

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 11, 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, Chair - Present
Les Pierce, Vice-Chair - Present
Dennis McNulty - Present
Karthik Avadhanula – Present
Punitha Sundar, alternate – Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Philip Ambler, Zoning Compliance Officer

NEW BUSINESS

Zoning Amendment Application #ZON-25-01, Olentangy Crossings, Requesting to amend the current Planned Commercial and Office (PC) District zoning #19486 to allow for a restaurant on a PC parcel having 1.039 +/- acres. The subject property is currently owned by Stugots LLC and is located at 6025 Rail Timber Way, Lewis Center, Ohio 43035 with parcel number 318-220-01-058-019.

Mr. Duffee presents the Staff Report:

- Summary of Amendment Request;
 - The applicant is requesting to amend the currently effective Planned Commercial & Office District (PCD) to allow for the operation of a restaurant.
- A total of one divergences is requested with one additional divergence identified by staff:
 - A divergence from Section 21.10: To reduce the setback from the north and east property lines to 25' from the required 100'.
 - A divergence from 22.03(c)(1): To allow a wall sign to be mounted on the building at 18' instead of the required 15' maximum.
- Review from Other Agencies
 - As a use-based amendment to the Planned District with no additional construction proposed at this time, the Delaware County Regional Planning Commission has not reviewed this application.
 - The Orange Township Operations Department notes that the existing trail crossing at the proposed driveway would need to be striped appropriately.
 - the Orange Township Fire Department has not reviewed or approved the site layout.

Joe Clase, Plan 4 Land, 1 South Harrison St., Ashley, OH presents giving a brief description of their proposal.

- Lot is uniquely shaped with 100' setback makes it an unbuildable lot
- Proposed use is a light commercial use
- Building is located so that the fire department can get their trucks all the way around it
- Keeping the wooded area (landscape buffer)

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- There is a pick up window to pick up orders, it is not a drive through
- Marino Colatruglio 4500 Clark Shaw Rd, Powell, OH
- Family friendly, don't intend to have alcohol or a drive through, pick up window only.
 - Plan for it to be a walkable, neighborhood friendly business
 - Asking for a two story building, but may drop the height down to single story

Board Comments:

Mr. McNulty

- Asks if there is anything directly to the north or if that land is vacant
 - Mr. Duffee replies the parcel immediately to the north is part of the Village at Olentangy Crossings Condos; that area is dedicated green space for the Village at Olentangy Crossings Condos
- Asks how the strip on the parcels south side will be landscaped or used
 - Mr. Colatruglio replies that is long narrow area that is not very useable, they may have it as a dry basin for water retention.

Ms. Sundar

- Asks about the notification process for the Zoning Commission Meetings and if any comments or feedback was received.
 - Mr. Duffee replies addresses within 200 feet of the subject property were notified and there were no comments or feedback received

Mr. Pierce

- Asks if by asking for two story height, they intend to have high ceilings or a second floor
 - Mr. Colatruglio replies they would like it to have a high ceiling when you first walk in with a staircase leading up to a second floor that could be used for storage or a large gathering area that could be rented for parties
- Asks if the sausage will be processed there
 - Mr. Colatruglio replies that he would be processing the sausage himself from pork shoulders

Ms. Trebellas:

- States they need to double check the number of ADA required spots for this size parking lot
 - Evan Bishop, 6236 Wellson Court, states more than 25 parking spots, requires additional ADA parking but only required 1 van accessible spot
- Asks about screening for mechanicals. States they need a screening detail to present to the trustees that shows a nice fence and/or greenery. Adds they also need to show the screening for the dumpster
 - Mr. Clase replies the mechanicals will be located in the area to the east, behind the building and along the back driveway where there is not parking
- States if they have a fryer in the kitchen, they need to include room for the grease kettle with the dumpster so it is screened
 - Mr. Colatruglio replies their intention is to not have a fryer

Mr. Avadhanula:

- Asks how many jobs they will be creating
 - Mr. Colatruglio replies that he estimates at any given time there could be 5 employees on site and with different shifts he believes he could have a total of 15 employees.

Public Comments:

Mark Freeman, 478 Glenside Lane

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- Has handicap parking concerns and how someone gets from the van to the building
 - Mr. Colatruglio replies there is a ramp
- Asks if there has been a traffic study for the entrance apron and visibility (line of sight)
 - Mr. Colatruglio replies when looking to exit the property, the visibility is tremendous, there are no buildings or trees that would block the view. There is also a center turn lane on the street to aid in accessing the property
- Recommends yield signs for the multiuse path
 - Ms. Trebellas states if the path is in the right of way, it may not be the applicant's responsibility to put up signs
 - Mr. Duffee says if it is in the public right of way it would have to follow the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) and if signs are required they would be installed by either the township or Delaware County.
- Believes there should be something to indicate the pickup window is not a drive through. Concerned parking lot may become crowded with customers waiting for their order.
 - Mr. Colatruglio replies the website will make that very clear. Further states that most people come after their order is ready and technology has provided many different apps to keep customers aware of their orders progress.

RESOLUTION TO RECOMMEND APPROVAL WITH MODIFICATIONS OF ZONING APPLICATION #ZON-25-01 OF STUGOTS LLC

Motion by Mr. Avadhanula to recommend to the Board of Township Trustees (the "Board") the **APPROVAL WITH MODIFICATIONS** of Zoning Application #ZON-25-01 of Stugots LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 2.27.25, requesting the amendment of the currently effective development plan for property owned by Stugots, LLC (application #19486), 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 and including additional modifications listed below:

1. The applicant shall obtain approvals for the site plan from the Orange Township Fire Department prior to approval of the zoning by the Board of Trustees.
2. The applicant will revise their plans to comply with the maximum required wall sign height.
3. The applicant will submit a point-by-point photometric plan.
4. The applicant will provide elevations for screening for mechanicals and dumpsters.
5. The applicant will update site plans to clarify the pick-up window.

Motion seconded by Ms. Sundar.

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Avadhanula – Yes, Sundar - Yes

MOTION TO CONTINUE ZON-24-05, ZONING CODE REWRITE

Motion by Pierce
Second by Sundar

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Avadhanula – Yes, Sundar - Yes
ZON-24-05, Continued to March 18, 2025, 6:30PM

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MOTION TO APPROVE JANUARY 7, 2025 MINUTES (ZON-24-08); JANUARY 14, 2025 MINUTES (ZON-24-09); JANUARY 28, 2025 MINUTES (LEGAL TRAINING; ZON-24-05); & FEBRUARY 11, 2025 MINUTES (ZON-24-05)

Motion by Sundar
Second by Pierce

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Avadhanula – Yes, Sundar - Yes

Meeting adjourned