

**ZONING COMMISSION JOURNAL OF ACTIONS  
FROM MEETING HELD APRIL 29, 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](http://www.orangetwp.org)

Christine Trebellas called the meeting to order.

**ROLL CALL:** Les Pierce, Vice-Chair - Present  
Dennis McNulty - Present  
Pam Foster – Present  
Karthik Avadhanula – Present  
Punitha Sundar, Alternate - Present

**ALSO PRESENT:** Robin Duffee, Development and Zoning Director  
Eric Gayetsky, Senior Zoning Officer  
Julie Donnan, Legal Council

Mr. Duffee begins the continued meeting with Article 21.23 Sidewalks and paths and then moves on to Article 22 Signage

- Article 21.23 Sidewalks and paths
  - Sidewalks will be required with major projects
- Article 22 – Signage
  - New code will regulate by sign type only (not by content)
  - Small yard signs permitted in residential
  - Animated, beacons, pole signs, and search lights prohibited
  - Electronic Message Center (EMC)
    - Need to add timing restrictions
    - After discussion the Zoning Commission (ZC) recommended EMCs not be limited to gas stations and institutional uses but should be open to other businesses as well
  - Freestanding signs
    - size depends on distance from ROW
  - Wall signs
    - maximum height removed, focus on size vs. scale of building
    - ZC recommends to not reduce the maximum wall sign area to 1.5 per lineal foot but to keep the maximum wall sign area allowance at 3 feet per lineal foot
  - Temporary Signs and Grand Opening
    - Balloon or Air Activated
      - ZC recommends a maximum 7 days, and limited to business hours
    - Banner signs
      - ZC recommends a maximum 2 times a year, 14 days; new businesses can have 30 days
    - Pennant Sign
      - ZC recommends a maximum 2 times a year, 14 days

**ZONING COMMISSION JOURNAL OF ACTIONS  
FROM MEETING HELD APRIL 29, 2025  
ORANGE TOWNSHIP - DELAWARE COUNTY**

- Mr. Duffee states currently EMCs are not permitted, there are a couple exceptions for schools and the BZA has granted a couple variances for them.
- Ms. Donnan questions difference between EMC and animated as 22.03 prohibits animated signs and the definition of animated sign is not in the definitions.
  - Mr. Duffee replies there are some consistency issues that we need to clean up

**Board Comments:**

Mr. McNulty:

- Asks if a development will be allowed to come in with no sidewalks
  - Mr. Duffee responds that it depends on the development but in general this zoning code is going to require sidewalks for major subdivisions

Mr. Pierce

- Requests clarification on: sidewalks cannot be mandated within the right-of-way but can be constructed with permission
  - Mr. Duffee replies generally speaking zoning cannot control what happens in the street right-of-way, the Operations Department would give the written permission allowing the path or sidewalk in the right-of-way
- Asks if there is a size limit on EMCs
  - Mr. Gayetsky replies that the EMC portion of the sign could be up to 50% of the total sign
- Wonders if EMCs can be limited to just commercial areas
  - Mr. Duffee replies yes, they can be limited to specific districts
  - Ms. Donnan adds another potential limiting factor is in addition to the permitted locations, the township could require a conditional use in specific districts
- States he believes EMCs should be open for all businesses to advertise their product. If the business uses profanity and offends people then that business will lose patrons.

Mr. Avadhanula:

- Asks Ms. Donnan how we can avoid profanity on EMCs
  - Ms. Donnan states she doesn't know that there is a way to prevent it. With signage, the township can't regulate the content due to free speech. The township can regulate the size, shape and location.
  - Mr. Duffee adds there is a provision in Section 22.03(e) which refers to an Ohio Revised Code section that says obscenity cannot be on signs but that is difficult to enforce
- Asks if the square footage is being reduced from 3 to 1 ½ per lineal foot and if so the reasoning behind that. He believes that because the sign is higher, it needs to be larger than what is being proposed.
  - Mr. Duffee replies the size has been reduced. The thought behind reducing the size was that because the sign could be higher on the building it does not need to be as big. However, he recognizes that the area is being cut in half. If the board does not feel that is large enough, it can be increased.

Ms. Foster:

- Asks if we have to open up EMCs to all businesses or can we continue to limit them to schools and churches
  - Mr. Duffee states we can limit them to schools and churches
- Asks for clarification on wall signs and if there is a limit to how many wall signs can be on a building

**ZONING COMMISSION JOURNAL OF ACTIONS  
FROM MEETING HELD APRIL 29, 2025  
ORANGE TOWNSHIP - DELAWARE COUNTY**

- Mr. Duffee states there is not a limit on the number of signs. The limit is on the total area of the signs you can have. For example, you could have 1 bigger sign or 5 smaller signs.

Ms. Sundar:

- Believes EMCs are distracting to drivers and they should have some regulations

**Public Comments**

Mark Freeman, 478 Glenside Lane

- Is concerned about drivers being distracted by images or videos on EMCs; suggests putting a minimum time limit on an image to keep distraction down
- Wonders if the number of colors in a sign can be limited
  - Ms. Donnan states it could probably be done but it would be very difficult for staff
  - Mr. Pierce does not want to regulate colors, Mr. Avadhanula agrees with Mr. Pierce. Mr. McNulty further states regulating colors would have negative impact on company logos.

Chris Longo, 2051 Maxwell Avenue

- Suggest having examples of signs so you can see the sign

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

Motion by Foster

Second by Avadhanula

VOTE: McNulty - Yes, Pierce - Yes, Foster – Yes, Avadhanula - Yes, Sundar - Yes  
ZON-24-05, Continued to June 17, 2025, 6:30PM

Meeting adjourned