoning Resolution Section 22.03(c)(1)

11 for a proposed wall sign above Suite A to be

12 installed in the height of 22 feet 0 inches.

13 MS. NEFF: I'll second.

14 VICE-CHAIRMAN ROSS: Any

15 discussion on the Motion? Alright.

16 MR. GAYETSKY: Motion made to

17 approve by Mr. Pax, seconded by Ms. Neff.

18 Those voting:

19 Ms. Ross.

20 VICE-CHAIRMAN ROSS: Yes.

21 MR. GAYETSKY: Ms. Neff.

22 MS. NEFF: Yes.

23 MR. GAYETSKY: Mr. Pax.

24 MR. PAX: Yes.

1 MR. GAYETSKY: And Mr. Tetzke.

2 MR. TOTZKE: Yes.

3 MR. GAYETSKY: That Motion

4 carries.

5 MR. BRINKMAN: Thanks, guys.

6 VICE-CHAIRMAN ROSS: Thank you.

7 - - -

8 MR. GAYETSKY: Alright. Moving  
9 right into our second case for tonight. That  
10 is Case No. CU-24-34. That's for the site at  
11 3773 East Powell Road. The applicant and  
12 owner is DoG Distilling Company represented by  
13 Lauri Webb. This parcel is 3.28-acre parcel  
14 and the zoning district is Planned Commercial  
15 and Office District. So for the description,  
16 the applicant is seeking a Conditional Use  
17 from Section 22.04(a) of the Orange Township  
18 Zoning Resolution to allow for the  
19 installation of a monument sign on a property  
20 zoned Planned Commercial and Office District  
21 under Rezoning Case 16744. The subject  
22 parcel, as stated above, is located at 3773  
23 East Powell Road, Parcel ID  
24 318-441-02-005-000. And currently owned by

1 DoG Distilling Company.

2           For the surrounding area, looking  
3 towards the north, the zoning district is Farm  
4 Residential District. The land uses there are  
5 Single Family Residences, as well as a vacant  
6 parcel. Looking towards the south, the zoning  
7 is also Farm Residential, land use there is  
8 various vacant parcels. Towards the east is  
9 again Farm Residential District. The land use  
10 is Oakland Nursery. And to the west, the  
11 zoning district is both Farm Residential  
12 District, as well as City of Columbus  
13 incorporated parcels. Land uses include both  
14 the East Powell Road right-of-way and single  
15 family residences.

16           So, there you are for the context  
17 view from the Auditor's website. And we will  
18 go to the next page, the more zoomed-in  
19 version here. You can see the intersection.  
20 There's East Powell Road and -- let's see. Is  
21 that Worthington Road?

22           VICE-CHAIRMAN ROSS: That's  
23 Worthington Road.

24           MR. GAYETSKY: Thank you.

1 Worthington Road and East Powell intersection  
2 is fairly proximate to this. You can see the  
3 frontage on East Powell Road just to the west.

4           So this is a Conditional Use from  
5 Section 22.04, the Orange Township Zoning  
6 Resolution. I will kind of streamline it. You  
7 can read the majority of the text that we did  
8 not provide responses to, but I'm just going  
9 to jump down to the criteria that we do have  
10 responses to.

11           Starting with Criteria No. 3. So,  
12 a determination that the proposed sign meets  
13 all of the following requirements. The sign  
14 is a monument-style, freestanding sign. The  
15 applicant is proposing monument-style  
16 freestanding sign as shown in Exhibit 1 below.  
17 For B, the maximum height of such sign does  
18 not exceed 8 feet above the average grade of  
19 the site. And the sign is located at the  
20 distance from any street right-of-way line, as  
21 required. According to Exhibit 1, the  
22 proposed sign will be 6 feet 0 inches from  
23 grade to the top of the sign. The sign is  
24 proposed to be approximately 17 feet 0 inches

