

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 22, 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
Pam Foster – Present
Karthik Avadhanula – Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Michele Boni, Township Administrator
Julie Donnan, Legal Council

Mr. Duffee begins the continued meeting with Article 21- General Development Standards

- Article 21 – General Development Standards
 - General Development Standards apply to all districts unless specified otherwise
 - Section 21.03 – Lighting
 - Adding maximum kelvin temperature - after discussion it was recommended a maximum 5000 kelvin
 - After discussion, it was decided maximum light pole height in parking lots should remain 20'
 - Rooftop lighting prohibited – exceptions would be accent lighting and holiday lighting; accent lighting definition will be added to definitions. Church/religious lighting and flag lighting to also be added as exceptions.
 - Section 21.05 - Street Facing Façade Design Standards
 - Table 21.05-B Material Requirements
 - Add footnote stating predominant materials can also be used as accent material
 - Table needs more thought and discussion
 - Section 21.06 - Landscaping screening and buffering
 - Plant variety required can be removed
 - Check native species required/encouraged for consistency – all instances should read encouraged
 - Section 21.07 Street Trees
 - need to be more specific on placement
 - Section 21.09 – Bufferyard Requirements
 - Used when 2 zones abut each other
 - After discussion it was thought that bufferyards should only be required when a zone is abutting a residential zone; additionally, fences are not for consideration in bufferyards.
 - Section 21.10 – Screening Standards

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- Allows for fences, walls and landscaping to be used for screening trailers, equipment, loading docks, dumpsters etc.
- Section 21.12 - Parking, Drive-Throughs, and Circulation
 - Parking requirements are lower and more flexible than what is in current code
- Section 21.15 - Minimum Parking Space Dimensions
 - Remove Compact Parking Spaces
 - Remove 21.16, B.) 2 (legal review of shared parking)
 - Clean up shared parking definition/intent – this section may be removed

Ms. Boni

- Wonders if a specific noise resolution needs to be referenced in 21.01 as the current resolution needs to be updated
 - Ms. Donnan states the noise resolution may be referenced with added language in this way: “as the specific noise resolution number, comma, as may be amended from time to time”
- Wants to ensure the fire department is ok with permeable pavers in parking lots
 - Mr. Duffee replies Section 21.19 – Parking Surface Areas Item B states: permeable pavers are allowed with written approval from the fire department

Mr. Duffee

- Asks Ms. Donnan if she sees any advantage or disadvantage to having the section that talks about glare, exterior light, liquid or solid waste, vibrations and noise, as these are items not typically regulated through zoning and there may be rules through other agencies that need to be followed
 - Ms. Donnan replies it does overlap with enforcement through other entities but generally it is ok to include that

Board Comments:

Ms. Trebellas:

- Asks if there is a statement that children’s play houses or play structures are not considered structures, and how do ZC members feel about that
 - Mr. Duffee replies that language is not in this draft code. Generally, for something to be considered a structure, it has to be at least 100 square foot and permanently attached to the ground. Most children’s play structures will not meet this criteria but we can add some language.
 - Mr. McNulty states that should be up to the Homeowners Association
 - Ms. Foster feels there is a big difference between a shed and a children’s play house
- Would like to see a reference or footnote on where to find how maximum building height is figured
- Asks if there is a list of invasive species not to be used in landscaping that can be referred to
 - Mr. Duffee responds typically we would direct people to ODNR’s list – we can add language
- Wonders where street trees are to be planted if they are not allowed in the right of way so that they are considered street trees and not just landscaping
 - Mr. Duffee replies this draft code is not specific, it states within the front yard; we need to be more specific on that
- Has concern in Section 21.15 Minimum Parking Space Dimensions, both compact spaces and non-compact spaces are shown, her concern is that drivers will park large vehicles in the compact spaces. Has additional concern over the aisle width as it is not specified.
 - Mr. Duffee states aisle width is not something zoning has standards on, the fire department looks at that more closely than zoning.

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Mr. Avadhanula:

- Asks if animals can be added to Vibrations and Noise so it reads “which are discernible by both humans and pets without instruments. . .”
 - Ms. Donnan states she would caution putting in specific examples, keeping it more general; the township has a noise resolution to regulate noise

Mr. Pierce

- Wonders if it is possible to have different height lights reducing the light height at the outside edge of the light plan
 - Mr. Duffee replies what we look at now is the footcandle level at the property line
- Likes the idea of reducing the number of lights by increasing the light pole height to 25’
- Asks if the parking standards being proposed are comparable to parking standards that could be found in other areas/zoning codes
 - Mr. Duffee replies the trend in modern zoning codes is to not have parking requirements at all, however Orange Township is a car dependent suburban area that needs some kind of parking requirements.

Mr. McNulty:

- Wonders if the allowed heights of light poles is within the standards of today
 - Mr. Duffee responds the allowed height is 20’ which is in within standard range. We do have developers ask for higher light poles as that would light up a bigger area, reducing the number of lights needed.

Ms. Foster:

- Asks if we get complaints from neighboring businesses on our current lighting
 - Ms. Boni replies the complaints we get are usually from developers requesting higher light poles
- States not enough light is a safety hazard
 - Ms. Boni replies there is a minimum footcandle requirement for safety

Public Comments:

Mark Freeman, 478 Glenside Lane

- Asks how high the lights in Meijer and Walmart parking lots are as they were put in before the 20’ height limit was in place.
 - Mr. Duffee replies he went out to measure Meijer parking lot lights a couple years ago and while he cannot remember their height, he does remember they were above the 20’ limit
- Wonders about flowers in the ROW and if they would have a maximum height
 - Mr. Duffy replies flowers are considered ground cover
- Asks if screening for single family residential trash and recycling containers should be added
 - Ms. Boni replies that is an HOA issue

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

Motion by Avadhanula

Second by Foster

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Foster – Yes, Avadhanula - Yes
ZON-24-05, Continued to April 29, 2025, 6:30PM

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MOTION TO APPROVE APRIL 1, 2025 MINUTES (ZON-24-05)

Motion by Foster
Second by Avadhanula

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

Meeting adjourned