

1                   BEFORE THE ORANGE TOWNSHIP  
2                   BOARD OF ZONING APPEALS  
3                   - - -  
4                   :  
5   In the Matter of:       :  
6   Public Hearing -       :  
7   Conditional Use       :  
8   Applications,       :  
9   Variance Applications.   :  
10                  :  
11                  - - -  
12                       PROCEEDINGS  
13   before Members of the Orange Township Board of  
14   Zoning Members; Chairman Kelvin Trefz, Joe  
15   Pax, Nikolas McCoy, Steve Totzke and Chris  
16   Wellington held at Orange Township Hall,  
17   Moffett Room, 1680 East Orange Road, Lewis  
18   Center, Ohio, called at 6:00 p.m. on Thursday,  
19   June 12, 2025.  
20   Also Present:  
21       Eric Gayetsky,  
22       Senior Zoning Officer,  
23       Philip Ambler,  
24       Zoning Compliance Officer.  
                  - - -

1                               - - - - -

2                               P R O C E E D I N G S

3                               - - - - -

4                               CHAIRMAN TREFZ: All right. This  
5 meeting of the BZA is now open.

6                               MR. GAYETSKY: I'll take roll.

7                               Mr. Trefz.

8                               CHAIRMAN TREFZ: Yes, here.

9                               MR. GAYETSKY: Mr. Totzke.

10                              MR. TOTZKE: Here.

11                              MR. GAYETSKY: Mr. Pax.

12                              MR. PAX: Here.

13                              MR. GAYETSKY: Mr. Wellington.

14                              MR. WELLINGTON: Here.

15                              MR. GAYETSKY: Mr. McCoy.

16                              MR. MCCOY: Here.

17                              CHAIRMAN TREFZ: Okay. For those  
18 of you who are going to testify: Anyone who  
19 intends to testify, please raise your right  
20 hand and be sworn.

21                              Do you solemnly swear that the  
22 testimony you shall give shall be the truth,  
23 the whole truth and nothing but the truth; if  
24 so, state I do.

1 AUDIENCE TO TESTIFY: "I do."

2 CHAIRMAN TREFZ: And when it's  
3 your turn to testify, please state your full  
4 name, address, and affirm that you've been  
5 sworn in. Thank you.

6 MR. GAYETSKY: All right. Well,  
7 good evening, members of Board of Zoning  
8 Appeals. We have a full Board tonight, and a  
9 special shout out to our two alternates, so  
10 thank you both for joining us regulars  
11 tonight.

12 So this evening's Agenda has five  
13 cases. All of these cases are New Business  
14 items. I will do my best, as I try to do,  
15 going through the Staff Reports, going through  
16 the details and context and relevant facts of  
17 each case for you.

18 The first case tonight is Case No.  
19 VA-25-07. That's a Residential Zoning  
20 Variance request for Area Variance, and  
21 specifically this is located at 6210  
22 Bale-Kenyon Road. The applicant owner is  
23 Richard Bale. This parcel is a large parcel  
24 general for residential standards at 41.95

1    acres.    The zoning district is Farm  
2    Residential District.

3                    So the description of the request  
4    is, the applicant is requesting an Area  
5    Variance from Orange Township Zoning  
6    Resolution Section 7.06(1) to allow for the  
7    creation of the lot of a new parcel that is  
8    smaller than the minimum required lot area.  
9    Specifically, the applicant proposes to split  
10   off 1.277 acres containing the existing  
11   residence without seeking a change in the  
12   zoning.    The property will continue to be used  
13   for the same purpose as it is currently.

14                   The subject property is located  
15   again at 6210 Bale-Kenyon Road, Parcel ID  
16   318-143-01-001-000.    And is currently owned by  
17   Richard Bale.

18                   So the surrounding area that  
19   zoning district to the north is FR-1, and in  
20   fact, in all four directions the zoning  
21   district is FR-1, Farm Residential.    To the  
22   north, the land use is Single Family  
23   Residences.    That's also true to the south.  
24   And then to the east is Single Family

1 Residences, adjacent farmland. And then to  
2 the west is Bale-Kenyon Road and adjacent  
3 farmland. So again, this is a larger lot. It  
4 will help to see the aerial view from the  
5 Delaware County Auditor's map. This is quite  
6 zoomed out for your awareness of the context  
7 in the Township, and of course, the relatively  
8 close to Alum Creek there and just south of  
9 the roundabout at Bale-Kenyon.

10 Switching to the next page. This  
11 is the parcel that is proposed to be made into  
12 that 1.277 acre lot. It contains an existing  
13 residence and then driveway access as well.  
14 So let's keep going.

15 So the next page includes, under  
16 Exhibit 1, a site plan that shows the proposed  
17 lot, that would be a rectangular shape, 1.277  
18 acres in size. And this is an Area Variance  
19 for Orange Township Zoning Resolution Section  
20 7.06(a). The Zoning Code requires a minimum  
21 lot size of 1.98 acres in the FR-1 District.  
22 The proposed lot size is 1.27, 1.277 to be  
23 specific, which is approximately 36% smaller  
24 than the required minimum, and it would

1   therefore require a Variance.

2                   So you have a better sense of the  
3   surroundings of this parcel, we took several  
4   site photos. And this is facing mostly north,  
5   a little bit to the east. The next one is  
6   facing essentially due north. You can see  
7   that existing residence. This lot right here  
8   is the parcel in question, or the proposed  
9   parcel. And this is facing east, but it's a  
10  little further up the drive, so it's looking  
11  along where that adjacent farmland area is.  
12  This is looking east, northeast, again, facing  
13  that proposed lot. And finally, one more  
14  photo facing to the north of the existing  
15  residence and the proposed new lot.

16                  Okay. We have one more. All  
17  right. So this one's to the east. It's the  
18  opposite view of the other ones that were  
19  facing -- I'm sorry, this one is to the west,  
20  facing the other perspective compared to the  
21  previous couple of photos.

22                  So the last section of the Staff  
23  Report is the Board Analysis. That's all the  
24  criteria for consideration. And this is the

1 Variance Request from that minimum lot size  
2 requirement and the example Motions for your  
3 consideration. If you have any questions, I'd  
4 be happy to answer those.

5 CHAIRMAN TREFZ: Could you pull  
6 back to the overhead view from -- yeah.

7 MR. GAYETSKY: Sure.

8 CHAIRMAN TREFZ: Thank you. And  
9 that little square, rectangle rather, is the  
10 region we're talking about?

11 MR. GAYETSKY: Precisely.

12 CHAIRMAN TREFZ: And to the right  
13 is farm ground, and to the left is more farm  
14 ground, but there's another parcel in there, I  
15 see.

16 MR. GAYETSKY: Yeah. Some of  
17 those are out buildings, to my knowledge. The  
18 applicant can clarify some of those structures  
19 for you.

20 CHAIRMAN TREFZ: Okay.

21 MR. GAYETSKY: But a lot of that  
22 is also undeveloped land, especially that  
23 parcel, not necessarily parcel, but the land  
24 area across Bale-Kenyon. And what makes this

1 a bit unique is the fact that this crosses a  
2 right-of-way. We don't see this too often.  
3 So as indicated in the applicant's responses,  
4 this would lessen the confusion as far as a  
5 parcel crossing over to the other side of a  
6 right-of-way. Again, something that we don't  
7 see too often.

8 CHAIRMAN TREFZ: Okay. Any other  
9 questions?

10 MR. PAX: I did want to confirm,  
11 though, perhaps the applicant could confirm  
12 this. But the parcels that are between these  
13 two that are shown in the teal, are those  
14 owned by Mr. Bale, or is that a different  
15 owner?

16 MR. GAYETSKY: I'm sure he can  
17 speak to that more. Philip, if you don't mind  
18 trying to click on the -- you were asking, Mr.  
19 Pax, about that parcel?

20 MR. PAX: Yes, yes.

21 MR. BALE: All three of those  
22 parcels from south to north --

23 CHAIRMAN TREFZ: Sir.

24 MR. GAYETSKY: We can move onto



1 the applicant's portion.

2 CHAIRMAN TREFZ: Yes. I was going  
3 to say, hold on, you have to be at the  
4 microphone and introduce yourself and say  
5 you've been sworn in. You're the applicant, I  
6 assume?

7 MR. BALE: Yes, sir.

8 CHAIRMAN TREFZ: Okay. Please  
9 come forward, if you want.

10 MR. BALE: Sure. I'm Rick Bale,  
11 and I have been sworn in.

12 CHAIRMAN TREFZ: Okay. And where  
13 do you live?

14 MR. BALE: 6258 Bale-Kenyon Road,  
15 which is one residence to the south of this  
16 one.

17 CHAIRMAN TREFZ: Okay. Thank you.

18 MR. BALE: Yeah. And did you want  
19 the question answered on that?

20 MR. PAX: Yes.

21 MR. BALE: Yeah. So all three of  
22 those lots that are immediately south of that  
23 touch from north to south are all my wife and  
24 my lots. Everything else was my mother's

1 here. She was the matriarch of the family and  
2 she passed away at 99 in March, and so it was  
3 a part of her Trust to separate off that  
4 house, that residence.

5 CHAIRMAN TREFZ: Okay.

6 MR. BALE: Any other questions?

7 MR. MCCOY: Are you the sole  
8 Trustee of the Trust now?

9 MR. BALE: I'm a sole Trustee. I  
10 don't really consider myself necessarily the  
11 only because I actually have to execute, and  
12 that's why we want to do this is to help make  
13 the execution aligned with her Will and her  
14 desires.

15 CHAIRMAN TREFZ: And the only part  
16 that she owned that's in the trust is that  
17 small rectangle?

18 MR. BALE: She owned everything  
19 that's in the green.

20 CHAIRMAN TREFZ: Okay.

21 MR. BALE: So basically everything  
22 that's outlined there, we're talking about  
23 pulling off just the house to make it easier  
24 to split the properties on longer and shorter.

1 CHAIRMAN TREFZ: Yeah.

2 MR. BALE: Any other questions?

3 MR. WELLINGTON: The remaining  
4 farmland will remain in the Trust, I assume?

5 MR. BALE: The remaining farmland  
6 will be a part of what is divvied up. I mean,  
7 it would be in Trust only until we can execute  
8 the Trust, and then it would be divided as the  
9 attorney recommends it. It would have been  
10 very cleanly all applying to myself and my  
11 wife, but we had, because she had \$250,000 a  
12 year in the care because, you know, she had  
13 24-hour care, we had to sell one of our other  
14 farms that was a part of the Trust. Now it's  
15 likely that something here will go to one of  
16 my siblings, not sure which, maybe the house.

17 CHAIRMAN TREFZ: Yeah.

18 MR. BALE: Any other questions I  
19 can answer?

20 MR. MCCOY: So you don't have an  
21 estate administration, you have just a Trust  
22 that you're trying to distribute based on the  
23 language in the Trust?

24 MR. BALE: I had a Trust that was

1 -- what was the question?

2 MR. MCCOY: You don't have an  
3 estate administration open, there's not a  
4 Probate estate open for her?

5 MR. BALE: No.

6 MR. MCCOY: It's just distribution  
7 from the Trust?

8 MR. BALE: It's all protected with  
9 the Trust.

10 MR. MCCOY: I'm sorry I'm asking  
11 these questions. I'm an attorney that does  
12 this and I'm not sure I've ever had anybody  
13 ask for a Variance on a zoning issue to  
14 distribute from a Trust.

15 MR. BALE: Can I walk through the  
16 drawing a little bit for you?

17 MR. MCCOY: Yeah.

18 MR. BALE: So the -- and I'll do  
19 it to the one you guys can see here. That lot  
20 that he's circling there, the other one, the  
21 one we're pulling off, we're trying to pull  
22 off, the reason why that is an issue here is  
23 because if you go to the right, you not only  
24 cross that other right-of-way, but you also

1 have, you know, farmland, right. That  
2 property is the house. It's the only property  
3 with any value, you know, from a structure  
4 perspective. So that was going to be a part  
5 of her plan anyway, as a part of her trust, to  
6 pull it off, so that there could be more  
7 flexibility in the execution of the Trust, of  
8 the estate. Everything else, and it makes it  
9 rough because it would have to cross, you  
10 know, our property to get to any of her other  
11 properties, so we can't, like, make it  
12 adjacent and make the 1.9 acres stretch the  
13 left. You can't really make it very easily  
14 stretched to the right because you're  
15 separated by the road and another  
16 right-of-way, so it just makes it a little  
17 tough to do that, basically.

18 MR. MCCOY: So did the County ask  
19 you to come to get a variance to partition  
20 that off based on their rules of partition?  
21 That's what I'm confused about is typically if  
22 you own a large plot of land, you go through a  
23 rigamarole with the County of splitting that  
24 up and partitioning it off and creating a

1 separate portion.

2 MR. BALE: Actually, my attorney  
3 just, or her attorney advised me to just talk  
4 to the Township, the zoning, so that's who I'm  
5 going to talk to, because she didn't even  
6 mention that we had to go through the County  
7 for any reason.

8 MR. PAX: In reading the  
9 documents, the support documents, it's  
10 mentioned about the conversation you had with  
11 Zoning Director Duffee regarding that.

12 MR. BALE: Right.

13 MR. PAX: So you have three  
14 possibilities or alternatives that she's  
15 presenting that I'm seeing here.

16 MR. BALE: Yeah, Robin was  
17 presenting each of those alternatives, and he  
18 said that it seemed to be the most logical to  
19 request this one, so.

20 MR. PAX: So that just at least --  
21 well, it's a factor, I think, for me, I mean,  
22 the fact that you did consult, that was a  
23 recommendation that she was suggesting, so.  
24 And I understand and appreciate she

1 acknowledges also the fact that going across  
2 the right-of-away would be problematic with  
3 that parcel to have it split to meet the  
4 minimum lot size requirement, which makes  
5 sense.

6 I also acknowledge the fact that  
7 there's a roadway access or driveway coming  
8 into that parcel that's on the north side of  
9 the property, and then there's a separate  
10 driveway basically that comes along just on  
11 the south side of the subject property in  
12 question that allows you access that one right  
13 there.

14 CHAIRMAN TREFZ: Yeah.

15 MR. PAX: Okay. So that little  
16 finger going out there to Bale-Kenyon allows  
17 access to that back parcel, which I understand  
18 that's restricting your movement or ability to  
19 enlarge that parcel to the south. And then to  
20 the north there's another property with the  
21 residence on it that you're pretty much locked  
22 there. But you're providing at least access  
23 off of Bale-Kenyon onto the subject property  
24 from that existing drive, so. I'm basically

1 just acknowledging, at least I'm going through  
2 the thought process that the Zoning Director  
3 Duffee outlined, and that's basically I think  
4 that's kind of her thought process, which I  
5 acknowledge it's where you're coming from on  
6 the area that you're requesting on the parcel.

7 MR. BALE: Correct.

8 MR. PAX: So, appreciate that.  
9 Thank you.

10 CHAIRMAN TREFZ: Being a farm kid  
11 myself, many of our farms went across highways  
12 and that was never an issue. What is the  
13 issue here that you don't go across the road  
14 and put the farmland in?