1 from the property line adjoining the  
2 right-of-way off of East Powell Road.  
3 According to Section 22.04(a)(3)(e), the  
4 minimum setback permitted is 17 feet 0 inches  
5 from the right-of-way, so the sign meets this  
6 standard. For C, the sign does not have more  
7 than two sides or surfaces. The sign as  
8 proposed will have two sides, so that meets  
9 that standard. For D, the display area of any  
10 one side or surface does not exceed one half  
11 of the total display area permitted. The  
12 permitted area for the sign of its location is  
13 48 square feet. Total sign area of each side  
14 is total is 24 square feet, so the sign meets  
15 this standard. The total display area of all  
16 surfaces does not exceed 32 square feet, or  
17 maximum of 16 square feet per side or surface,  
18 when the sign is located 15 feet from the  
19 primary frontage street right-of-way line.  
20 For each additional one-foot setback from the  
21 street right-of-way line, an additional 8  
22 square feet of total display area, or maximum  
23 of 4 square feet per side of surface will be  
24 permitted up to a maximum of 128 square feet

1 of total display area, or the maximum of 64  
2 square feet per side or surface as permitted.

3 The proposed two-sided sign will  
4 be a 24 square foot per side sign. The sign  
5 will be set back 17 feet 0 inches from the  
6 right-of-way along East Powell Road, so 24  
7 square feet per side total is permitted. The  
8 sign meets this standard.

9 Not more than five colors are used  
10 for the purposes of this section. Black and  
11 white shall not be considered colors. The  
12 proposed sign meets the standard. For G, no  
13 part of such sign will be closer to any street  
14 right-of-way line of 15 feet nor closer to any  
15 property line from the applicable building  
16 setback line if the adjoining property is in a  
17 residential district. The proposed sign will  
18 be set back 17 feet and 0 inches from the  
19 right-of-way line, which meets the standard.

20 I believe that's what we  
21 concentrated our responses on. We did refer  
22 to Exhibit 1 a couple times. And you can note  
23 the dimensions from the applicant as the 6  
24 feet from finished grade to the top of the



1 sign. The display area as well is labeled  
2 within Exhibit 1. And kind of a similar but  
3 more schematic or three dimensional, if you  
4 will, Exhibit is the next one. We have even a  
5 below grade, but you can note the line is 6  
6 feet.

7 (CHAIRMAN TREFZ ARRIVES.)

8 MR. GAYETSKY: Alright. So I  
9 think I was on Exhibit 2, as we have our  
10 Chairman come join us.

11 CHAIRMAN TREFZ: Sorry.

12 MR. GAYETSKY: Not a problem. So,  
13 just mentioning that the grade line is that  
14 bolder line, and then 6 feet from grade to the  
15 top of the sign as shown in the previous  
16 Exhibit. And then for the final Exhibit,  
17 Exhibit No. 3, is the Site Plan. You can see  
18 the 17 feet from the edge of the right-of-way  
19 measured to the very front edge of the  
20 proposed monument sign on that Site Plan.

21 And that is what I have. The  
22 Board Analysis for Conditional Use Criteria is  
23 following. You can definitely take a moment,  
24 if our Chairman wanted to switch. We're on

1 case number two. It's up to you.

2 CHAIRMAN TREFZ: It makes no  
3 difference.

4 MR. GAYETSKY: We'll have the  
5 applicant come up.

6 VICE-CHAIRMAN ROSS: Is the  
7 applicant here this evening? Would you like  
8 to step up to the microphone.

9 MS. WEBB: Good evening. I am  
10 Lauri Webb. I reside at 14520 Center Village  
11 Road, Galena, Ohio, and I have been sworn in.  
12 I think you did all the hard lifting here on  
13 the explanation; although, we did, my partners  
14 are behind me, four owners, we did notice, if  
15 you could go to 3D Exhibit, it actually -- the  
16 62 should be added to the 24 there above grade  
17 so it actually ends up being 86. We just  
18 noticed that while you were reviewing it. So  
19 the sign itself above the base is 62 height  
20 and then the top of the base to grade is 24.  
21 So if that's an issue, we can obviously alter  
22 that, but I did want to point that out,  
23 because that is the plan as of now, unless we  
24 cannot do that. So, apologies for that error.

