

# ORANGE TOWNSHIP ZONING HEARINGS/MEETINGS REPORT Updated on Wednesday, July 9<sup>th</sup>, 2025

Please note that the following hearings/meetings are held at the Orange Township Hall, 1680 E. Orange Road, Lewis Center, Ohio 43035. Phone: 740-548-5430. All meetings are open to the public and there will be opportunity for public comment during the hearing

### ZONING COMMISSION: TUESDAY, JULY 15th AT 6:30 P.M.

#### i. REZONING APPLICATION ZON-25-04

Applicant: Kai Raab, MKC Architects

Owner: Vikram Apadala

Site: 5917 North Rd., Lewis Center, OH 43035 (PID # 318-210-01-014-000)

Acreage: 9.24 +/- acres

Zoning: Farm Residential (FR-1) District

Request: Requesting rezone approximately 9.24 acres from FR-1 to PC to allow a mixed use commercial and residential development as a Planned

Commercial and Office District.





## BOARD OF ZONING APPEALS: THURSDAY, JULY 17th 2025 at 6:00 P.M.

i. <u>VARIANCE/CONDITIONAL USE APPLICATION #VA-CU-25-11</u>

Applicant/Owner(s): Nationwide Realty Investors

Site: 370 Green Meadows Drive S, Lewis Center, OH 43035 (PID #318-313-

05-001-000)

Acreage: 2.076 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Seeking a Conditional Use from the Orange Township Zoning

Resolution to allow for a monument sign.





### ii. VARIANCE APPLICATION #VA-25-12

Applicant/Owner: Charles & Jennifer Kovach

Site: 4594 McAlister Park Drive, Westerville, OH 43082 (PID #318-140-19-

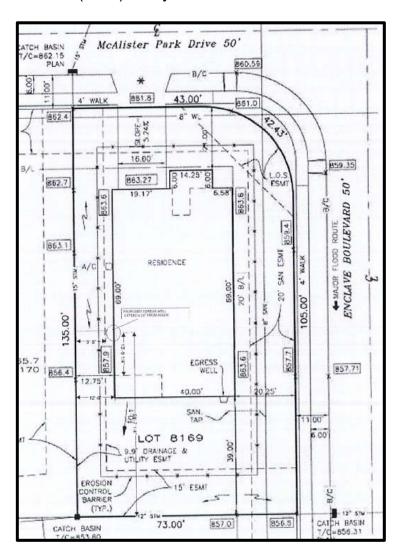
046-000)

Acreage: 0.222 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Seeking an Area Variance from Rezoning Case #12-0223 Enclave at the Lakes to allow for an egress window to encroach into the twelve and a

half foot (12'6") side yard setback.





#### iii. VARIANCE/CONDITIONAL USE APPLICATION #VA-CU-25-13

Applicant/Owner: Nationwide Realty Investors

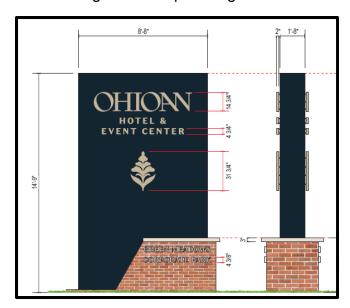
Site: 100 Green Meadows Drive S., Lewis Center, OH 43035 (PID #318-

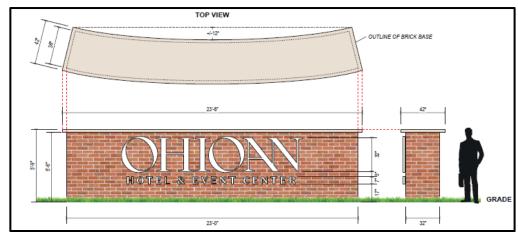
342-02-004-000)

Acreage: 28.684 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Seeking (2) area variances from Section 22 to allow for a monument sign that exceeds the maximum allowable display area and exceeds the maximum permitted height. Also seeking a Conditional Use from the Orange Township Zoning Resolution to allow for a monument sign.







#### iv. VARIANCE APPLICATION #VA-25-14

Applicant: Sign Vision Co.
Owner: The Kroger Company

Site: 6417 Columbus Pike, Lewis Center, OH 43035 (PID #318-220-01-058-

029)

Acreage: 13.650 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Seeking an Area Variance from the Orange Township Zoning Resolution for a wall sign to be above the allowed height of fifteen feet

(15'0").





### v. <u>VARIANCE/CONDITIONAL USE APPLICATION #VA-CU-25-15</u>

Applicant: Palachandra Chickadadi Ganesh

Owner: Jyothi Palachandra

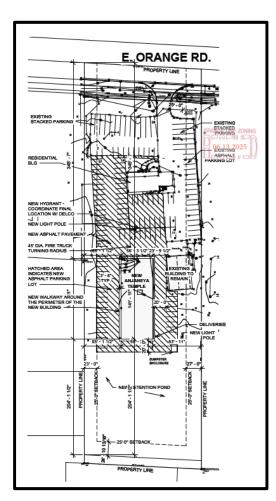
Site: 350 E. Orange Rd., Lewis Center, OH 43035 (PID #318-321-01-003-

000)

Acreage: 3.350 +/- acres

Zoning: Farm Residential (FR-1) District

Request: Seeking a Conditional Use from the Orange Township Zoning Resolution Section 7.04 c) to allow for a place of worship. Also seeking (2) area variances from the Orange Township Zoning Resolution to allow for a place of worship on a lot smaller than five (5) acres as per Section 7.04 c) and to allow for a non-residential use to be closer than the minimum allowable distance from a residential district as per Section 21.10.





# BOARD OF TOWNSHIP TRUSTEES: WEDNESDAY, JULY 23rd 2025 at 6:00 P.M.

i. ZON-24-05 (ZONING CODE REWRITE)

#### **BOARD OF TOWNSHIP TRUSTEES: DATE TBD**

i. REZONING APPLICATION ZON-25-03

Applicant: Schiff Properties c/o Jared Schiff

Owner: NFMS Properties LLC

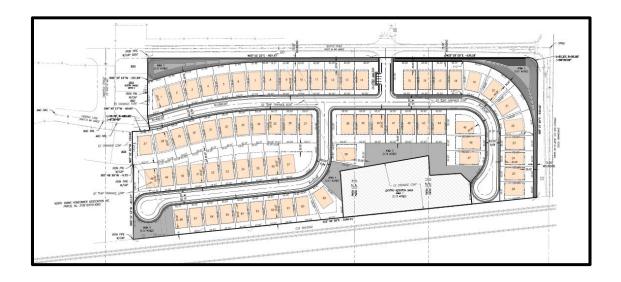
Site: 5351 North Rd., Lewis Center, OH 43035 (PID # 318-210-01-003-000)

Acreage: 23.901 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Requesting to amend the currently effective development plan to allow 68 single family lots, a reduction from the approved development plan

of 79 detached single family condominiums.





#### ii. REZONING APPLICATION ZON-24-09 Tabled

Applicant: Ohio Patient Access LLC

Owner(s): Early Childhood Education LLC

Site: 3812 E. Powell Road, Lewis Center, OH 43035 (PIDs 318-441-04-007-

000 & 318-441-04-006-000). Acreage: 1.448 +/- acres

Zoning: Planned Commercial and Office District (PCD)

Request: Requesting to amend the currently effective development plan to

allow for the operation of a marijuana dispensary and to allow for

commercial and office uses on the site.



Please send any questions or comments regarding the hearings above to <a href="mailto:orangezoning@orangetwp.org">orangezoning@orangetwp.org</a>