15 MR. BALE: Well, the issue here  
16 was more how the property was going to be  
17 divided up because the farmland was going to  
18 stay with me because I'm farming, and then the  
19 house was assumed by another to be something  
20 that would end up being an asset that can be  
21 distributed in another manner to one of the  
22 other children.

23 CHAIRMAN TREFZ: So could you  
24 continue farming the -- assuming we move



1 across the road, and that would be, what,  
2 six-tenths of an acre, you could continue  
3 farming that with an agreement whoever owned  
4 the house, right?

5 MR. BALE: Yeah, we could. It'd  
6 just be a bit odd because it's six-tenths of a  
7 seven-acre field.

8 CHAIRMAN TREFZ: Yeah, no, I  
9 understand. I had a five -- or ten-acre field  
10 that I had to three tenants, so.

11 MR. BALE: Right. But they also  
12 may choose not to do that and then they would  
13 have to put a fence up at the middle of the  
14 field, or something like that.

15 CHAIRMAN TREFZ: Yeah. Okay.

16 MR. PAX: I did have one other  
17 question. That large parcel that is with the  
18 white outbuilding, or the barn structure on it,  
19 to the south, actually, that parcel, do you also  
20 own that one?

21 MR. BALE: Yes, I do. That's a  
22 part of that southern parcel that is ours.

23 MR. PAX: So, but those are two  
24 separate lots with that that we can see there

1 with the --

2 MR. BALE: Yes.

3 MR. PAX: Okay.

4 MR. BALE: Yeah, the other one was  
5 added later. Basically, she granted five  
6 acres to my sister and five acres to myself.

7 CHAIRMAN TREFZ: Yeah. Any other  
8 questions?

9 MR. GAYETSKY: I do want to touch  
10 on what Mr. McCoy mentioned in terms of the  
11 County process for the lot splits. So, there  
12 is a process that Regional Planning has folks  
13 go through. They have a checklist.

14 So, after this step, the applicant  
15 would still need to talk to the County and  
16 proceed with getting the approval -- the  
17 necessary approvals through the County. And  
18 there are a few technical agencies that sign  
19 off, but Zoning is one of those agencies. So  
20 you can -- we're happy to give you the contact  
21 whom you need to speak with over at Regional  
22 Planning for that.

23 MR. BALE: I didn't even know  
24 that, so thank you.

1           MR. MCCOY: I was asking because I  
2 was, like, is it the horse first and then the  
3 cart or the cart and then the horse.

4           CHAIRMAN TREFZ: Yeah.

5           MR. MCCOY: Okay.

6           MR. TOTZKE: No questions.

7           CHAIRMAN TREFZ: Alright, thank  
8 you. Any other people here to speak on this  
9 issue?

10          MR. GAYETSKY: I'll make mention  
11 that we had some inquiries, I think one or  
12 two, no more than two, but it was general  
13 questions about what was being requested. And  
14 once we clarified, there was no true comments  
15 submitted for those.

16          CHAIRMAN TREFZ: Okay. Is anyone  
17 in a position that you want to make a Motion?

18          MR. PAX: I'll make a Motion.

19          CHAIRMAN TREFZ: Okay.

20          MR. PAX: Based on factors  
21 presented this evening, I move to approve Case  
22 No. VA-25-07, for property located at 6210  
23 Bale-Kenyon Road seeking an Area Variance from  
24 the Orange Township Zoning Resolution Section

1 7.06(a), to allow any parcel to be 1.277 acres  
2 in size, which is 0.706 acres less than the  
3 minimum allowable lot area of 1.98 acres in a  
4 FR-1 District.

5 CHAIRMAN TREFZ: I'll second.

6 MR. GAYETSKY: Motion made by Mr.  
7 Pax, second by Mr. Trefz. Those voting:

8 Mr. Trefz.

9 CHAIRMAN TREFZ: Yes.

10 MR. GAYETSKY: Mr. Tetzke.

11 MR. TOTZKE: Yes.

12 MR. GAYETSKY: Mr. Pax.

13 MR. PAX: Yes.

14 MR. GAYETSKY: Mr. Wellington.

15 MR. WELLINGTON: Yes.

16 MR. GAYETSKY: Mr. McCoy.

17 MR. MCCOY: Yes.

18 MR. GAYETSKY: Motion carries.

19 The Variance is approved.

20 CHAIRMAN TREFZ: And just for  
21 everyone's benefit, you're more than welcome  
22 to stay, but after your case is heard, if you  
23 want to get home and do something else, feel  
24 free.

1                               - - -

2                   CHAIRMAN TREFZ:  Alright.  Thank  
3  you.  Eric.

4                   MR. GAYETSKY:  So, the next case  
5  tonight, that would be Case No. VA-25-08.  The  
6  applicant and owner is Joseph and Ann  
7  Johnston.  This parcel is located -- the  
8  property is at 7001 Holderman Street, Lewis  
9  Center.  The zoning district is Single Family  
10 Planned Residential District.

11                   So this request -- well, I should  
12 say the lot size here is .403 acres in size.  
13 The request is an Area Variance from Rezoning  
14 Case 12451 Estates of Glen Oak to allow for a  
15 multi-purpose concrete court, otherwise known  
16 as a sports court, to encroach 20 feet 0  
17 inches into the 35-foot rear yard setback in  
18 an area zoned Single Family Planned  
19 Residential District.  This is roughly a 57%  
20 variance request.  The proposed courts area is  
21 60 feet by 30 feet and will be placed 15 feet  
22 and 0 inches from the rear property line.

23                   Stated already, the subject  
24 property is 7001 Holderman Street.  And it's

1 presently owned by Joseph and Ann Johnston.

2           So the surrounding area, it's  
3 within the Estates of Glen Oak, so all four  
4 directions, there is Single Family Planned  
5 Residential District zoning. The exception is  
6 to the west is Farm Residential District  
7 zoning as well. The land use to the north,  
8 Single Family Residences, to the south is also  
9 Single Family Residences, to the east is  
10 Single Family Residences and Holderman Street.  
11 And then to the west is the Glen Oak  
12 Association land. It's a strip of land behind  
13 the homes. And then the railroad  
14 right-of-way.

15           The map view shows the railroad  
16 tracks. You can't really see that HOA-owned  
17 land until we zoom in a little bit more. And  
18 we will see that here. So the land abuts that  
19 HOA land to the rear, and then you can see the  
20 landscaping buffering area as well as those  
21 railroad tracks.

22           So, the proposed court is slated  
23 to be put into what is the yard area right now  
24 and then a couple of trees. This is

1 necessitating an Area Variance for Rezoning  
2 Case 12451 Estates of Glen Oak due to that  
3 rear at setback requirement of 35 feet. So  
4 the court will encroach 20 feet and 0 inches  
5 in the 35-foot rear setback. This is roughly  
6 a 57% variance request from Rezoning Case 12  
7 451 Estates of Glen Oak. If you look closely,  
8 you can see the dimensions 30 by 60 court with  
9 that 15-foot setback. Thank you, Philip.

10 I think we've got -- this is a  
11 slightly larger view just for good measure.  
12 And it does show 15 feet is also the side yard  
13 setback, which meets the requirements of the  
14 Development Plan.

15 The next few Exhibits are photos,  
16 as well as some overlay showing annotations of  
17 where the dimensions of the court would be. I  
18 had put out cones for the site photos, but  
19 having the lines to delineate the boundaries  
20 of the court, we felt were pretty helpful.  
21 And this is facing east towards the rear of  
22 the home, of course. The nearer cones  
23 represent the property line. It's the larger  
24 cone where cursor is, and then the four

1 remaining cones represent the corners of the  
2 court and then the yellow lines added to  
3 identify those boundaries of the 30 by 60  
4 area.

5                   This photo is facing north and  
6 shows the HOA land with that hill, a fence,  
7 and I believe some landscaping behind that.  
8 And the cone is on the left side indicating  
9 the property line. And then the edge of the  
10 court is the cones to the right. So I realize  
11 the color is a little bit challenging, but the  
12 cursor is showing you where those boundaries,  
13 the court's edge is, which is that 15 -- I'm  
14 sorry that -- yes, 15-foot distance from the  
15 property line. And the last photo, just again  
16 take it east a little bit more zoomed in or  
17 close up to the property line edge, and then  
18 you can see 15 feet further is the corner of  
19 the proposed court.

20                   That takes us to the Board  
21 Analysis and criteria for your consideration.

22                   CHAIRMAN TREFZ: Any questions for  
23 Eric.

24                   MR. TOTZKE: Is the 35-foot



1 setback with no structures, like this is  
2 considered --

3 MR. GAYETSKY: Right.

4 MR. TOTZKE: Okay. Thank you.

5 MR. GAYETSKY: This is considered  
6 a structure. It's impervious area, so whether  
7 it's patio, it's concrete, or deck or sports  
8 court, they all are subject to that 35-foot  
9 setback.

10 I do want to make mention for the  
11 Board's awareness, that the homeowner is not  
12 able to attend tonight, but in lieu of that, I  
13 believe we do have at least one representative  
14 to speak on the homeowners' behalf. I think  
15 those are the neighbors, but they will stand  
16 up to the podium and clarify exactly which  
17 neighbors.

18 CHAIRMAN TREFZ: Applicants'  
19 substitute. Please identify yourself, name,  
20 address and that you've been sworn in.

21 MR. GRIZZLE: Sure. Nicholas  
22 Grizzle, 6957 Holderman Street. And yes, I've  
23 been sworn in.

24 CHAIRMAN TREFZ: And the gentleman

1 behind you?

2 MR. SCHRIML: Hello. Joseph  
3 Schriml, 7058 Holderman Street. I've been  
4 sworn in.

5 CHAIRMAN TREFZ: Okay. Thank you  
6 both. Who wants to take questions or tell us  
7 about this project?

8 MR. PAX: Can you please, based on  
9 that plan, which property is your property?

10 CHAIRMAN TREFZ: Yeah, do it on  
11 this side of --

12 MR. PAX: Yeah, south is at the  
13 bottom and north is up.

14 MR. SCHRIML: So, if you can zoom  
15 out a little bit.

16 CHAIRMAN TREFZ: Eric, do we have  
17 a laser pointer?

18 MR. GAYETSKY: I mean, I think  
19 we'll have to add that to the list.

20 MR. SCHRIML: So, I'm across the  
21 street four or five houses up.

22 MR. PAX: Okay, thank you.

23 MR. GRIZZLE: I'm that one right  
24 there.

1 CHAIRMAN TREFZ: Thank you. So  
2 close neighbors.

3 MR. SCHRIML: Close neighbors.

4 MR. PAX: Five away, okay. I have  
5 a question for Eric. Do we have any  
6 commentary, or any kind of comments from the  
7 adjacent neighbors?

8 MR. GAYETSKY: There is a list of  
9 comments in front of you.

10 CHAIRMAN TREFZ: Yes.

11 MR. GAYETSKY: I didn't pinpoint  
12 on the map beforehand if they were adjacent or  
13 if they were close by.

14 MR. SCHRIML: You can see that one  
15 from the house. It's just below this house.

16 MR. PAX: 6991.

17 MR. SCHRIML: It's that one right  
18 there.

19 MR. PAX: Okay, thank you.

20 MR. WELLINGTON: Eric, there also  
21 is a concern I see from the resident of 2850  
22 Waterford Drive. It would be helpful to  
23 understand where in proximity that residence  
24 is in relation to this.

1                   MR. GAYETSKY: Yeah, looking at  
2   that address up, it is a fairly significant  
3   distance away. It's not in the immediate  
4   neighborhood. Philip, if you would be so kind  
5   to plug that in, 2850 Waterford. 2850  
6   Waterford. Thank you. So, one of the things  
7   we do send out our notices to HOAs. This  
8   might have been one of those individuals who  
9   was informed by the HOA farther away that this  
10  was a case for tonight's meeting.

11                  CHAIRMAN TREFZ: Yeah.

12                 MR. GAYETSKY: But then we also  
13  have different avenues that people get notices  
14  through list serves. So it could have been  
15  one of those methods, I'm not sure.

16                 CHAIRMAN TREFZ: It's not exactly  
17  close.

18                 MR. PAX: It would be some loud  
19  basketballs.

20                 MR. SCHRIML: I do have comments  
21  on that concern first that she talked about  
22  the location of the court should be moved up  
23  closer to the house to help with the noise  
24  with the neighbors, but there are no houses

1 behind them. Obviously, that's a railroad and  
2 HOA lot, so I feel where they're looking to do  
3 this actually makes the most sense in terms of  
4 noise.

5 MR. WELLINGTON: I would agree.

6 CHAIRMAN TREFZ: Yeah.

7 MR. WELLINGTON: Eric, just for  
8 clarification, to the west of the railroad  
9 tracks, is that a commercial building?

10 MR. GAYETSKY: I believe Planned  
11 Industrial.

12 CHAIRMAN TREFZ: Yeah.

13 MR. MCCOY: That's Vaughan  
14 Industries.

15 CHAIRMAN TREFZ: A question on the  
16 placement of it. According to the pictures  
17 that were taken, it looks like it encompasses  
18 one of the small pine trees.

19 MR. SCHRIML: The trees on their  
20 lot?

21 CHAIRMAN TREFZ: Yeah, right  
22 there. The one on the right of the picture  
23 looks like it's sitting kind of in that  
24 corner, essentially.

1                   MR. SCHRIML:  Correct.  And then  
2   there were three or four more.  You can kind  
3   of see the outline of where they were on the  
4   back there.

5                   CHAIRMAN TREFZ:  Yeah.

6                   MR. SCHRIML:  And then if you come  
7   further west between the HOA and the railroad,  
8   there's a whole line of -- I don't know  
9   what -- privacy pines, yeah.

10                  CHAIRMAN TREFZ:  My question is as  
11   follows, they're 20 feet into the 35-foot  
12   setback.  They've already sacrificed that one  
13   tree.  What's prohibiting them from moving it  
14   closer to the house?

15                  MR. SCHRIML:  I think to counter  
16   the letter that was sent on the noise things,  
17   the further back would be less noisy for the  
18   houses that are along Holderman.

19                  CHAIRMAN TREFZ:  Okay.  Sound  
20   carries very well on an open field.  I don't  
21   see that 20 feet would make a difference in  
22   the sound level, but we can dispute that -- or  
23   discuss that another time.  But that was the  
24   reason they put it as far back as they did?

1                   MR. GRIZZLE: I think also they  
2 wanted to maintain some of that grass green  
3 area that, you know, butted up to the patio,  
4 so they wanted it as far back in their on  
5 their property as possible.

6                   CHAIRMAN TREFZ: Okay.

7                   MR. SCHRIML: Which is good, you  
8 know, there's a hill privacy trees and tracks,  
9 so.

10                  CHAIRMAN TREFZ: Yeah. But the  
11 thing is that that's a huge encroachment into  
12 the 35-foot setback. Were they aware of the  
13 setback when they started this project?

14                  MR. GRIZZLE: Not to my knowledge.  
15 And I think that's why they're going through  
16 this process.

17                  CHAIRMAN TREFZ: Okay. Other  
18 questions?

19                  GRIZZLE: I will say this family  
20 has quadruplets all going into sixth grade,  
21 very active family. So pickle ball is  
22 something that brings the family together and  
23 gets them outside and stays active.

24                  MR. WELLINGTON: Would you say

1 that they're good neighbors?