1                   VICE-CHAIRMAN ROSS: Eric, does  
2 that change any of the criteria for your Staff  
3 Report?

4                   MR. GAYETSKY: I do want to double  
5 check for my own understanding. So, 48 seems  
6 to be consistent with the previous Exhibit,  
7 48. And then you mentioned the 62.

8                   MS. WEBB: Oh, you're right.  
9 Okay. I'm going to take back everything I  
10 just said. So it is correct. The 62 is to  
11 grade, the 48. Apologies. Thank you, again.

12                  MR. GAYETSKY: Not a problem.

13                  MS. WEBB: Disregard everything I  
14 just said. As you see it is exactly right.

15                  VICE-CHAIRMAN ROSS: Are there any  
16 questions from the Board?

17                  CHAIRMAN TREFZ: My only question  
18 was on the lighting itself. How is that  
19 directed?

20                  MS. WEBB: So we're just looking  
21 at landscape lighting, one on each side just  
22 to lighten up the sign itself. No extraneous  
23 light at all.

24                  CHAIRMAN TREFZ: Okay.

1 MS. NEFF: So the sign is not lit?

2 MS. WEBB: Correct.

3 VICE-CHAIRMAN ROSS: Do you have  
4 evening hours of operations?

5 MS. WEBB: We will.

6 VICE-CHAIRMAN ROSS: Okay.

7 MS. WEBB: Yes. We are under  
8 construction right now so we're not open yet,  
9 but we absolutely will.

10 VICE-CHAIRMAN ROSS: Can you tell  
11 me what you're anticipating?

12 MS. WEBB: Yes. So initially it  
13 will be Thursday through Sunday, and we're  
14 looking at 5:00 on Thursday to 10:00, Friday  
15 night 5:00 to midnight, Saturday noon to  
16 midnight, Sunday noon to 6:00.

17 VICE-CHAIRMAN ROSS: Will you have  
18 a timer on the lights so they'll be  
19 extinguished when your hours of operation are  
20 over?

21 MS. WEBB: We can absolutely do  
22 that.

23 VICE-CHAIRMAN ROSS: Okay. If  
24 there are no other questions from the Board --

1 MR. PAX: Is there any other --

2 VICE-CHAIRMAN ROSS: Yeah, you may  
3 be seated.

4 MS. WEBB: Thank you.

5 VICE-CHAIRMAN ROSS: We will open  
6 it to public comment. If there's anyone from  
7 the audience who would like to speak, please  
8 come to the microphone.

9 MS. HAUPT: I'm Heidi Haupt.

10 VICE-CHAIRMAN ROSS: Okay. Ma'am.

11 MS. HAUPT: I live right across  
12 the street at 3750 East Powell Road.

13 VICE-CHAIRMAN ROSS: Let me stop  
14 you for one second. Apparently you were not  
15 sworn in when you came in, and we require that  
16 as part of the hearing. It's just because  
17 this is an official hearing that has a  
18 transcript. Okay. So, would you like to do  
19 that?

20 CHAIRMAN TREFZ: Sure. Anyone who  
21 intends to testify, please raise your right  
22 hand and be sworn. Do you solemnly swear that  
23 the testimony you shall give shall be the  
24 truth, the whole truth, and nothing but the

1 truth; state I do. And when it's your turn to  
2 offer testimony, state your full name and  
3 address and affirm that you've sworn in.

4 MS. HAUPT: I do.

5 VICE-CHAIRMAN ROSS: Thank you.

6 CHAIRMAN TREFZ: Thank you.

7 MS. HAUPT: Heidi Haupt, 3750 East  
8 Powell Road. And I just wanted to make sure  
9 that the lighting question you asked would be  
10 affirmed somehow because we do live right  
11 across the street. That's all I've got.

