

**ZONING COMMISSION JOURNAL OF ACTIONS  
FROM MEETING HELD JUNE 10, 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:** 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  
Philip Ambler, Zoning Compliance Officer

**NEW BUSINESS**

**Zoning Amendment Application #ZON-25-03, Schiff Properties c/o Jared Schiff**, Requesting to amend the currently effective development plan to allow 65 single family lots, a reduction from the approved development plan of 79 detached single family condominiums. The subject property is currently owned by NFMS Properties, LLC and is located at 5351 North Road, Lewis Center, OH 43035 with parcel number 318-210-01-003-000.

Mr. Duffee presents the Staff Report:

- Divergences Requested:
  - Section 10.07(a) – Intensity of Use. To allow for a gross density of 2.72 units per acre instead of 2.00 units per acre, and to allow the maximum number of dwelling units on any single acre to be 4 instead of 3.
  - Section 10.07(c) – Lot Width. To allow for 38' instead of 75'.
  - Section 10.07(d) – Lot Depth. To allow for 120' instead of 130'.
  - Section 10.07(e) – Side Yard Setback. To allow for 6' instead of 12.5'.
  - Section 10.07(f) – Building Setback. To allow for 13' from right-of-way instead of 30'.
  - Section 10.07(g) – Rear Setback. To allow for 20' instead of 35'.
  - Section 10.07(h) – Maximum lot coverage. To allow for 50% instead of 25%.
- \***Staff note: The above divergences are from the base SFPRD text, and not the previously approved development plan. The currently approved version also contained approved divergences for density and setbacks.**
- Staff Comments
  - Staff recommends that the applicant revise overall site plan to include individual lot dimensions. It may be appropriate to only apply some of the lot size divergences to certain lots, instead of all lots, but that can only be determined by looking at the dimensions of each lot individually.
  - The inconsistency in the text of the lot width (38 feet vs. 45 feet) should be addressed.
  - All sheets should be revised to reflect the current street layout, particularly the landscaping plans, as this will affect planting locations.

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- All utility and traffic letters should be updated or removed from the submittal.
- Staff does have concerns that the mounding in the previously approved plan along North Road, which was to help buffer the property from the existing North Farms subdivision, appears to have been removed.
- Staff recommends that the language be changed in response to Section 10.04(a), to clarify that Home Occupations are Conditional Uses, not Permitted Uses.
- Staff has concerns that a 13 foot front setback from the right-of-way would not allow sufficient length for a vehicle to park in the driveway of a home. Per Article XXI of the Orange Township Zoning Resolution, all single-family dwelling require 4 parking spaces, and typically driveway parking counts toward this requirement.
- Review from Other Agencies:
  - Orange Township Fire Department has not reviewed the updated site plan. As the street layout is changing, Fire Department approval will be required prior to approval of the zoning amendment by the Board of Trustees.
  - As an amendment to a previously-approved development plan, this application was not reviewed by the Delaware RPC. The layout will have to go through review from the various technical agencies through the platting and subdivision process following zoning approval.

Mike Shannon, attorney for applicant The Schiff Company, presents giving a brief description of the proposal.

- The overall site plan has been revised to include individual lot dimensions.
- The inconsistency in the text of the lot width (38 feet vs. 45 feet) has been addressed, it now indicates the lot width is 62 feet.
- The landscape architect is working to revise the landscape plan.
- Applicant is working to get new approval letter from the Fire Department
- Language has been changed to clarify that Home Occupations are Conditional Uses, not Permitted Uses
- The pad for the house has been adjusted to give additional footage in the front to alleviate staff concerns that a 13 foot front setback from the right-of-way would not allow sufficient length for a vehicle to park in the driveway of a home.

**Board Comments:**

Mr. McNulty:

- Asks what the general sizes are of the homes being proposed. Understands this is a difficult property and allowances will likely be needed, however, he feels that side yard setbacks of 6 feet for single family homes is too small
  - Drew Miller, Arbor Homes, 5424 N. High Street, Worthington, states the homes are 1300 square feet; adding many of their homebuyers are looking for something with a smaller yard and less maintenance.

Mr. Pierce

- Asks if they attempted to match any of the already approved divergences as it appears many of the requested divergences are much greater than what was already approved.
  - Mr. Miller replies they did look at the previously approved divergences, adding that it is challenging to move from condos to single family homes.
- Wonders about the list of architectural elements

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- Mr. Miller replies that is a list of items that homebuyers can choose from
- Asks if they have reached out to fire department since getting staff feedback
  - Mr. Shannon replies that is at the top of their list

Mr. Avadhanula:

- Has concerns that if they are adjusting the front setback to be larger, and they are already requesting a divergence for a 20' rear setback, how are the homes going to fit on that parcel
- Concerned that the applicant would like the ZC to conditionally approve the application without knowing what the conditions might be
  - Mr. Shannon replies this application reduces the density that was previously approved, however he is open to continuing if that makes the commission more comfortable
    - Ms. Trebellas suggests before continuing, the commission go through and let the applicant know what they would like to see addressed.
- Would like the full range of possible home styles/sizes to choose from included
  - Ms. Trebellas adds the sizes presented in the text needs to match shown on the graphics

Ms. Foster:

- Asks for clarification on the applicant's response to the staff comment that the inconsistency in the text of the lot width (38 feet vs. 45 feet); applicant indicated the lot width is 62 feet.
  - Mr. Duffee replies that change came in earlier today and there was not time to fully investigate it

Ms. Trebellas:

- States there needs to be enough space in the driveway to accommodate parking without blocking the sidewalk
- Landscape plan needs updated to show sidewalks, any amenities and mounding; mailbox kiosks with parking need to be shown on the site plan and landscape plan
- Outdated utility letters need replaced with new ones

**MOTION TO CONTINUE ZON-25-03, AURORA FARMS AMENDMENT**

Motion by Pierce

Second by Foster

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Foster – Yes, Avadhanula - Yes  
ZON-25-03, Continued to June 24, 2025, 6:30PM

**MOTION TO APPROVE MAY 13, 2025 MINUTES (ZON-25-02)**

Motion by Foster

Second by Avadhanula

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

Meeting adjourned