2 MR. SCHRIML: Yeah, very good.

3 MR. GRIZZLE: Absolutely.

4 MR. WELLINGTON: Like my concern  
5 has less to do with an amenity that I think is  
6 actually going to increase the value of the  
7 home. Yet, pickle ball notoriously really  
8 high decibel volume, I think, do you assume  
9 that these neighbors are going to be  
10 respectful and responsible about, you know,  
11 play during normal hours?

12 MR. SCHRIML: I absolutely do.  
13 They're a great family. I don't see -- I  
14 don't see this being something that goes into  
15 the night. Like said, the kids are going into  
16 sixth grade. There's also a basketball court  
17 they they're putting in as part of this for  
18 two of the kids. But no, great family.

19 MR. GRIZZLE: I'll mention,  
20 there's two in-ground pools that are also on  
21 Holderman Street that back up to the railroad  
22 tracks, similar lot sizes as theirs.

23 CHAIRMAN TREFZ: Yeah, we see one  
24 of them right there.



1                   MR. GRIZZLE:  There should be --  
2   there's a newer one I think right where your  
3   cursor is.  It should be the Knott family,  
4   K-n-o-t-t.

5                   MR. PAX:  This is outdated, an  
6   older view.

7                   CHAIRMAN TREFZ:  Yeah.

8                   MR. MCCOY:  Eric, say for instance  
9   we approve this variance and they're allowed  
10  to pour concrete back there.  Then they want  
11  to put lights up.  Is that another variance  
12  because you're building an additional  
13  structure?  I guess, you know, are you getting  
14  everything you're getting by allowing this to  
15  occur?  Or is there oh, well, now we want to  
16  play at night, now we want to put a fence up.  
17  Now we want to --

18                  MR. GAYETSKY:  Well, that would be  
19  a structure less than 100 square feet.  That  
20  being said, there may be something in terms of  
21  lighting restriction in the Development Text.  
22  I'm not sure how specific about lighting the  
23  Development Text is, but we would have to look  
24  into that.  I didn't look into that as of

1 today's report.

2 MR. MCCOY: Yeah, I don't like the  
3 57% variance; however, it's a unique location  
4 that backs up against the railroad tracks.  
5 But what I wouldn't want to do is open up a  
6 can of worms that just because we said it's  
7 okay to pour the court, doesn't mean it's okay  
8 to do a lot of these other things.

9 MR. GAYETSKY: Yeah. They  
10 wouldn't necessarily be pulling a separate  
11 zoning permit for lighting; however, they  
12 would need to look into their HOA, their type  
13 of requirements accordingly and make sure that  
14 they're in compliance there. And there are  
15 also standards in the General Development Code  
16 that prohibit like trespass, so cutoff  
17 fixtures, things like that would still need to  
18 be -- just like if you have spotlights that  
19 are shining out into your yard that those are  
20 also meeting the General Development Code.

21 MR. MCCOY: Because if I did this  
22 in my house, I'd probably go hog wild later on  
23 -- when I had more money. When I had more  
24 money, there would be stands and all kinds of

1 stuff.

2 MR. SCHRIML: To your point, if  
3 you looked at where my house was, this  
4 wouldn't work in my back yard. But it is  
5 unique given their layout of .4 acres. It's  
6 the size and then the depth there.

7 CHAIRMAN TREFZ: But the kids are  
8 sixth grade now. That means they grow and the  
9 -- all the kids have left, mom and dad want a  
10 different house, now the new neighbor moves  
11 in. They think, well, I've got a concrete  
12 patio out there already, I'm going to put in a  
13 40 by 60 building. The foundation is already  
14 there.

15 MR. SCHRIML: The HOA wouldn't  
16 approve that.

17 MR. GAYETSKY: To my knowledge,  
18 doing something that intensifies that from the  
19 pad would need looked at again by the BZA,  
20 you're not granting a structure from 0 to 35  
21 feet at this point. You're granting the  
22 variance specific to the sports court.

23 CHAIRMAN TREFZ: Sure. I'm just  
24 saying, I know -- I've seen how this moves

1 over time.

2 MR. PAX: And to your point about  
3 the lighting, that's one of my primary  
4 concerns. I'm almost wondering whether we can  
5 put a -- some kind of a, I don't want to say  
6 codicil, or something in this approval, if I'm  
7 even considering the approval, that would  
8 restrict that ability to put lighting on that  
9 court. I mean, that's a concern even from the  
10 high school and middle school, but on the  
11 residential property there to put lights up  
12 there, it just encourages night play. The  
13 more disturbance to the residents during the  
14 day, it's okay. But when it starts to get  
15 dark, that's when people want sound control  
16 and more. And with lighting, high school kids  
17 out there partying and throwing the basketball  
18 and everything and the lights would encourage  
19 it. So that would be my only reservation to  
20 your point you're bringing up about the  
21 lighting that I agree. I just don't know if  
22 we have any standing and ability to do that  
23 within an approval.

24 MR. GAYETSKY: I haven't seen a

1 situation quite like this; however, there are  
2 those regulations, especially General  
3 Development Standards that restrict things  
4 like light trespass. So, it's up to you  
5 ultimately as the Board, if you feel that that  
6 would be effectual enough, if that wouldn't  
7 happen enough effect with what you're trying  
8 to --

9 MR. WELLINGTON: Eric, a quick  
10 question for you. If they were to build this  
11 concrete pad without the variance, which means  
12 it wouldn't apply to the setback, would we  
13 have any say in them putting lights up anyway?  
14 Would they even have to go through the zoning  
15 process, or would that just be with their HOA?

16 MR. GAYETSKY: Correct, that would  
17 be more the latter because we wouldn't have  
18 them pull a zoning permit for individual  
19 lights.

20 MR. WELLINGTON: So if they wanted  
21 to do it, really, they would just go through  
22 the HOA, if it was permissible, and they could  
23 put lights up anyway.

24 MR. GAYETSKY: Yeah. And that

1 being said, we would still have to make sure  
2 it's complying with the past standards.

3 MR. WELLINGTON: Of course.

4 MR. PAX: It's a good point.

5 CHAIRMAN TREFZ: And if they went  
6 ahead and did it anyway, it would be in  
7 violation because they've exceeded their  
8 35-foot setback. The recourse --

9 MR. GAYETSKY: If they built this  
10 without the zoning permit, they would be in  
11 violation of the Development Code, as it's  
12 described in 12 -- I'm trying to remember the  
13 number. And then we would issue the zoning  
14 violation notice, and it would have to be  
15 brought into compliance, either with the  
16 variance or by scaling it back to meet the  
17 setback.

18 CHAIRMAN TREFZ: Jack hammering it  
19 at the line. And the reason I brought it up,  
20 we've seen cases in which they've gone ahead  
21 and just done it and then we had to -- a long  
22 discussion about how to correct it, so.

23 Any other questions?

24 MR. MCCOY: The three letters that

1 we have in support, one of them is an  
2 immediate next door neighbor; although, only  
3 one.

4 MR. GAYETSKY: Correct.

5 MR. PAX: Yeah.

6 CHAIRMAN TREFZ: Not everybody  
7 responds either way.

8 MR. MCCOY: I appreciate the  
9 actual letters of support and getting --  
10 contacting neighbors before making the  
11 application.

12 CHAIRMAN TREFZ: Oh, yeah.

13 MR. MCCOY: But I'd feel really  
14 good if the other neighbor next door had a  
15 letter attached.

16 CHAIRMAN TREFZ: But since they're  
17 not here, we can't question them either, so  
18 that's another issue.

19 MR. MCCOY: No. That's not  
20 something to consider.

21 CHAIRMAN TREFZ: Thank you,  
22 gentlemen. I don't think we have any other  
23 questions for you, and thanks for  
24 substituting.

1 MR. SCHRIML: Thank you.

2 MR. GRIZZLE: Thank you.

3 CHAIRMAN TREFZ: Anybody have a  
4 Motion they want to make?

5 MR. MCCOY: I'll do it, if I can  
6 find the language.

7 CHAIRMAN TREFZ: It's the back  
8 page.

9 MR. MCCOY: Based on our  
10 discussion and the facts as presented here  
11 regarding this variance request, I move to  
12 approve Case No. VA-25-08 for property located  
13 at 7001 Holderman Street, Lewis Center, Ohio,  
14 seeking an Area Variance from Rezoning Case  
15 No. 12451 Estates of Glen Oak, for a  
16 multi-purpose concrete court to encroach 20  
17 feet into the 35-foot rear yard setback in a  
18 Single Family Planned Residential District.

19 MR. TOTZKE: I'll second.

20 MR. GAYETSKY: Motion made by Mr.  
21 McCoy, seconded by Mr. Totzke. Those voting:

22 Mr. Trefz.

23 CHAIRMAN TREFZ: No.

24 MR. GAYETSKY: Mr. Totzke.



1 MR. TOTZKE: Yes.

2 MR. GAYETSKY: Mr. Pax.

3 MR. PAX: Yes.

4 MR. GAYETSKY: Mr. Wellington.

5 MR. WELLINGTON: Yes.

6 MR. GAYETSKY: Mr. McCoy.

7 MR. MCCOY: Yes.

8 MR. GAYETSKY: Motion carries 4 to  
9 1, the Variance is approved.

10 CHAIRMAN TREFZ: Thank you all.

11 - - -

12 MR. GAYETSKY: Now we're up to the  
13 third item of New Business tonight. And that  
14 is sign request, a Conditional Use request for  
15 a monumental sign that's to be at the site  
16 6853 Green Meadows Drive, and the applicant  
17 being NewGen Racquet Club LLC. The applicant  
18 for this request is Sign Vision CO. This is a  
19 3.735 acre parcel, where the zoning district  
20 is Planned Commercial and Office District.

21 So the applicant is seeking  
22 Conditional Use from Section 22.04(a) of the  
23 Orange Township Zoning Resolution to allow for  
24 the installation of a monument style sign on a

1 property zoned Planned Commercial and Office  
2 District under Rezoning Case ZON-22-05. The  
3 subject parcel is located at 6853 Green  
4 Meadows Drive, Parcel ID 318-230-25-001-001,  
5 and it's owned, as I stated, by a NewGen  
6 Racquet Club.

7                   So the surrounding area, looking  
8 to the north the zoned district is Planned  
9 Commercial and Office District. The land use  
10 is the under construction Cologix Data Center.  
11 To the south the zoning district is Planned  
12 Industrial District. The land uses include  
13 Old -- I should take out that one. It's  
14 specifically, I believe, we're needing to  
15 indicate a couple of manufacturing type  
16 Planned Industrial uses, warehouse. To the  
17 east is the Railroad Corridor, and beyond the  
18 Railroad Corridor is DelCo Water Company  
19 basin. So those DelCo Water would be  
20 utilities and the land uses are again the same  
21 there. And to the west is zoned Planned  
22 Industrial, District that includes actually  
23 wooded area, a retention pond is to the south  
24 and other Planned Industrial uses to the west.

1           This aerial is, I wanted to note,  
2   a little bit out of date, because there is  
3   active construction going on on that larger  
4   site to the north, Future Cologix Data Center.  
5   But this is just off of Green Meadows Drive in  
6   between the Railroad Corridor. There's the  
7   retention pond that I was trying to refer to  
8   immediately to the south.

9           And the site is fully built out,  
10   with the exception of some more timeful  
11   esthetic improvements, including landscaping,  
12   I believe is outstanding. But parking areas  
13   have been installed, drive aisles, buildings  
14   are in full completion status. So this is a  
15   Conditional Use request. There is no variance  
16   being requested here.

17           I'm going to jump down through the  
18   Conditional Use Text to the criteria that we  
19   provide the responses to, starting with number  
20   3 a. So this is the determination that the  
21   proposed sign meets all of the following  
22   requirements. The proposed monument -- oh,  
23   the sign is a monument style freestanding  
24   sign. The applicant is proposing a monument

1 style freestanding sign as shown in Exhibit 1  
2 following.

3           For b, the maximum height of such  
4 sign does not exceed 8 feet above the average  
5 grade of the site and this sign is located at  
6 the distance from any straight right-of-way  
7 line, as required. According to Exhibit 1,  
8 the proposed sign will be 3 feet and 6 inches  
9 tall from grade to top of the sign. The sign  
10 is proposed to be approximately 30 feet and 9  
11 inches from the property line adjoining the  
12 right-of-way off Green Meadows Drive. The  
13 sign meets this standard.

14           The sign does not have more than  
15 two sides or surfaces. The sign, as proposed,  
16 will have two sides as shown.

17           The display area of any one side  
18 or surface does not exceed one-half the total  
19 display area permitted. The permitted area  
20 for the sign and its location is 64 square  
21 feet. So the total sign area of each side of  
22 this sign totals 12.7 square feet, so the sign  
23 meets this standard.

24           For e, the total display area of

1 all surfaces does not exceed 32 square feet,  
2 or a maximum of 16 square feet per side or  
3 surface when the sign is located 15 feet from  
4 the primary frontage street right-of-way line.  
5 For each one foot setback from the street  
6 right-of-street line, an additional 8 square  
7 feet of total display area, or maximum of 4  
8 square feet per side or surface will be  
9 permitted up to maximum of 128 square feet of  
10 total display area, or a maximum 64 square  
11 feet per side or surface, as permitted. The  
12 proposed one sided sign will be 12 -- no, with  
13 double sides. So the two-sided sign will be  
14 12.7 square feet per side. The sign will be  
15 set back 30 feet and 9 inches from the  
16 right-of-way line along Green Meadows Drive,  
17 so 64 square feet total is permitted. And  
18 this sign meets the standard.

19 Not more than five colors are  
20 used. For the purpose of this section, black  
21 and white shall not considered colors. The  
22 sign meets this standard.

23 And then no part of such sign will  
24 be closer to any street right-of-way line than

1 15 feet, nor closer to any property line --  
2 other property line than the applicable  
3 building setback line, if the adjoining  
4 property is in a Residential District. So the  
5 sign will be set back 30 feet and 9 inches  
6 from the street right-of-way line, which meets  
7 this standard.

8                   You can read through the others.  
9 We did not find any compliance issues or  
10 variances in any of the other sections, as  
11 required by the Conditional Use.

12                   Alright, so the Exhibits. This is  
13 the elevation view. It shows the dimensions  
14 of the sign and 3 feet and 6 inches above  
15 grade. And then 72 inches for the base width,  
16 and I believe that's 70 inches for the cabinet  
17 width.

18                   The next Exhibit is the site plan,  
19 which is fairly zoomed out. We will zoom in  
20 for the next Exhibit. But the proposed  
21 monument sign is generally located on the  
22 western side of the site, with the location  
23 denoted by that red arrow. And then next  
24 Exhibit shows that measurement of 30 feet and

1 9 inches setback.

2                   Alright. The last portion is the  
3 Conditional Use Board Analysis criteria for  
4 your consideration.

5                   CHAIRMAN TREFZ: Is the applicant  
6 here?

7                   MR. GAYETSKY: The applicant was  
8 informed. We had spoken, or at least  
9 communicated via email, that this meeting was  
10 to occur tonight, so we had expected to see an  
11 applicant. If the Board doesn't have any  
12 questions, they can proceed with moving  
13 forward making a Motion.