12 VICE-CHAIRMAN ROSS: I believe  
13 that if the Board decides that could be part  
14 of our Motion as a condition, is that correct?

15 MR. GAYETSKY: Now, I do want to  
16 clarify for the lighting types that are what  
17 we consider low voltage, those are not  
18 regulated by zoning. If it's something that  
19 is a little more powerful, that's beyond just  
20 low voltage, landscaping lighting, that would  
21 be something that you could put a condition  
22 on. But like I said, if it's low voltage or  
23 landscape, solar power lighting, those,  
24 generally speaking, those cannot be enforced

1 by zoning, based on how our zoning text is  
2 written.

3 VICE-CHAIRMAN ROSS: But we could  
4 still put it as a condition just because  
5 that's what we want.

6 MR. GAYETSKY: If you strongly  
7 want.

8 VICE-CHAIRMAN ROSS: It would not  
9 be enforced by zoning, but it would be a  
10 goodwill offer.

11 MR. GAYETSKY: I guess to that  
12 degree, yeah, we would also need to double  
13 check, if there were questions about the  
14 intensity of the lighting, we would need to  
15 double check and see how that can be  
16 categorized, too, so. If that does come up in  
17 the future, it's certainly something that the  
18 Zoning Department can look into and verify how  
19 to categorize.

20 VICE-CHAIRMAN ROSS: Okay.

21 MR. PAX: There was one thing I  
22 did want to mention, however, when I look at  
23 their plan, they do have landscaping plants  
24 basically noted there that are flanking the

1 lighting. That, if indeed, is installed the  
2 way they're showing it, you're going to get  
3 shielded for light bleed, basically, from  
4 those uplights with that landscaping. So  
5 that's a very important part of the plan, in  
6 consideration of the neighbors across the  
7 street. So that diffuses the light distortion  
8 and bleed, basically. And the fact that the  
9 sign is -- the way it's oriented, in my mind,  
10 also, is going to mitigate some of the likely  
11 that you may encounter across the street from  
12 them. We're sensitive of that. But that is  
13 one of the factors, versus it being  
14 perpendicular or parallel from the property  
15 that you might be seeing those lights. So,  
16 those are all very important parts, I guess,  
17 of being good neighbor, but also just while  
18 we're looking at the lighting, that the  
19 landscaping will help.

20 MS. WEBB: And that's exactly why  
21 we did the bushes to do that, but we have no  
22 problem having it included. We want to be  
23 good neighbors, so we have no problem having  
24 that as part of this, having low voltage



1 lights. No problem.

2 MR. PAX: That's a great condition  
3 of it, I think, frankly, especially  
4 considering that your sign is up off the  
5 ground at least 24 inches or so, that low  
6 planting will shield those lights. Work very  
7 well for you. I also just want to commend you  
8 on the limestone base.

9 MS. WEBB: We wanted to be true to  
10 Ohio. We're going to source out anything  
11 possible local, so that was part of it.

12 MR. PAX: That will look very nice  
13 and I appreciate that.

14 MS. WEBB: Thank you.

15 VICE-CHAIRMAN ROSS: Is there  
16 anyone else that would like to come up and  
17 speak from the public? Okay. Does anyone  
18 have a Motion?

19 MS. NEFF: I can make a Motion.  
20 Based on these factors, I move to approve Case  
21 No. CU-24-34 for the property located at 3773  
22 East Powell Road, Lewis Center, Ohio, seeking  
23 a Conditional Use from Orange Township Zoning  
24 Resolution Article 22.04(a) to allow for the

1 construction of a monument sign in an area  
2 zoned Planned Commercial and Office District.

3 MR. TOTZKE: I'll second.

4 MR. GAYETSKY: Motion to approve  
5 made by Ms. Neff, seconded by Mr. Totzke.

6 Those voting:

7 Mr. Trefz.

8 CHAIRMAN TREFZ: Yes.

9 MR. GAYETSKY: Ms. Ross.

10 VICE-CHAIRMAN ROSS: Yes.

11 MR. GAYETSKY: Ms. Neff.

12 MS. NEFF: Yes.

13 MR. GAYETSKY: Mr. Pax.

14 MR. PAX: Yes.

15 MR. GAYETSKY: Mr. Totzke.

16 MR. TOTZKE: Yes.

17 MR. GAYETSKY: Motion carries.

18 MS. WEBB: Thank you.

19 MR. GAYETSKY: Thank you.

20 - - -

21 MR. GAYETSKY: Move forward into  
22 our third of the three New Business cases.  
23 The third one being another variance case,  
24 that is Case No. VA-24-35. So this is for the

1 property at 2216 Koester Trace in Lewis  
2 Center. The applicant and owner is Sai  
3 Pokala. The zoning district for this property  
4 is Single Family Planned Residential District.  
5 This is a lot size of point -- almost one  
6 quarter acres, .248. The request is -- I'll  
7 give you the summary.

8           The applicant is requesting an  
9 Area Variance from Rezoning Case 19680 Meadows  
10 at Lewis Center to allow for a deck to  
11 encroach 6 feet 10 inches into the 35-foot  
12 rear yard setback in an area zoned Single  
13 Family Planned Residential District. It was  
14 also noticed from site photos that an existing  
15 concrete patio is located immediately east of  
16 the proposed deck, which also extends 6 feet  
17 10 inches into the rear yard setback. So,  
18 that was incorporated into the Motion upon the  
19 discovery of that existing patio. That we  
20 have given you the example Motions, rather.

21           So the subject property is located  
22 at 2216 Koester Trace, Lewis Center, and  
23 having Parcel No. 318-210-13-014-000, and  
24 presently owned by Sai Pokala. For the

1 surrounding area to the north, the zoning  
2 district, and actually all four directions, is  
3 Single Family Planned Residential District.  
4 The land use over to the north is single  
5 family residences, as well as Koester Trace.  
6 Direct for looking to the south, the land uses  
7 include Meadows at Lewis Center HOA open  
8 space, specifically Reserve B, and just beyond  
9 that is Lewis Center Road right-of-way. To  
10 these east, the land uses are single family  
11 residences. And then to the west, the land  
12 uses are McCumber Loop and single family  
13 residences as well.

14               So as I mentioned, Lewis Center  
15 Road is just to the south between that is the  
16 Reserve B open space, and little further to  
17 the east is South Old State Road right-of-way.  
18 Zoomed in, you can see some of the details  
19 there, neighbors on both sides and the Reserve  
20 B just to the south.

21               Alright. So for staff's review,  
22 this is a variance request from the rear yard  
23 setback. The Area Variance is from Rezoning  
24 Case 19680 Meadows at Lewis Center. The rear

1 yard setback requirement here is 35 feet. The  
2 deck that is proposed will encroach 6 feet and  
3 10 inches into the 35-foot rear yard setback.  
4 This is roughly a 20 percent variance request  
5 from Rezoning Case 19680 Meadows at Lewis  
6 Center. And we do have that notated on the  
7 Site Plan. That's in the red text. We also  
8 put on there 32 feet, the dimensions, which  
9 are 32 feet wide by 17 feet deep. And just to  
10 the east of that, not represented on the Site  
11 Plan, is the existing patio, which you will  
12 see in the site photos. This is a little bit  
13 closer in view for your reference.