14                   CHAIRMAN TREFZ: Okay.

15                   MR. GAYETSKY: But ultimately,  
16 it's your decision.

17                   CHAIRMAN TREFZ: Gentlemen,  
18 questions?

19                   MR. TOTZKE: On the stone it's  
20 HDU, do we have anything, like, I guess, like,  
21 I'm trying to understand, like, natural stone  
22 versus fake stone, is there --

23                   MR. GAYETSKY: No.

24                   MR. TOTZKE: Okay.

1                   MR. GAYETSKY: We don't have a  
2 standard that requires a real stone. We do  
3 require that the base be as wide as the  
4 display area of the sign or wider, and that it  
5 be a solid, opaque base.

6                   CHAIRMAN TREFZ: Yeah.

7                   MR. TOTZKE: Thank you. That's  
8 what I was look for. So it could be a vinyl.

9                   MR. GAYETSKY: Correct. There are  
10 examples in the Township, correct.

11                  CHAIRMAN TREFZ: And I'm assuming  
12 it's lit interior.

13                  MR. PAX: No, non-illuminated.

14                  CHAIRMAN TREFZ: Non-illuminated.  
15 Okay.

16                  MR. PAX: It's on the Exhibit.  
17 That's even better.

18                  CHAIRMAN TREFZ: That's even  
19 better, yeah. And there's nothing in there  
20 about that. Okay. I was thinking if they had  
21 light shining up on it, too, but that's not in  
22 there.

23                  MR. PAX: I don't see it. That  
24 would have been a good question.



1                   CHAIRMAN TREFZ:  If somebody wants  
2   to make a Motion, if we're comfortable with  
3   everything.

4                   MR. PAX:  I'll make a Motion.

5                   CHAIRMAN TREFZ:  Okay.

6                   MR. PAX:  Based upon the  
7   discussion, I move to approve Case No.  
8   CU-25-09 for the property located at 6853  
9   Green Meadows Drive, Lewis Center Ohio,  
10   seeking a Conditional Use from Orange Township  
11   Zoning Resolution Article 22.04(a), to allow  
12   for the construction of a monument sign in an  
13   area zoned Planned Commercial and Office  
14   District(PC).

15                  MR. WELLINGTON:  Second.

16                  MR. GAYETSKY:  Motion made by Mr.  
17   Pax, seconded by Mr. Wellington.  Those  
18   voting:

19                  Mr. Trefz.

20                  CHAIRMAN TREFZ:  Yes.

21                  MR. GAYETSKY:  Mr. Totzke.

22                  MR. TOTZKE:  Yes.

23                  MR. GAYETSKY:  Mr. Pax.

24                  MR. PAX:  Yes.

1 MR. GAYETSKY: Mr. Wellington.

2 MR. WELLINGTON: Yes.

3 MR. GAYETSKY: Mr. McCoy.

4 MR. MCCOY: Yes.

5 MR. GAYETSKY: Motion carries.

6 - - -

7 MR. GAYETSKY: Okay. So the last  
8 two requests are both related, given that  
9 there's the same ownership, but they are on  
10 different parcels so we broke -- we have to  
11 break them down by individual cases.

12 But I will move right along into  
13 Variance Case VA-CU-25-10. This parcel is at  
14 the corner of U.S. 23 and East Powell Road,  
15 specifically 100 Green Meadows Drive South.  
16 The applicant/owner is Nationwide Realty  
17 Investors and 100 Green Meadows Drive LLC.  
18 This is a 28.68 acre parcel, zoned Planned  
19 Commercial and Office District.

20 The applicant is seeking four area  
21 variances from the Orange Township Zone  
22 Resolution to allow for a monument sign that  
23 exceeds the maximum allowable display area,  
24 that exceeds the maximum permitted height and

1 has a base that is less than the width of the  
2 display area. Also being requested a variance  
3 to allow more than one monument freestanding  
4 sign per parcel for each business -- or for one  
5 business to have more than one monument sign.  
6 Furthermore, the applicant is requesting a  
7 Conditional Use for the monument sign.

8           The subject parcel is owned by 100  
9 Green Meadows Drive LLC, and it's been the  
10 location for the Nationwide Hotel Conference  
11 Center. An Exterior Modifications permit under  
12 Permit Number 2024 0545 was approved on October  
13 31st, 2024 for this site to undergo changes,  
14 including a new patio area with retaining walls,  
15 seating walls, grill and a cooking area, to add  
16 concrete footers along the southeast side of the  
17 primary building.

18           So surrounding area this direction  
19 looking to the north, this is a Planned  
20 Commercial and Office District zoned plan. The  
21 land uses there include GetGo Fuel Center and  
22 other commercial uses. To the south, the zoning  
23 district is Planned Industrial

24

1 District. The land uses include Expedient  
2 Data Center and other industrial uses. To the  
3 east is Planned Industrial District zoning,  
4 and land uses include vacant planned  
5 industrial-zoned parcels; include Green  
6 Meadows Drive right-of-way and also other  
7 industrial uses. And to the west the zoning  
8 is Metro Parks owned land. The land use is  
9 both High Banks Metro Park and the U.S. 23  
10 corridor.

11           We started with the zoomed-in view  
12 in this case. So this is that larger 28-acre  
13 parcel as the primary hotel, conference  
14 center, building, parking areas, retention  
15 pond, as you can see. The signs being  
16 requested here, one is on the southwest side  
17 very near to the intersection of Green Meadows  
18 and U.S. 23, and then the other one is just  
19 east of there at the driveway entrance, where  
20 you see that driveway stone connecting from  
21 Green Meadows Drive South.

22           And you're all quite familiar, I'm  
23 sure, with the general location, but we have  
24 this map anyway, the zoomed-out view and then

1 included the Township location with some of  
2 the Columbus annexation areas to the  
3 southeast.

4           Alright. So the Staff Review, and  
5 this is a Conditional Use for monument sign.  
6 We had to break this down by both monument  
7 signs, so there are two Conditional Uses here.  
8 So bear with me as I go through each and every  
9 factor for your consideration.

10           So for this one at U.S. 23, again  
11 it's the southwest corner of the parcel, near  
12 to the intersection of Green Meadows Drive  
13 South and U.S. 23. The sign is a monument  
14 style freestanding sign. It's the first  
15 criteria. The applicant is proposing a  
16 monument style free-standing sign, as shown in  
17 Exhibit 1.

18           For b, the maximum height of such  
19 sign does not exceed 8 feet above the average  
20 grade of the site. And the sign is located at  
21 the distance from any street right-of-way  
22 line, as required. According to Exhibit 1,  
23 the proposed sign will be 18 feet and 0 inches  
24 and exceeds the required height by 10 feet and

1 0 inches, so a variance here is being  
2 requested.

3 For c, the sign does not have more  
4 than two sides or surfaces, as shown. The  
5 proposed sign will have two sides, as shown.

6 For d, the display area of any one  
7 side or surface does not exceed one-half of  
8 the total display area permitted. The single  
9 sign face totals approximately 197.7 square  
10 feet, when only 64 square feet per face is  
11 permitted, so a variance is being requested.

12 The total display area of all  
13 surfaces does not exceed 32 square feet, or a  
14 maximum of 16 square feet per side or surface  
15 when the sign is located 15 feet from the  
16 primary frontage Street right-of-way line.  
17 For each additional 1 foot setback from the  
18 street right-of-way line, an additional 8  
19 square feet of total display area, maximum of  
20 4 square feet per side or surface will be  
21 permitted up to a maximum of 128 square feet  
22 of total display area (or maximum 64 square  
23 feet per side or surface), as permitted. The  
24 proposed two-sided sign will total

1 approximately 197.7 square feet per side, and  
2 395.4 for both sides. So the sign will be set  
3 back 28 feet and 5 inches from the  
4 right-of-way line along U.S. 23, and only 64  
5 square feet per side is permitted. So 64  
6 square feet is the maximum. A variance is  
7 being requested here as well.

8           No part of such sign will be  
9 closer to any street right-of-way line than 15  
10 feet, nor close to any property line than the  
11 applicable building setback line, if the  
12 adjoining property is in a Residential  
13 District. The proposed sign will be set back  
14 28 feet and 5 inches from the street  
15 right-of-way line. It does meet this  
16 standard. But I don't know if the Residential  
17 District applies.

18           Okay. I think that's all we have  
19 for that first sign.

20           The Staff Review continues with  
21 the next sign at the main driveway entrance.  
22 I'll go down through the same criteria, but  
23 providing answer responses to this particular  
24 sign. The sign is a monument style

1 freestanding sign. The applicant is proposing  
2 a monument style freestanding sign, as shown  
3 in Exhibit 1 below.

4           The maximum height of such sign  
5 does not exceed 8 feet above the average grade  
6 of the site, and the sign is located at the  
7 distance from any street right-of-way line, as  
8 required. According to Exhibit 1, the  
9 proposed sign will be 5 feet and 9 inches  
10 tall, which meets the above standard.

11           And we'll get into the setback  
12 variance in a moment. The sign does not have  
13 more than two sides or surfaces. This sign,  
14 as proposed, will have one side, as shown.

15           The display area of any one side  
16 or surface does not exceed one-half of the  
17 total display area permitted. The single sign  
18 face totals approximately 98.1 square feet per  
19 side, with only 56 square feet per face is  
20 permitted. So this is a Variance request.  
21 The 56 square feet, given the setback, be the  
22 maximum that they could go.

23           And so I'm going to skip through  
24 this text because you've already heard it



1 once.

2                   So this is a one-sided sign, and  
3 will total approximately 98.1 square feet per  
4 side. The sign will be set at 25 feet and  
5 one-half inches from the right-of-way line  
6 along Green Meadows Drive, so only 56 square  
7 feet per side is permitted. So it's similar,  
8 but it's again the same, saying that there is  
9 a variance for the size of the sign being  
10 requested.

11                  Alright. I think this is the last  
12 one. Yes. No part of such sign will be  
13 closer to the street right-of-way line than 15  
14 feet, nor close to any property line than the  
15 applicable building setback line, if the  
16 adjoining property is in a Residential  
17 District. The proposed sign will be set back  
18 25 feet five and one-half inches from the  
19 street right-of-way line, which does meet this  
20 standard.

21                  So I apologize, hopefully as we go  
22 through this and you can see the diagrams as  
23 well as the site plans, you'll get a better  
24 sense of which numbers belong to which sign.

1 But we're starting with the first Conditional  
2 Use, which is that southwest corner proposed  
3 monument sign. The monument sign would be 28  
4 feet and 5 inches away from the edge of the  
5 right-of-way of U.S. 23, so you can see that  
6 measurement in Exhibit 1. There are existing  
7 signs here and I wanted to put them on the  
8 same page for your comparison. The applicant  
9 has indicated the approximate height of the  
10 previous sign as 17 feet and 9 inches. The  
11 proposed sign has a larger display area and  
12 it's slightly taller at 18 feet and 0 inches.  
13 It's also wider as well, 12 feet and 0 inches;  
14 whereas, the existing sign is at 7 feet --  
15 approximately 7 feet and 4 inches.

16               This is a zoomed-in view, but it  
17 shows the measurement that encompasses Green  
18 Meadows Corporate Park, because that's not  
19 just address numbers, that refers to the  
20 development. So that's 197.7 square feet per  
21 side.

22               So, here's the first Area  
23 Variance. I tried to number these so we could  
24 -- so all of us can keep track more clearly.

1 This is an Area Variance from Section  
2 22.04(A)(3)(b), which requires that maximum  
3 height of such sign does not exceed 8 feet  
4 above the average grade of the site and the  
5 sign is located at the distance from any  
6 street right-of-way line, indicated below. So  
7 the monument sign at U.S. 23 is proposed to be  
8 18 feet, which represents a 10-foot variance  
9 request. And then this is a roughly 125%  
10 variance request from Section 22.04(a)(3)(b).

11 No. 2, the second area variance,  
12 that's from Section 22.04(A)(3)(e), which  
13 states in part the following: total display  
14 areas restricted, as per the table in the  
15 Staff Report following. So the display area  
16 of the monument sign at U.S. 23 is proposed to  
17 be 197.7 square feet per side, which exceeds  
18 the maximum 64 square feet of area per side or  
19 surface by 133.7 square feet. This is a  
20 roughly 280% variance request

21 For the base width, that's what  
22 we're indicating here in Exhibit 5. This  
23 brings us to our third area variance request  
24 from Section 22.04(A), which states in part

1 the following: monument style freestanding  
2 signs, which are defined as signs directly  
3 supported by and affixed directly to a base  
4 having a width at least equal to that of the  
5 sign. The base of base width of the monument  
6 sign at U.S. 23 is proposed to be 6 feet, and  
7 while the display width is 12 feet. So a  
8 variance of 6 feet and 0 inches is being  
9 requested. This is a 50% variance request.

10           Alright. We're going to  
11 transition to the next sign and the variance  
12 request for that sign. So, this is at the  
13 driveway, the main driveway entrance. You can  
14 see the measurement that Staff obtained is 25  
15 feet and five and one-half inches setback for  
16 the right-of-way. The next page shows the  
17 existing sign at 6 feet tall and approximately  
18 16 feet wide versus in Exhibit 8 there the new  
19 sign would be a little bit shorter, slightly  
20 shorter at 5 feet and 9 inches, and then a  
21 wider sign at 23 feet and 8 inches. The way we  
22 measured the width is slightly wider than that  
23 23 feet and 8 inches. I will get to that in  
24 just a second.

1                   So Exhibit 9 shows you the  
2   construction diagram from top down  
3   perspective. And then Exhibit 10 is the  
4   Staff's measurement, which with this being a  
5   radial measurement, we obtain 24 feet and 1/4  
6   inches width.

7                   Alright. The fourth area variance  
8   being requested is the display area for this  
9   sign. The display area of the monument sign  
10  at the main driveway measures 24 feet and  
11  one-quarter inches by 4 feet and 1 inches high  
12  atop a 17-inch tall base, which equals a total  
13  display area of 98.1 square feet. This  
14  exceeds the allowable display area per side by  
15  42 square feet. This is roughly a 75%  
16  variance request.

17                  And then for the fifth area  
18  variance, this is from Section 22.04(A)(5), so  
19  this is the second variance for this sign. It  
20  states in part the following: not more than  
21  one monument sign may be authorized for any  
22  one business establishment. So this is two  
23  area variances on -- I'm sorry, two signs  
24  freestanding on the same parcel for this

1 particular business. So only one is permitted  
2 per the code. And then this is the reason for  
3 that variance, that being a variance. Okay.

4 I tried to break the analyzes down  
5 for the Board by -- like I did for the  
6 Conditional Uses by each sign. So if you have  
7 any questions or you're a little bit confused  
8 about which sign we're talking about, I'm more  
9 than happy to point you to the diagrams and  
10 explain what refers to which sign at that  
11 point. So please let me know that we have any  
12 questions at this time. Well, there's a  
13 little bit of confusion because you don't  
14 always get two signs on the same parcel. So  
15 just let me know if you need more  
16 clarification.

17 MR. TOTZKE: So the one on 23 is  
18 18 feet tall?

19 MR. GAYETSKY: Correct.

20 MR. TOTZKE: The one on Powell is  
21 how tall?

22 MR. GAYETSKY: We're not there to  
23 the Powell one yet.

24 MR. TOTZKE: Thank you.

1                   MR. GAYETSKY:  So, we're talking  
2   about the one at the driveway entrance as  
3   well.

4                   CHAIRMAN TREFZ:  That's this brick  
5   one.

6                   MR. TOTZKE:  Okay.

7                   MR. WELLINGTON:  But also to  
8   clarify, the one on 23, the existing  
9   Nationwide sign, is already 17 feet and 9  
10  inches tall?

11                  MR. GAYETSKY:  Correct.

12                  MR. WELLINGTON:  So the change is  
13  not nominal.

14                  MR. GAYETSKY:  For the height, it  
15  is a fair margin wider for the new sign.

16                  CHAIRMAN TREFZ:  Is the applicant  
17  here?

18                  MR. HOLTZMULLER:  My name is Dave  
19  Holtzmuller.  We are here on behalf of  
20  Nationwide Realty Investor.  My address is 375  
21  North Front Street in Columbus.  And I was  
22  sworn in.

23                  CHAIRMAN TREFZ:  Okay.

24                  MR. HOLTZMULLER:  So happy to be

1 here, appreciate your consideration.  
2 Nationwide is making a significant investment  
3 and trying to enhance this hotel and  
4 conference center. We're doing a rebranding  
5 and we're in the midst of renovation, and so  
6 we're really just trying to upgrade the signs  
7 around campus to reflect the elevated  
8 hospitality experience that we're trying to  
9 achieve. So that's really -- that's really  
10 what this is about. I'm happy to answer any  
11 questions.

12 MR. TOTZKE: How do you say the  
13 name?

14 MR. HOLTZMULLER: Ohioan.

15 MR. TOTZKE: Ohioan. And that is  
16 that the original name, is that what it said  
17 in the application?

18 MR. HOLTZMULLER: It's not the  
19 original name, but it's meant to be reflective  
20 of the history and the -- you know, we  
21 purchased -- Nationwide purchased this asset  
22 in the 1950's and it's gone through several  
23 rebrands and renovations. And you know, this  
24 is meant to achieve an elevated hospitality



1 experience, and really, you know, really cater  
2 to the social events and weddings and that  
3 sort of thing, so we're excited about it.

4 MR. MCCOY: How long have the  
5 original signs been there, or the current  
6 signs? I don't want to say original because  
7 they're probably not there from 1950.

8 MR. HOLTZMULLER: That's a good  
9 question. Probably not since 1950. Kathryn.

10 MS. BURTON: Yeah. The hotel and  
11 conference center went -- I'm sorry, do I need  
12 to come up?

13 MR. HOLTZMULLER: You can come up  
14 here. Kathryn is with Columbus Hospitality.  
15 They're our manager, hotel manager.

16 MS. BURTON: Good evening.

17 CHAIRMAN TREFZ: Good evening.

18 MS. BURTON: Thank you for your  
19 kind consideration this evening. My name is  
20 Kathryn Burton. I'm the Chief Operating  
21 Officer of Columbus Hospitality Management.  
22 And I also have the pleasure of being the  
23 Former General Manager of Nationwide Hotel and  
24 Conference Center. I served that property

1 three-and-a-half years during that rebranding,  
2 the previous rebranding from Nationwide Hotel  
3 and Conference from North Point Hotel and  
4 Conference Center to Nationwide Hotel and  
5 Conference Center. That happened  
6 approximately nine to ten years ago.

7 CHAIRMAN TREFZ: Okay. And your  
8 address. And you were sworn in?

9 MS. BURTON: Yes. I was not sworn  
10 in. But my address is 11641 Baller Road,  
11 Orient, Ohio.

12 CHAIRMAN TREFZ: Okay. And please  
13 raise your right hand.

14 MS. BURTON: Yes, sir.

15 CHAIRMAN TREFZ: And, do you  
16 solemnly swear that the testimony you shall  
17 give shall be the truth, the whole truth, and  
18 nothing but the truth; if so state, I do.

19 MS. BURTON: I do.

20 CHAIRMAN TREFZ: Thank you. Since  
21 we're a judicial body, we have to make sure  
22 those things are done.

23 MS. BURTON: Absolutely.

24 CHAIRMAN TREFZ: Quasi judicial.

1           MR. MCCOY: But neither of you  
2 know the answer to my question, correct?

3           MR. HOLTZMULLER: I think it's  
4 been about nine to ten years.

5           MR. MCCOY: Nine to ten years  
6 since those signs, okay. So none to ten years  
7 ago they had to get a variance to put in the  
8 sign that they have now?

9           MR. GAYETSKY: It was within the  
10 nine- to ten-year period. It's my  
11 understanding that the same code that you're  
12 looking at now was being enforced, correct.

13          CHAIRMAN TREFZ: Yeah.

14          MR. PAX: I have a general  
15 question on it also. I always had assumed  
16 that that was property that was primarily  
17 targeting towards Nationwide for across the  
18 United States people coming in for training,  
19 et cetera. You mentioned weddings, something  
20 of that kind. So is this, are you targeting  
21 and opening up -- I mean, do you already do  
22 that with the general public?

23          MR. HOLTZMULLER: Yes. So it's  
24 already used by the general public and it is

1 open. There's been a lot of in the past and  
2 even now there's training that goes on there  
3 for Nationwide. A lot of that training has  
4 been moved downtown to One Nationwide Plaza.  
5 And so part of the rebrand and the renovation  
6 is to cater more towards the third-party  
7 clientele, weddings, social events. We still  
8 do meetings, still do conferences, you know.  
9 But you know, we're hoping to get more social  
10 gatherings there as a result of all of this.

11 MR. PAX: Thank you.

12 CHAIRMAN TREFZ: Question about  
13 the size. Yeah, I understand that the current  
14 sign is 17 feet tall, but you've more than  
15 doubled the area of it. What is your  
16 justification, other than I like that size?

17 MR. HOLTZMULLER: Yeah, yeah. So,  
18 you know, a significant amount. You might be  
19 surprised at how much thought and  
20 consideration goes into the size. And you  
21 know, we worked with Signcom. It was our  
22 signage consultant, our marketing team, to  
23 figure out, you know, based on the location of  
24 the sign, the setback, the different

1 landscaping, trees around it, the power lines  
2 that run up and down Powell Road and also 23,  
3 mostly along 23, and then what the speed limit  
4 is on the traffic to size the sign  
5 appropriately. It's important to, you know --  
6 so obviously, visibility is important. We  
7 don't want it too big. We definitely don't  
8 want it too small. We want people to be able  
9 to see it, you know, as they're driving up 23  
10 and know where to turn off. So it's partly --  
11 I mean, that's why the sign, obviously, on 23  
12 is large, the sign on Powell Road is, you  
13 know, the size that it is.

14                   And then the sign on Green Meadows  
15 isn't as tall because it doesn't need to be  
16 because people are -- kind of they see the  
17 sign up going up 23 to the north, they turn  
18 off. They know where that entrance is.  
19 They're slowing down. So it's really -- you  
20 know, that's how we evaluate it.

21                   CHAIRMAN TREFZ: And are you aware  
22 of the possible changes to U.S. 23 in the next  
23 five years?

24                   MR. HOLTZMULLER: Yes. And which

1 is another reason why, you know, we need a --  
2 we feel like we need a fairly --

3 CHAIRMAN TREFZ: I'm not even sure  
4 you're going to be able to turn.

5 MR. HOLTZMULLER: I think the  
6 plans that we've seen, which aren't final, I  
7 don't think from ODOT, there will be a way to  
8 turn off onto Green Meadows.

9 CHAIRMAN TREFZ: Off on Green  
10 Meadows, but if you're coming south on U.S.  
11 23, you cannot cross. You would have to have  
12 it on Powell Road. And Eric, I'm not sure, is  
13 Powell an exchange?

14 MR. GAYETSKY: As the applicant  
15 stated, to my knowledge, those plans are still  
16 being refined, if there aren't concrete  
17 answers as far as what some of these  
18 interchanges are going to look like. I know  
19 that some concepts have proposed something to  
20 the effect of what you're talking about, but  
21 nothing at this point, as far as I'm aware, is  
22 to a finalized degree of refinement. So it's  
23 still ongoing discussions and if it looks  
24 fantastically different when they settle on

1 what kind of improvements they'll actually  
2 make.

3 CHAIRMAN TREFZ: So a roundabout,  
4 right? (Laughter.)

5 MR. HOLTZMULLER: We're following  
6 that very closely.

7 CHAIRMAN TREFZ: Yeah, I would  
8 hope so.

9 MR. WELLINGTON: A quick comment.  
10 I think ultimately it sounds like this is a  
11 rebrand to benefit the broader Lewis Center  
12 and greater community. I think the width of  
13 the sign is justified. If you look at the  
14 original sign, what you see is the Nationwide  
15 logo. And if the target audience is going to  
16 be the broader community, I think people need  
17 to see it to know about it, especially if it's  
18 going to be a new concept.

19 MR. HOLTZMULLER: Right.

20 MR. MCCOY: Is the current sign  
21 illuminated?

22 MR. HOLTZMULLER: There's a light  
23 that shines on it. It's not self-illuminated.

24 MR. MCCOY: Is this one going to

1 be the same?

2 MR. HOLTZMULLER: You're probably  
3 going to have to get sworn in, too.

4 MR. BRAAM: Neils Braam, 527 West  
5 Bridge Street, Signcom. The sign right now is  
6 internally illuminated. And the sign that we're  
7 proposing actually has halo illuminated text on  
8 it, so the whole cabinet doesn't light up. So  
9 one of the things that we look at when we're  
10 looking at sizing is the dark color, that's part  
11 of the brand, but it recedes, so it tends to  
12 shrink in the space. It's a very big space, and  
13 so if we put a small sign, in order for that to  
14 stand out, it would have to be a much brighter  
15 sign. The problem is that we end up with a  
16 really small letter height for the wide word  
17 Ohioan. So, we looked at all of that, thinking  
18 about scale, and we evaluate all that.

19 We do a lot of Photoshop  
20 renderings, drawing it at different sizes to see  
21 what is going to actually be visible. And one  
22 of the big concerns is all the traffic changes  
23 that are going to be happening on 23.

24



1 So we know we need to be able to communicate  
2 to people from a greater distance. And we  
3 know that we sort of need to create these  
4 landmarks, which really just get us to the  
5 street, that gets you to the front door.  
6 That's why we have this third sign, which is  
7 the lower monument, less of a monument sign,  
8 more of it. Think of it as a gateway, like  
9 threshold like you would find for a  
10 traditional university campus or something  
11 like that. So that's why we sort of play with  
12 those different scales and they communicate  
13 differently.

14 MR. MCCOY: So when you say halo,  
15 explain that to stupid here.

16 MR. BRAAM: No, that's fine. So  
17 halo-illuminated means that we've got  
18 channeled letters, so they're dimensional  
19 letters, but instead of the face of those  
20 letters lighting up, they are open in the back  
21 and the light shines back on the sign. So  
22 really what you're seeing at night is  
23 basically a halo illumination of the words.  
24 The faces of the letters themselves don't

1 light up.

2 MR. MCCOY: Okay.

3 MR. BRAAM: So it's much more  
4 subtle. You don't get the light pollution  
5 that you do if you're blasting light out in  
6 front of the sign, and it's a much more  
7 refined look.

8 MR. MCCOY: Sophisticated sign  
9 versus -- I mean, I like the sign better than  
10 the white Nationwide.

11 CHAIRMAN TREFZ: Yeah.

12 MR. PAX: That graphic right there  
13 presents -- you can kind of see the back how  
14 the halo letter and the offset from the  
15 background would work then.

16 MR. BRAAM: The context is really  
17 weird there, too, because it's one of those  
18 things where you're never going to see a  
19 person walking right next to it, so you never  
20 get that sense of scale to go, like, oh, it's  
21 a really enormous sign. By the time it's 30  
22 feet away from the road and no one is standing  
23 near it, there's no sidewalk there, it shrinks  
24 down quite a bit.

1                   MR. MCCOY:   And the black is not  
2   illuminated other than the --

3                   CHAIRMAN TREFZ:   Sun and light  
4   or --

5                   MR. MCCOY:   -- radiant light off  
6   of it at nighttime.   You understand what I  
7   mean, just the --

8                   MR. BRAAM:   That's a good  
9   question.

10                  MR. PAX:   I mean, you have no up  
11   light on this, it's purely just this halo  
12   letter that's going to be illuminated?

13                  MR. BRAAM:   I did not notice any  
14   lights.   I wasn't specifically looking for  
15   ground lights when I was out measuring the  
16   existing sign.   I believe that it's all just  
17   internally lit, other than those letters that  
18   are on the brick base.   And those are there  
19   because of an agreement that I think that  
20   Nationwide has with some neighbors or the  
21   association that's there.   So we have to show  
22   that on here because that's -- I think they're  
23   still discussing how that can be expressed.

24                  MR. MCCOY:   And those are

1 currently just sort of --

2 MR. BRAAM: Those are just  
3 stainless steel letters, you know, no  
4 illumination.

5 MR. MCCOY: Okay.

6 MR. PAX: They're also on the  
7 existing sign that's out there.

8 CHAIRMAN TREFZ: What was your  
9 metric for how far back you're making this  
10 sign visible?

11 MR. BRAAM: I've driven by it a  
12 number of times in my own car just looking and  
13 then walking up and down the road and just  
14 taking lots of pictures. And then, as a  
15 matter of fact, even today, because we want to  
16 continue to fine tune and make sure that we're  
17 doing the right thing.

18 CHAIRMAN TREFZ: Sure.

19 MR. BRAAM: So even today I rode  
20 passenger as my wife drove up and down the  
21 street a bunch of times as we're sort of  
22 battling traffic and settling trucks and  
23 people jumping lanes and basically just trying  
24 to get as many pictures as I can. And then

1 it's interesting to go back and look through  
2 these photographs. And we don't generally  
3 study signs this much when we're just driving  
4 around. Like, it either jumps out and tells  
5 you, hey, a Giant Eagle is here because it's  
6 the right size and you see it, or you don't  
7 notice it til the last minute.

8                   When you do go and you look back  
9 through pictures and you're scanning the  
10 entire thing trying to find the white signs  
11 that are there now, it's kind of interesting.  
12 I know right now if those signs were -- if the  
13 skinny one right now was a dark color, you'd  
14 hardly notice it. You'd literally, you'd be  
15 on top of it before you even notice it. So,  
16 I'm looking at it and going like, you're going  
17 to need to have a, you know, you're going to  
18 need to see the sign and within a couple of  
19 100 feet, you're going to need to turn off.  
20 So we need to be able to see it far enough  
21 back to make that determination.

22                   CHAIRMAN TREFZ: Okay. Why is  
23 there no directional arrow or something on  
24 here?

1                   MR. BRAAM: Really, it's just it's  
2 marking. It's like a -- it's like a gateway  
3 marker. Essentially the presence of that sign  
4 marks the --

5                   CHAIRMAN TREFZ: There's no gates  
6 there.

7                   MR. BRAAM: Correct. But that  
8 whole corner is essentially this campus. So  
9 we're basically marking --

10                  CHAIRMAN TREFZ: I understand  
11 that, but you've got to direct them in to get  
12 to the driveway to actually get back, right?