14               And the next Exhibit would be the  
15 deck construction drawing showing the 32 feet  
16 by 17 feet. And finally, to the site photos.  
17 You can see the site for the future deck is  
18 the grass area where there's also some brick,  
19 small landscaping-style bricks, pavers, and  
20 then that will adjoin that existing patio on  
21 the right-hand side of the photo. Just to  
22 clarify, the larger cone that is pictured, a  
23 little hard to see, but it is in the  
24 foreground there, represents the rear property

1 line. The smaller cone represents the 35-foot  
2 rear yard setback line. And then that blue  
3 ball, which you can see a little more clearly,  
4 represents the edge of the proposed deck. You  
5 will see the ball and the cone arrangement  
6 facing west in the next photo and then facing  
7 east in the third photo. And the last photo  
8 is just a more zoomed-in version of that third  
9 photo facing east as well. You can see how  
10 the extent of that existing concrete patio is  
11 very comparable to our measurement of where  
12 the proposed deck will be.

13 I don't really have anything  
14 further. You can refer to the Board analysis  
15 on the next page.

16 CHAIRMAN TREFZ: Is the applicant  
17 here?

18 MR. GAYETSKY: Yes.

19 MR. POKALA: Good evening. This  
20 is Sai Charan Pokala, 2216 Koester Trace,  
21 Lewis Center, Ohio.

22 MR. PAX: You've been sworn in.

23 MR. POKALA: Yeah. I have a four  
24 years and a one-and-a-half year old kid and we

1 just wanted to build a deck. And with respect  
2 to the patio, I didn't know about it like it  
3 was at the time of construction. And even I  
4 just realized that when I submitted the deck  
5 permissions, I just realized that even the  
6 patio was like 6 feet encroached into that  
7 thing, which I wasn't sure, because that was  
8 constructed at the time of the house -- house  
9 construction. So yeah, we just wanted to have  
10 a deck for the summer.

11 CHAIRMAN TREFZ: Sir, were you  
12 sworn in?

13 MR. GAYETSKY: Yeah, he was here.

14 COURT REPORTER: But I didn't see  
15 him swear in. Did you raise your hand?

16 MR. POKALA: I didn't understand.  
17 Sorry.

18 COURT REPORTER: I didn't think  
19 so.

20 MR. POKALA: I didn't get sworn  
21 in. I can do it now.

22 VICE-CHAIRMAN ROSS: Okay.

23 CHAIRMAN TREFZ: Okay.

24 Anyone who intends to testify, raise

1 your right hand and be sworn. Do you solemnly  
2 swear that the testimony you shall give shall  
3 be the truth, the whole truth, and nothing but  
4 the truth; if so, state I do. When you come  
5 up and offer testimony, please state your full  
6 name, address and affirm that you've been  
7 sworn in.

8 MR. POKALA: I do.

9 CHAIRMAN TREFZ: Thank you.  
10 Continue, please.

11 MR. POKALA: So, yeah, that's the  
12 plan for the deck. So it's like we just have  
13 10 feet -- as of now it's only 10 feet. Ten  
14 foot, it would be, like, too small for us, so  
15 we just wanted to get it extended and get some  
16 variance for it. Yeah.

17 CHAIRMAN TREFZ: Questions anyone?  
18 Alright. Thank you.

19 MR. POKALA: Thank you.

20 CHAIRMAN TREFZ: I guess the  
21 audience is kind of here. (Laughter.)

22 MR. GAYETSKY: Alright.

23 VICE-CHAIRMAN ROSS: Are you ready  
24 for a Motion?



1 CHAIRMAN TREFZ: Yes.

2 VICE-CHAIRMAN ROSS: Based on the  
3 factors presented this evening, I move to  
4 approve Case No. VA-24-35 for the property  
5 located at 2216 Koester Trace, Lewis Center  
6 Ohio, seeking an Area Variance from Rezoning  
7 Case No. 19680 Meadows at Lewis Center to  
8 allow for proposed deck and an existing  
9 concrete patio to encroach 6 feet 10 inches  
10 into the 35-foot rear yard setback in an area  
11 zoned Single Family Planned Residential  
12 District.