13                  MR. BRAAM: Yes, but we would have  
14 to have an arrow on it. We have to have it  
15 closer to the street and serve as a -- you  
16 need a way-finding sign for that. The same  
17 way that when you show up on Ohio State's  
18 campus, the first sign is not a hey, Ohio  
19 State is this way. It's just a sign that says  
20 you've arrived at the edge of Ohio State  
21 University -- The Ohio State University. So,  
22 we're sort of using this kind of a sign. And  
23 with an arrow on it serves that same function.

24                  CHAIRMAN TREFZ: Okay. I'm just

1 saying if you're on High Street, you can see  
2 the opening and turn in.

3 MR. BRAAM: With us. If we needed  
4 a way-finding sign, we need to have that  
5 before the intersection and then it's a  
6 way-finding sign. It's just a much, more  
7 institutional looking sign with arrows and a  
8 directory on it.

9 CHAIRMAN TREFZ: I think most  
10 people are going to have it in their GPS  
11 anyhow, so.

12 MR. BRAAM: They do. So really  
13 marking the campus ends up being the -- the  
14 most bang for the buck.

15 CHAIRMAN TREFZ: Yeah. Any other  
16 questions?

17 MR. BRAAM: Thank you.

18 CHAIRMAN TREFZ: You're welcome.  
19 Are there other comments from the public?  
20 Okay.

21 MR. GAYETSKY: I also wanted to  
22 bring to your attention the same public  
23 commenter from the earlier case, it also  
24 provided comment that is before you, would

1 note essentially to articulate level of  
2 opposition to these signs based on their  
3 proposed scale, the area that they proposed to  
4 the light.

5 CHAIRMAN TREFZ: And also the  
6 ability to see around them to enter and exit.  
7 I think there's only one of them.

8 MR. GAYETSKY: Correct. Aside  
9 from that, I received no other public comment  
10 on these two signs.

11 CHAIRMAN TREFZ: Eric, just one  
12 thing, and I think you had it in here, if you  
13 tear down an existing sign, regardless of when  
14 it went in, you're now under the current code  
15 because when you put a sign back even at the  
16 same location.

17 MR. GAYETSKY: You're putting in a  
18 replacement sign, so entirely removing and not  
19 rebuilding, correct it would be subject to the  
20 current code requirements.

21 CHAIRMAN TREFZ: Okay.

22 MR. GAYETSKY: Just for your  
23 awareness, I wanted to make mention that the  
24 area variances are all first, then the



1 conditional uses follow. I think the practice  
2 of doing the area variances first just works  
3 the best, and that's the order that I have  
4 them.

5 CHAIRMAN TREFZ: Yeah. So page 15  
6 has our first area variance. This is the one  
7 that is talking about 8 feet above grade and  
8 we're currently at 18 feet above grade.

9 MR. GAYETSKY: Right.

10 CHAIRMAN TREFZ: So even if the  
11 existing sign was there at 25 feet, they tear  
12 it down, we have to go by the 8 feet?

13 MR. GAYETSKY: Yeah. Those of you  
14 who were here for the Nissan case, this should  
15 remind you of that in many ways because the  
16 same scenario was at play. Those signs, for  
17 certain reasons, were very tall. One was even  
18 taller than the existing signs here. So,  
19 you're looking at the -- you need to comply  
20 with the current code.

21 CHAIRMAN TREFZ: Yeah, okay. So  
22 from page 21, we've got the Motions for the  
23 area variance on the monument sign height.

24 MR. WELLINGTON: I'll make a

1 Motion.

2 CHAIRMAN TREFZ: Okay.

3 MR. WELLINGTON: Based on these  
4 factors, I move to approve Case No.  
5 VA-CU-25-10, for the property located 100  
6 Green Meadows Drive South, Lewis Center, Ohio,  
7 and the monument sign identified in Exhibits  
8 No. 1 through 5 of this report, for an area  
9 variance from the Orange Township Zoning  
10 Resolution Section 22.04(a)(3)(b) to increase  
11 the permitted height of the monument signs  
12 from 8 feet to 18 feet in an area zoned  
13 Planned Commercial and Office District (PC).

14 MR. PAX: I'll second.

15 MR. GAYETSKY: Motion made by Mr.  
16 Wellington, seconded by Mr. Pax. Those  
17 voting:

18 Mr. Trefz.

19 CHAIRMAN TREFZ: No.

20 MR. GAYETSKY: Mr. Totzke.

21 MR. TOTZKE: Yes.

22 CHAIRMAN TREFZ: Mr. Pax.

23 MR. PAX: Yes.

24 MR. GAYETSKY: Mr. Wellington.

1 MR. WELLINGTON: Yes.

2 MR. GAYETSKY: And Mr. McCoy.

3 MR. MCCOY: Yes.

4 MR. GAYETSKY: Motion passes or  
5 carries four to one. The variance is approved  
6 for the height.

7 CHAIRMAN TREFZ: I move to deny  
8 Case VA-CU-25-10 for the property located 100  
9 Green Meadows Drive South, Lewis Center, Ohio,  
10 and the monument sign that is identified as  
11 Exhibits 1 through 5 in this report for the  
12 area variance in Orange Township Zoning  
13 Resolution Section 22.04(a)(3)(e), to increase  
14 the permitted area of the monument sign from  
15 64 square feet to 197 square feet per side in  
16 the area zoned Planned Commercial and Office  
17 District (PC), because of the criteria that we  
18 use, and there is seven of them, I just think  
19 this is too excessive here. So, that's my  
20 Motion to deny.

21 MR. GAYETSKY: I'll need a second.

22 MR. PAX: I'll second that.

23 MR. GAYETSKY: Okay. Motion made  
24 by Mr. Trefz, seconded by Mr. Pax. Those

1 voting:

2 Mr. Trefz.

3 CHAIRMAN TREFZ: Yes.

4 MR. GAYETSKY: Mr. Totske.

5 MR. TOTZKE: No.

6 CHAIRMAN TREFZ: Mr. Pax.

7 MR. PAX: I need clarification on

8 this. If the Motion was made to deny --

9 CHAIRMAN TREFZ: Deny, it's still  
10 a yes vote to pass it.

11 MR. GAYETSKY: Yes to deny it.

12 MR. PAX: Yes.

13 MR. GAYETSKY: Mr. Wellington.

14 MR. WELLINGTON: No.

15 MR. GAYETSKY: And Mr. McCoy.

16 MR. MCCOY: Yes.

17 MR. GAYETSKY: That Motion

18 carries, so that means the monument sign area  
19 variance request has been denied. So this is  
20 specific still to that sign at the U.S. 23 and  
21 Green Meadows intersection.

22 So the same for Area Variance  
23 Request No. 3. We're still talking about the  
24 U.S. 23 and Green Meadows Drive sign.

1 CHAIRMAN TREFZ: Eric, on this one  
2 we're just talking about the width of the  
3 monument sign, right?

4 MR. GAYETSKY: The width of the  
5 base.

6 CHAIRMAN TREFZ: The width, yeah.

7 MR. GAYETSKY: It needs a 12-foot  
8 base if it's to meet the code, but the  
9 proposed is only 6 feet.

10 CHAIRMAN TREFZ: Because of the  
11 diagonal, okay.

12 MR. HOLTZMULLER: Is there an  
13 opportunity to comment?

14 MR. GAYETSKY: If the Board wants  
15 to hear a comment before the next Motion is  
16 made, it's up to the Board if they'd like to.

17 CHAIRMAN TREFZ: Yeah, at least I  
18 think so.

19 MR. TOTZKE: Yes.

20 MR. PAX: Yes.

21 MR. HOLTZMULLER: So, and maybe  
22 Neil can speak to this a little bit, but an  
23 approval on the height and a denial on the  
24 sides, the sign won't work with the logo as it

1 is. So it's an effect, you know, a denial of  
2 the whole thing. And so, you know, that'll  
3 have implications on opening the -- executing  
4 the rebrand and all that stuff. I just want  
5 you to be aware of the implications of the denial  
6 on the increase to the size what that does to  
7 the, you know, with the logo and all that  
8 design. It has a significant, significant effect  
9 on the whole thing. So I just wanted the  
10 Commission to be aware of that.

11 CHAIRMAN TREFZ: Yeah. And I want  
12 to make you aware of something. Moving it to the  
13 next meeting, what's that called, Eric?

14 MR. GAYETSKY: Well, it would have  
15 been up to you guys to work with the applicant if  
16 they wanted to do a continuance to the next  
17 meeting.

18  
19 CHAIRMAN TREFZ: That's the word.

20 MR. GAYETSKY: But in light of the  
21 fact that you've moved into making decisions  
22 on each of the variance requests, I think at  
23 this point the applicant would have the  
24 opportunity to come back with a new

1 application. It wouldn't be a continuance  
2 because you've already made decisions on  
3 what's been presented tonight.

4 CHAIRMAN TREFZ: We've already  
5 made one ruling. Yeah. Sorry, I should have  
6 --

7 MR. GAYETSKY: They could come  
8 back. I realize we're not done with the  
9 Motions for the other variances. They could  
10 come back with a different application that  
11 shows you a different area and try going  
12 forward with that proposal.

13 MR. PAX: I have to say, I  
14 understand and appreciate your perspective of  
15 what you're stating about the width, the  
16 proportion of the graphics on the sign itself.  
17 We as a Board hear a lot from our residents  
18 that of the monument signs and the scale of  
19 them, and so we're particularly sensitive on  
20 those because it is -- that's one of the  
21 things that we hear most from our residents of  
22 Orange Township is the monument signs on 23  
23 are getting too big. They're getting too  
24 prominent, and we're going to become Morse

1 Road. We hear that all the time.

2 So, we are keenly sensitive to  
3 proportions and nuance of even a slight  
4 reduction and by request a percentage over the  
5 code or the zoning mandate, that is at least  
6 in my mind why I'm supporting and not  
7 approving because I'm trying to tweak, I'm  
8 trying to adjust this and be sensitive to  
9 that. So, however, the graphics can be  
10 adjusted, perhaps, but to what, Eric had just  
11 mentioned, if you come back with another sign  
12 that then is not as much of a percentage  
13 increase over the required or allowable size,  
14 that starts to impact the decision. So, I  
15 just wanted to clarify that, too, for at least  
16 my reasoning on the vote.

17 CHAIRMAN TREFZ: I was much the  
18 same reasoning, so.

19 MR. GAYETSKY: We're still on the  
20 No. 3 request, so you have a decision to make  
21 on sign base. Any questions before you make a  
22 decision?

23 CHAIRMAN TREFZ: We have to act on  
24 each of these tonight?



1                   MR. GAYETSKY: I guess at this  
2 point -- I'm trying to remember if we had this  
3 happen during Nissan's case where there was a  
4 little bit of trepidation or hesitation on the  
5 part of the applicant, should we just present  
6 the entire case. I think that was a little  
7 bit different because they had two parcels and  
8 they wanted to know can we switch the order  
9 and then have everything voted on at once.  
10 There is the other case as well, so kind of  
11 thinking along the lines of Nissan, that case  
12 allowed for packaging in a sense of both of  
13 the sets of requests.

14                  CHAIRMAN TREFZ: Yeah.

15                  MR. GAYETSKY: So, given that they  
16 got a denial vote, I think that -- perhaps it  
17 would be a possibility if the Board was open  
18 to asking them to continue -- well, number  
19 one, if they wanted to present the final sign,  
20 if I wanted to go to the next Staff Report and  
21 give you a sense of what they're requesting,  
22 the third sign, and then we could pick up from  
23 that third variance request, or say if the  
24 Board was open to a continuance kind of a

1 situation, I think it would be acceptable for  
2 you, as the Board, to see if they would be  
3 interested in continuing their second  
4 application. But I don't necessarily know if  
5 they would be in a position to continue this  
6 first case because you've already decided on  
7 the area.

8 CHAIRMAN TREFZ: Two of them,  
9 yeah.

10 MR. GAYETSKY: So it seems like it  
11 might defeat the purpose -- or might not  
12 necessarily be a possibility for them because  
13 you've already denied the area, as it's been  
14 presented tonight. So, it's kind of up to you  
15 if you wanted to pause and move into the next  
16 Staff Report. Again, similar to January and  
17 that the Nissan sign request. I could go  
18 through that Staff Report, but it's ultimately  
19 up to you as the Board what you would like to  
20 do at this point with the votes.

21 MR. HOLTZMULLER: Is there a way  
22 to get an approval on the size, on a smaller  
23 size, you know, a conditional approval of a  
24 smaller area, a slightly smaller area? The

1 reason I'm asking all this is -- you know,  
2 this, and I understand the concern on the size  
3 and the -- I'm sure you guys have heard a lot  
4 about that on Route 23. I mean, the size of  
5 our overall parcel, there's only going to be,  
6 you know, these signs for, you know, a pretty  
7 significant stretch. So it's a little bit  
8 different than trying to put a massive sign on  
9 a one acre or two acre or three acre parcel.  
10 This is a 28 acres.

11 CHAIRMAN TREFZ: Yeah.

12 MR. HOLTZMULLER: So it's really  
13 in my mind -- and that's why, you know, that's  
14 one of the reasons why, you know, we're  
15 proposing this is because it's not the same  
16 as, you know, a one acre, two acre, three  
17 acres, smaller, you know, I don't know how big  
18 the Nissan site is, but -- so it's a different  
19 -- in our mind, it's a different animal and  
20 it's not the same -- the concern shouldn't be,  
21 in our mind, as prominent for this size of  
22 parcel. So that's one thing. The other thing  
23 is, you know, it's important from an opening  
24 standpoint that we have the signage, opening

1 the new hotel, rebranding. It's not really  
2 your concern, but it's something that we're  
3 working hard to get the hotel open, get the  
4 new hotel open, new conference center, new  
5 branding open. We're ordering materials and  
6 it takes, you know, Neil can tell you, Phil  
7 can tell you how long it takes to order these  
8 materials for the signs. And so to wait  
9 another, you know, I don't know if it's a  
10 month or --

11 CHAIRMAN TREFZ: A month, yeah.

12 MR. HOLTZMULLER: And continue,  
13 it, you know, pushes us back with the --  
14 everything going on the world today, a month  
15 could be three months, you know, or six  
16 months, or whatever. So, if there's, you  
17 know, if there's a size that we can, you know,  
18 truly, that would be satisfactory, given all  
19 those considerations, we can get an approval  
20 at that sign and redesign it that way, I think  
21 that would be our preference.

22 MR. GAYETSKY: Yeah. So to answer  
23 your question, if it was a situation where the  
24 Board hadn't made a decision about the area

1 for the way that it's been presented tonight,  
2 then you could ask -- you could have asked for  
3 a continuance. It doesn't necessarily mean  
4 you would have been granted a continuance, but  
5 it's still within the Board's discretion if  
6 they wanted to still vote.