13 CHAIRMAN TREFZ: I'll second.

14 MR. GAYETSKY: Motion to approve  
15 made by Ms. Ross, seconded by Mr. Trefz.

16 Those voting:

17 Mr. Trefz.

18 CHAIRMAN TREFZ: Yes.

19 MR. GAYETSKY: Ms. Neff.

20 MS. NEFF: Yes.

21 MR. GAYETSKY: Ms. Ross.

22 VICE-CHAIRMAN ROSS: Yes.

23 MR. GAYETSKY: Mr. Totzke.

24 MR. TOTZKE: Yes.

1 MR. GAYETSKY: And Mr. Pax.

2 MR. PAX: Yes.

3 MR. GAYETSKY: Motion carries.

4 MR. POKALA: Thank you so much.

5 VICE-CHAIRMAN ROSS: Thank you.

6 CHAIRMAN TREFZ: Thank you.

7 MR. GAYETSKY: Someone may not have  
8 been here, but just to be sure, we are not going  
9 to do any of the minutes tonight. We'll wait til  
10 next month based on staffing, as well as  
11 receiving some minutes a little late.

12 What we are going to try and do is  
13 make sure we have the 2025 schedule decided  
14 upon. And we have prospective dates in front  
15 of you. If you have flipped to the page, they  
16 should be in your packet. So for 2025, these  
17 overall are going to be the third Thursday of  
18 the month, with a couple of exceptions. I  
19 think there was a holiday involved. So if you  
20 pay attention to June 12th, that would be --  
21 that should be the second Thursday of that  
22 month. And if you all had a chance to look at  
23 these dates, or you want to look at them, just  
24 feel free to hit the pause button and I can

1 look at that a little more closely, but  
2 ideally we need to have the 2025 schedule  
3 approved tonight.

4 VICE-CHAIRMAN ROSS: I move to  
5 approve the 2025 Orange Township Board Zoning  
6 Appeal schedule, as presented.

7 MR. PAX: Second.

8 MR. GAYETSKY: Okay. Motion to  
9 approve by Ms. Ross, second by Mr. Pax. Those  
10 voting:

11 Mr. Trefz.

12 CHAIRMAN TREFZ: Yes.

13 MR. GAYETSKY: Ms. Ross.

14 VICE-CHAIRMAN ROSS: Yes.

15 MR. GAYETSKY: Ms. Neff.

16 MS. NEFF: Yes.

17 MR. GAYETSKY: Mr. Pax.

18 MR. PAX: Yes.

19 MR. GAYETSKY: And Mr. Totzke.

20 MR. TOTZKE: Yes.

21 MR. GAYETSKY: You made this very  
22 easy. So in front of you will be the 2025  
23 calendar going forward. And that would mean  
24 our next hearing date is on, and I think we

1 had already decided on that, January 16th for  
2 the next meeting and then the subsequent  
3 meeting will be February 20th. So I look  
4 forward to another full year and many more  
5 cases ahead with you all.

6 CHAIRMAN TREFZ: Cool.

7 MR. GAYETSKY: In the meantime,  
8 wishing you all Happy Holidays, and please be  
9 safe, but enjoy the season.

10 VICE-CHAIRMAN ROSS: Thanks, Eric.  
11 You, too.

12 MR. PAX: Thanks, Eric.

13 CHAIRMAN TREFZ: Do we have a  
14 motion to adjourn?

15 VICE-CHAIRMAN ROSS: I move that  
16 we adjourn.

17 MR. GAYETSKY: All in favor.

18 MEMBERS: "Aye."

19 MR. GAYETSKY: Meeting is  
20 adjourned. Thank you all.

21 (Thereupon, the proceedings  
22 adjourned at 6:45 p.m.)

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## CERTIFICATE

The undersigned do hereby certify that the foregoing proceedings were digitally recorded by Jennifer L. Koontz; and transcribed via audible playback, and that the foregoing transcript of such proceedings is a full, true and correct transcript of the proceedings, as so recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office on this 30th day of January 2025.



Sandra D. Kin,  
Registered Professional Reporter,  
Certified Digital Reporter,  
Certified Digital Transcriber.  
Notary Public - State of Ohio.

My Commission expires May 14, 2027.

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