7 I would say at this point for that  
8 particular sign, because the Board has made a  
9 decision, your option is to pursue applying  
10 again and trying to get that sign approved  
11 through the subsequent meeting, because it's  
12 already been looked at in the sense of the way  
13 that it's been presented tonight. Some of  
14 that goes back to we have to, it's a legal  
15 requirement that we advertise in a certain  
16 amount of time ahead of the meeting, that the  
17 request is being presented in the form that  
18 you intend to have it. So let's say we try to  
19 --

20 MR. HOLTZMULLER: Like a  
21 conditional approval for --

22 MR. GAYETSKY: Yeah, conditional  
23 approvals can work, but the decision has  
24 already been made for this area variance

1 tonight, so a conditional approval could not  
2 work for this sign because it's already been  
3 voted on. So, like I said, with the  
4 advertising the public is made aware that  
5 you're requesting a certain type of sign,  
6 certain area of sign, and that's done certain  
7 number of days ahead of the meeting, that  
8 notices are set up for adjacent property  
9 owners and general public.

10 So, you would need to bring that  
11 sign back in the form of an area variance  
12 application, conditional use, just like for  
13 this meeting. And our deadline is coming up.  
14 We do have the deadline on Monday for the new  
15 sign -- or I should say for new area variance,  
16 conditional uses for July.

17 MR. GAYETSKY: Yeah.

18 MR. WELLINGTON: So we can help  
19 the applicant out, obviously, construction  
20 costs are expensive, lead time can be costly  
21 in different ways. I'm interested in the  
22 criteria that, I guess, we determine to deny  
23 the request. But also, do we have a percent  
24 or some type of size that if they're going to

1 come back for, you know, some type of --

2 MR. GAYETSKY: Yeah, I will say  
3 that kind of conversation needs to happen  
4 after a new application is presented. We  
5 can't talk about strategies for something that  
6 they haven't given to us yet. I understand  
7 why you'd be interested, Mr. Wellington, but  
8 we would have to allow the applicant to make  
9 that submission, and then the Board could have  
10 discussion at the next meeting. You can maybe  
11 talk generally about why this sign was denied,  
12 but not what you would need to approve of a  
13 new sign, if that makes sense.

14 MR. WELLINGTON: Understood.

15 CHAIRMAN TREFZ: Yeah.

16 MR. GAYETSKY: So, if it's a  
17 discussion about why did you feel how you did  
18 about the area of the sign, absolutely, that's  
19 -- you can talk about that.

20 CHAIRMAN TREFZ: Yeah. But I  
21 can't state a number like 37.5 percent, and  
22 that's the magic number. That would be me  
23 designing something for you, and we're  
24 prohibited from doing that.

1                   MR. HOLTZMULLER: So we have to  
2 figure it out kind of on our own what we think  
3 that you're going to approve.

4                   CHAIRMAN TREFZ: Yeah, you know  
5 what the zoning regulation says. And we as a  
6 rule of thumb, anything over 25% is considered  
7 a major variance on size, length, just about  
8 anything. Signs, in particular, Hardy's or  
9 something up here, and they want to put it at  
10 28 feet. Well, the limit is 15. At 28  
11 they're almost twice as high as they should  
12 be, but maybe that can't be lowered anywhere  
13 on the building, depending on the  
14 architecture. But we get into all of that in  
15 our heads. Once in a while we go out and we  
16 talk about, okay, this is what the rule is,  
17 not whether I'm going to vote for it or  
18 against it, but we get a flavor for which  
19 pieces are most important.

20                   And it's not just the size of the  
21 width of the height. You've exceeded that --  
22 you don't have many letters. Ohioan is not  
23 that long. If it was Washington or  
24 Washingtonian, it would be far worse trying to



1 get all of those letters on the sign.

2 But we've had people come back and  
3 redesign the signs and we're fine with it.  
4 And we've also had the second, possibly the  
5 third time, and they're still not within our  
6 requirements.

7 MR. PAX: I will also to say in  
8 agreement with what he's saying, but also the  
9 speed that they're traveling on 23, there are  
10 a lot of factors that we do take into  
11 consideration when we're looking at evaluating  
12 a variance. And so, the presentation you made  
13 tonight was good. You're bringing up a lot of  
14 those factors that are real.

15 So when we look at the  
16 adjustments, those factors come into play as  
17 we adjudicate, and we are evaluating in making  
18 the decision. So, it's a subtle thing there,  
19 but there are a lot of factors that are coming  
20 into play on that. So you can take a guess  
21 for what we've been discussing as a Board  
22 towards this application. Height is one  
23 thing, but then that width is another issue.  
24 So, why the height is approved versus the

1 width? I guess it's something that that is --  
2 there's a reasoning there, and just -- I don't  
3 know what to say. Basically, that's it.

4 CHAIRMAN TREFZ: And one of the  
5 rules is that the base must be larger than the  
6 sign itself. And because of the design that  
7 you've got here, and believe me I like that  
8 design, your sign is twice as wide as the  
9 base, as we have it defined in the zoning.  
10 So, that might be a step in the right  
11 direction is to figure out.

12 MR. GAYETSKY: I would say at this  
13 point, if the Board wanted to move into making  
14 a decision whether they would support that  
15 base width for this sign, they could. But  
16 there are two more area variance requests  
17 ahead of you to decide on.

18 MR. HOLTZMULLER: Is this possible  
19 to get the approval on the rest of the package  
20 without this sign, and then we can come back  
21 on this sign and not the other ones?

22 MR. GAYETSKY: I think there is  
23 flexibility with that, but it is contingent  
24 upon what you present, if you were to bring a

1 new application of what that would look like,  
2 how that would compare to what is before us  
3 tonight.

4 MR. HOLTZMULLER: But we can --  
5 there's three signs, so one of them, we're  
6 going to have to redo.

7 MR. GAYETSKY: This sign, yeah.

8 MR. HOLTZMULLER: This one, you  
9 know, get the other ones and maybe that --

10 MR. GAYETSKY: But it goes also  
11 with regard to those other signs you're  
12 welcome to -- oh, with regard to the third  
13 sign, you would be welcome to request a  
14 continuance, so we'll get to that for that  
15 sign.

16 MR. PAX: So we're still with the  
17 variance on the base, correct?

18 CHAIRMAN TREFZ: Yeah, still with  
19 the variance on the base.

20 MR. PAX: I agree, I like the  
21 design. I think the design is very nice.  
22 It's a weird provision on this.

23 CHAIRMAN TREFZ: But it's how we  
24 have to measure the base that -- oh, never

1 mind. Does anybody else want to make a Motion  
2 on No. 3? Okay.

3 MR. WELLINGTON: In effect, it's  
4 still a moot point, right, for this, we just  
5 need to get through these?

6 MR. GAYETSKY: Well, so depending  
7 on if a future sign is presented at the same  
8 location with the same parameters, if it's a  
9 6-foot base for the next sign, we might have  
10 to check with our legal counsel to figure out  
11 if that covers or if they would be still  
12 needing to request for the base as well as the  
13 area hypothetically, so we could look into  
14 that in the future.

15 I wouldn't -- I don't know that I  
16 would call it like a moot point through and  
17 through, but I see where you're coming at  
18 because we've already -- you've already made a  
19 decision to deny the area, so. I don't think  
20 I've had this situation quite like this  
21 before, but I also wouldn't call  
22 it a moot point through and through.

23 MR. WELLINGTON: Fair enough. I  
24 have no issue with the base, do you?

1                   CHAIRMAN TREFZ: I do because the  
2 base is supposed to be bigger than the sign  
3 with itself. And as design-wise, I'm fine  
4 with the base. If I was going to do it and  
5 get into the thing, I would put two layers of  
6 brick under that all the way and then you  
7 would have a 12-foot base and a 12-foot sign.  
8 But if you leave the brick at 6 feet, because  
9 that's how we have to measure it, then that's  
10 going to be, you know, again, twice as much as  
11 it should be -- or half as much as it should  
12 be.

13                  MR. PAX: Well, to move things  
14 along, I'll make a Motion. Based on  
15 discussions that presented with the area in  
16 denial of the area request, kind of the base  
17 being impacted by that area request that are  
18 being denied for the width of it being 12 foot  
19 by 18 feet, I -- and the fact that the base  
20 can be adjusted with a future application, I  
21 deny the variance as presented today for Case  
22 VA-CU-25-10 for the property located at 100  
23 Green Meadows Drive, Lewis Center, Ohio, area  
24 variance in the monument sign from the Orange

1 Township Zoning Resolution Section 22.04(A),  
2 to reduce the permitted width of the monument  
3 sign's base from 12 feet to 6 feet in an area  
4 zoned Planned Commercial and Office District  
5 (PC), because, again, it is contingent upon  
6 the overall area variance to be considered.

7 MR. MCCOY: I second.

8 MR. GAYETSKY: Motion made by Mr.  
9 Pax, seconded by Mr. McCoy. Those voting:

10 Mr. Trefz.

11 CHAIRMAN TREFZ: Yes.

12 MR. GAYETSKY: Mr. Totzke.

13 MR. TOTZKE: Yes.

14 MR. GAYETSKY: Mr. Pax.

15 MR. PAX: Yes.

16 MR. GAYETSKY: Mr. Wellington.

17 MR. WELLINGTON: Abstain.

18 MR. GAYETSKY: And Mr. McCoy.

19 MR. MCCOY: Yes.

20 MR. GAYETSKY: That Motion

21 carries.

22 CHAIRMAN TREFZ: Okay. No. 4 is  
23 the brick one that says Ohioan on it, right?

24 MR. GAYETSKY: Correct. This is

1 at the driveway entrance.

2 CHAIRMAN TREFZ: Yeah. And it's  
3 curved and that. I move to approve, based on  
4 the factors that we've discussed, I move to  
5 approve Case No. VA-CU-25-10 for the property  
6 located at 100 Green Meadows Drive South,  
7 Lewis Center, Ohio, the monument sign as  
8 identified in Exhibits No. 6 through 10 of  
9 this report for the area variance from the  
10 Orange Township Zoning Resolution Section  
11 22.04(A)(3)(e), to increase the permitted area  
12 of the monument sign from 60 -- I'm sorry, 56  
13 square feet to 98 square feet per side in an  
14 area zoned Planned Commercial and Office  
15 District (PC).

16 MR. GAYETSKY: And Mr. Trefz, was  
17 that 98.1?

18 CHAIRMAN TREFZ: Yes. Sorry, I  
19 can't read.

20 MR. PAX: Second.

21 MR. GAYETSKY: Motion made by Mr.  
22 Trefz, seconded by Mr. Pax. Those voting:

23 Mr. Trefz.

24 CHAIRMAN TREFZ: Yes.

1 MR. GAYETSKY: Mr. Tetzke.

2 MR. TOTZKE: Yes.

3 MR. GAYETSKY: Mr. Pax.

4 MR. PAX: Yes.

5 MR. GAYETSKY: Mr. Wellington.

6 MR. WELLINGTON: Yes.

7 MR. GAYETSKY: Mr. McCoy.

8 MR. MCCOY: Yes.

9 MR. GAYETSKY: Motion carries.

10 CHAIRMAN TREFZ: Okay. No. 5,  
11 more than one monument sign. Eric, have we  
12 done this much at all?

13 MR. GAYETSKY: Not in my tenure.  
14 But because this is the same parcel, this is  
15 one business, these are two monument signs  
16 pertaining to that same business, it would  
17 require a variance. So, I think something  
18 like this, again, I'm not fully certain, but  
19 it may be something that covers them going  
20 forward.

21 CHAIRMAN TREFZ: Yeah.

22 MR. GAYETSKY: This pertains to  
23 that parcel, if that makes sense.

24 CHAIRMAN TREFZ: I gotcha.



1 MR. GAYETSKY: Okay.

2 CHAIRMAN TREFZ: Based on the  
3 factors, I move to approve Case VA-CU-25-10  
4 for the property located 100 Green Meadows  
5 Drive, Lewis Center, Ohio, and the monument  
6 sign identified as in Exhibits 6 through 10 of  
7 this report, for the area variance of Orange  
8 Township Zoning Resolution Section 22.04(A)(5)  
9 to allow a second monument sign for the same  
10 business established in an area zoned Planned  
11 Commercial and Office District.

12 MR. WELLINGTON: Second.

13 MR. GAYETSKY: Motion made by Mr.  
14 Trefz, seconded by Mr. Wellington. Those  
15 voting:

16 Mr. Trefz.

17 CHAIRMAN TREFZ: Yes.

18 MR. GAYETSKY: Mr. Totzke.

19 MR. TOTZKE: Yes.

20 MR. GAYETSKY: Mr. Pax.

21 MR. PAX: Yes.

22 MR. GAYETSKY: Mr. Wellington.

23 MR. WELLINGTON: Yes.

24 MR. GAYETSKY: And Mr. McCoy.

1 MR. MCCOY: Yes.

2 MR. GAYETSKY: Motion carries.

3 That does it for the area variances. Now for  
4 the conditional uses.

5 CHAIRMAN TREFZ: That's the next  
6 one, right?

7 MR. GAYETSKY: Correct. And  
8 that's back to the U.S. 23 sign.

9 MR. HOLTZMULLER: Should we just  
10 continue all the U.S. 23 consideration?

11 MR. GAYETSKY: I think they're  
12 going to take a vote anyway. I'm not sure if  
13 you guys in previous the cases, I don't know  
14 if you've been a situation where you've done  
15 area variance -- if you've done the area  
16 variances, and if I think it's still within  
17 your rights to hear his continuance request,  
18 but you don't have to honor that necessarily.  
19 So, are you requesting a continuance for the  
20 conditional use?

21 MR. HOLTZMULLER: I feel like we  
22 should because we're going to have to come  
23 back on that one anyway.

24 CHAIRMAN TREFZ: Please come up to

1 the mic.

2 MR. HOLTZMULLER: Yeah, I feel  
3 like for the U.S. 23 sign, not the Ohioan sign  
4 at the drive, but the U.S. 23 sign, we're  
5 going to have to come back anyway on that one  
6 and figure out what to do on that, so I feel  
7 like we should continue that particular --  
8 those decisions.

9 CHAIRMAN TREFZ: Okay. I move  
10 that we continue Case No. VA-CU-25-11 til  
11 July.

12 MR. HOLTZMULLER: I'm sorry, I was  
13 just referring to U.S. 23 not the Powell Road.

14 CHAIRMAN TREFZ: Oh, I don't think  
15 we can split the cases, can we?

16 MR. GAYETSKY: Yeah, I don't think  
17 because it's the same sign. I haven't -- in  
18 my past experience, I also hadn't had this  
19 request come through so, I think --

20 MR. HOLTZMULLER: What we'd like  
21 to do, just in, I guess, in layman's terms, if  
22 we could, we'd like to get the Ohioan sign  
23 approved on Green Meadows, the entrance sign  
24 and the Powell Road sign, which is per their

1 scale.

2 CHAIRMAN TREFZ: Which is the next  
3 one, yeah.

4 MR. HOLTZMULLER: And then I guess  
5 the denial that happened on the U.S. 23 sign,  
6 we'll come back on that particular sign. And  
7 then if we can get a vote on the other two.

8 MR. GAYETSKY: So just for the  
9 Board to be aware. I think in practice, if  
10 you see it -- if there's going to be a new  
11 sign request made, it would still require a  
12 conditional use.

13 CHAIRMAN TREFZ: Yeah.

14 MR. GAYETSKY: Because it's  
15 presented as a different sign, so. In  
16 practice, I don't necessarily see how you  
17 would be able to continue that part of the  
18 application because they've already made a  
19 decision on what's been presented tonight.  
20 And then if you were to bring back a new  
21 application showing a different sign, it would  
22 still require a conditional use.

23 MR. HOLTZMULLER: So maybe the  
24 best thing to do is to continue all --

1                   CHAIRMAN TREFZ: Yeah, we'd do the  
2 area and conditional at the same time. And  
3 then we'll go ahead and finish so that we get  
4 the entrance sign and the rest of them done  
5 yet tonight.

6                   MR. HOLTZMULLER: Perfect. Great.  
7 Thank you.

8                   CHAIRMAN TREFZ: Yep.

9                   MR. GAYETSKY: We're still on the  
10 U.S. 23 conditional use.

11                  CHAIRMAN TREFZ: Yep.

12                  MR. MCCOY: So to move it along, I  
13 would move to deny the Conditional Use for  
14 Case No. VA-CU-25-10 for the property located  
15 at 100 Green Meadows Drive South, Lewis  
16 Center, Ohio, seeking Conditional Use from  
17 Orange Township Zoning Resolution Article  
18 22.04(a) to allow for the construction of a  
19 monument sign identified in Exhibits No. 1  
20 through 5 of this report in an area zoned  
21 Planned Commercial and Office District (PC),  
22 because taking into consideration factors of  
23 22.04(a); number 2, the proposed use is not of  
24 such a nature and design to be constructed,

1 operated and maintained in such a manner so as  
2 to be harmonious and appropriate with the  
3 existing or intended character of the general  
4 vicinity, and that such use will change the  
5 essential character of the same area. I would  
6 also add that it doesn't fit the number 7,  
7 that the proposed use would be consistent with  
8 the objectives of this Zoning Resolution in  
9 the Orange Township Comprehensive Plan.

10 CHAIRMAN TREFZ: I'll second.

11 MR. GAYETSKY: Motion to make by  
12 Mr. McCoy, seconded by Mr. Trefz. Those  
13 voting:

14 Mr. Trefz.

15 CHAIRMAN TREFZ: Yes.

16 MR. GAYETSKY: Mr. Totzke.

17 MR. TOTZKE: No.

18 MR. GAYETSKY: Mr. Pax.

19 MR. PAX: Yes.

20 MR. GAYETSKY: Mr. Wellington.

21 MR. WELLINGTON: No.

22 MR. GAYETSKY: And Mr. McCoy.

23 MR. MCCOY: Yes.

24 MR. GAYETSKY: Motion carries 3 to

1 2.

2 MR. GAYETSKY: The driveway  
3 entrance.

4 CHAIRMAN TREFZ: That's the one on  
5 14, page 14.

6 MR. GAYETSKY: No. That one  
7 being on page 18.

8 CHAIRMAN TREFZ: 18, thank you.

9 MR. GAYETSKY: 17, 18.

10 MR. WELLINGTON: Also, to move  
11 things along, based on these factors, I move to  
12 approve Case No. VA-CU-25-10 for the property  
13 located at 100 Green Meadows Drive South, Lewis  
14 Center, Ohio seeking a Conditional Use from  
15 Orange Township Zoning Resolution Article  
16 22.04(a) to allow for the construction of a  
17 monument sign identified in Exhibits No. 6  
18 through 10 of this report in an area zoned  
19 Planned Commercial and Office District (PC).

20

21 MR. MCCOY: I second that Motion.

22 MR. GAYETSKY: Motion made to  
23 approve by Mr. Wellington, seconded by Mr.  
24 McCoy. Those voting:

1 Mr. Trefz.

2 CHAIRMAN TREFZ: Yes.

3 MR. GAYETSKY: Mr. Tetzke.

4 MR. TOTZKE: Yes.

5 MR. GAYETSKY: Mr. Pax.

6 MR. PAX: Yes.

7 MR. GAYETSKY: Mr. Wellington.

8 MR. WELLINGTON: Yes.

9 MR. GAYETSKY: Mr. McCoy.

10 MR. MCCOY: Yes.

11 MR. GAYETSKY: Motion carries.

12 Conditional Use is approved. So that's

13 everything for this Case VA-CU-25-10.

14 - - -

15 MR. GAYETSKY: The next request is

16 for the parcel adjacent, which I will get into

17 the details here in just a moment. Is

18 everybody doing fine? No need for a recess?

19 CHAIRMAN TREFZ: No. I'm fine at

20 least.

21 MR. GAYETSKY: Okay, just to

22 double check.

23 CHAIRMAN TREFZ: Appreciate it.

24 MR. GAYETSKY: Alright. So the



1 last case of the evening, VA-CU-25-11, by the  
2 same applicant and owners as the last one,  
3 last case. This site is addressed 370 Green  
4 Meadows Drive South. It's a 2.076-acre  
5 parcel. The zoning district here is Planned  
6 Industrial District.

7           So the applicant is seeking three  
8 area variances from Orange Township Zoning  
9 Resolution Article 22 to allow for monument  
10 sign that exceeds the maximum allowable  
11 display area, exceeds the maximum permitted  
12 height and to have a base that is less than  
13 the width of the display area. Also seeking  
14 Conditional Use from the Orange Township  
15 Zoning Resolution to allow for a monument  
16 sign.

17           The subject property is owned by  
18 Nationwide Realty Investors, and is a vacant  
19 parcel. This lot is immediately east of the  
20 28-acre parcel where the Nationwide Hotel and  
21 Conference Center is situated. So, we did go  
22 through the surrounding land uses. They are  
23 essentially all the same as for the last case.  
24 Just to direct you to the specific location,

1 it's east of the 28-acre parcel that, so the  
2 west property line boundary is coterminous  
3 with the part of the east property boundary of  
4 that 28-acre parcel. The monument sign that's  
5 existing there is at the northeast corner of  
6 the parcel. You can see that darker circle  
7 there.

8 CHAIRMAN TREFZ: Yeah.

9 MR. GAYETSKY: We're familiar with  
10 the township location. Move along through the  
11 next section, which is the Conditional Use  
12 criteria.

13 So No. 3, 22.04(A)(3) Section a,  
14 or Subsection A, the sign is an monument style  
15 free standing sign. The applicant is  
16 proposing a monument style freestanding sign  
17 as shown in Exhibit 1.

18 The maximum height of such sign is  
19 obviously 8 feet above the average grade of  
20 the site and the sign is located the at  
21 distance from any street right-of-way line, as  
22 required. According to Exhibit 1, the  
23 proposed sign will be 18 feet and 0 inches  
24 tall and exceeds the required height by 10

1 feet and 0 inches.

2 The sign does not have more than  
3 two sides or surfaces. The sign as proposed  
4 will have two sides as shown.

5 The display area of any one side  
6 or surface does not exceed one half of the  
7 total display area permitted. The single sign  
8 face totals approximately 197.7 square feet,  
9 when only 64 square feet per face is  
10 permitted. So there is a variance being  
11 requested.

12 It's a lot of text. I think  
13 you're familiar with this about the display  
14 area of surfaces, so let me just move on to  
15 our response.

16 The proposed two-sided sign will  
17 total approximately 197.7 square feet per  
18 side, and 395.4 for both sides. The sign will  
19 be set back 32 feet and 10 inches from the  
20 right-of-way line along east Powell Road. So  
21 only 64 square feet total per side is  
22 permitted. A variance is being requested.

23 Section g, no part of such signage  
24 will be closer to the street right-of-way line

1    than 15 feet, nor closer to any other property  
2    line than the applicable building setback  
3    line, if the adjoining property is in a  
4    residential district. The proposed sign will  
5    be set back 32 feet and 10 inches from the  
6    street right-of-way line, which meets the  
7    standard.

8                   The next portion is the monument  
9    sign site plan, and it has the Bluebeam  
10   measurement. This time it's actually in blue.  
11   It shows that 32 feet and 10 inches measured,  
12   again as closely as we could to get the  
13   accurate setback distance, again from the edge  
14   of the sign to the street right-of-way line.

15                   The next Exhibits are just as you  
16   saw in the previous Staff Report, comparison  
17   of what's existing versus what is being  
18   proposed. So in this case, the existing sign  
19   is about 8 feet and 6 inches tall by 7 feet or  
20   4 1/4 inches wide. The new sign, it's  
21   essentially the same dimensions as you saw for  
22   that U.S. 23 sign. It would be 18 feet tall  
23   by 12 feet wide.

24                   And there's Exhibit 4 with the

1 measurement establishing the 197.7 square feet  
2 in area. It should all look very familiar to  
3 you. We have the area variances listed out  
4 first and then the Conditional Use. And just  
5 one sign we're talking about on this parcel.

6           The first area variance being for  
7 the total display area, the monument sign.  
8 And this should state at Powell Road, not U.S.  
9 23, is proposed to be 18 feet tall, which  
10 represents 10-foot variance request. This is  
11 roughly a 125% variance request from Section  
12 22.048 (A) (3) (b) .

13           For Variance No. 2, that's for the  
14 total display area. The display area of the  
15 monument sign at East Powell Road is proposed  
16 to be 197.7 square feet per side, which  
17 exceeds the maximum 64 square feet of area per  
18 center surface by 133.7 square feet. This is  
19 a roughly 208% variance request.

20           Okay. So No. 3, well, Exhibit 5  
21 shows that base width, and that brings about  
22 Area Variance Request No. 3. The base width  
23 of the monument sign at U.S. 23 is proposed to  
24 be 6 feet wide, so the display area is 12

1 feet, which means they're requesting a  
2 variance of 6 feet. This is a 50% variance  
3 request.

4 And the rest is the criteria for  
5 your consideration of the factors. Let me  
6 know if you have any questions on this one.  
7 You can open it up to the applicant for  
8 additional feedback and comment.

9 MR. HOLTZMULLER: I don't have  
10 anything further to say about this.

11 CHAIRMAN TREFZ: What else can be  
12 said, right? (Laughter.)

13 MR. HOLTZMULLER: Right. I guess  
14 I would, you know, ask if, you know, is there  
15 a different -- or are you thinking about it  
16 differently on Powell versus U.S. 23, you get  
17 the same concerns or issues? That's a  
18 question that occurred to me.

19 MR. PAX: That's a legitimate  
20 question. I mean, for me personally, I'm  
21 considering speed of vehicles on Powell are  
22 slower than on 23. Heavy traffic is primarily  
23 on 23, so with the semis, visibility even more  
24 so reduced than typically occurring on Powell.

1 So when I consider percentages of increase  
2 beyond our mandate on the Code, that's a  
3 factor, and so I'm more inclined to have a  
4 larger sign on 23, just for those factors even  
5 that you had presented in your presentation  
6 for that variance versus this one. So that's,  
7 frankly, to me, is even more problematic on  
8 Powell what the size of the sign versus 23 in  
9 justification. Signage, size of letters, all  
10 of that I understand, but it's more just pure  
11 and simply the visibility and speed of the  
12 passenger and people in the cars being able to  
13 see it and get to it, so that's a factor.

14 MR. TOTZKE: I can say this, as  
15 someone who voted yes on the last one, like I  
16 know what 23 is going to become and how much  
17 faster people are going to travel, right. But  
18 like, chances are Powell is still going to be  
19 up against that stop sign and it's still going  
20 to be -- or the stoplight, like, you're still  
21 going to have a lot slower traffic. And like  
22 you're also -- what we're going from and to  
23 here, the last one was 17 feet tall already,  
24 and for that same increase like there is more

1 concern from one to the other, if that makes  
2 sense.

3 MR. MCCOY: Eric, but he could ask  
4 for a continuance on this one.

5 MR. TOTZKE: Thank you.

6 MR. MCCOY: Because it's a new  
7 application.

8 MR. GAYETSKY: You haven't made  
9 any decisions on it, so you're absolutely  
10 correct.

11 CHAIRMAN TREFZ: Yeah, before we  
12 do anything, that would be --

13 MR. HOLTZMULLER: Sounds like we  
14 ought to, so I guess we'll ask for a  
15 continuance on this one.

16 CHAIRMAN TREFZ: Okay. I move  
17 that we grant a continuance until the July  
18 meeting.

19 MR. GAYETSKY: Just for formality  
20 sake, I did want to bring up before you had  
21 stated that, that the same commenter from  
22 earlier had given the comments on this parcel  
23 as well. That was the only comment I received  
24 on this request, so continue.



1 CHAIRMAN TREFZ: Yeah. I move to  
2 grant a continuance for this application.

3 MR. MCCOY: I would only modify  
4 your Motion to continue this until such a time  
5 as they represent what they want to do to the  
6 Zoning Commission to determine whether that's  
7 going to be July or August.

8 MR. GAYETSKY: Ultimately, it's up  
9 to the -- if the applicant wants to request  
10 for the next meeting, it's within their right  
11 to request --

12 MR. MCCOY: It's up to them.

13 MR. GAYETSKY: Correct.

14 MR. MCCOY: Because I didn't hear  
15 that. I'm just being very clear about --

16 CHAIRMAN TREFZ: No, I understand.

17 MR. HOLTZMULLER: I'm sorry, what  
18 was the --

19 MR. MCCOY: The question is, when  
20 would you like a continuance to?

21 MR. HOLTZMULLER: We would like to  
22 have it for the next meeting.

23 CHAIRMAN TREFZ: Okay.

24 MR. HOLTZMULLER: The question is,

1 can we get something turned around that quickly.

2 And Monday is the deadline, is there any way to  
3 extend that for a day or two to allow us to get  
4 something in, or a couple days?

5 MR. GAYETSKY: So we have a slightly  
6 varied schedule with the Juneteenth holiday.  
7 That's one of the reasons we're not meeting on  
8 the third Thursday. So, we would have wiggle  
9 room, if you will, to accept something on by the  
10 end of Monday, the Monday end of day is 4:30, so  
11 any changes could be submitted by then. That is  
12 for a new application, so more referring to your  
13 previous request. You should have even more time  
14 if you wanted to submit some changes for your  
15 continued application because you're already in  
16 the queue, so you should be fine as far as that  
17 goes.

18 MR. HOLTZMULLER: It would be past  
19 the Monday, correct?

20 MR. GAYETSKY: Correct, correct.  
21 Yep. So if you're requesting the next meeting,  
22 that should be on July -- that is on

23

24

1 July 17th, same time, same place.

2 MR. HOLTZMULLER: Okay. thanks.

3 CHAIRMAN TREFZ: So July 17th  
4 works for the continuance.

5 MR. HOLTZMULLER: What's the  
6 submittal, when does it --

7 MR. GAYETSKY: I think we try to  
8 have everything in by at least two weeks in  
9 advance, so.

10 MR. BRAAM: For the continuance,  
11 that's for this Powell Road?

12 CHAIRMAN TREFZ: Yeah.

13 MR. BRAAM: So what about 23?

14 MR. HOLTZMULLER: But we have to  
15 submit a new application for 23.

16 CHAIRMAN TREFZ: New Application.

17 MR. GAYETSKY: For the new  
18 application, that's the Monday.

19 MR. HOLTZMULLER: We can't get an  
20 exception on that?

21 MR. GAYETSKY: Monday is probably  
22 the best we can do. I can follow up and see  
23 if Tuesday, but as I understand, Monday is  
24 going to be the deadline.

1 MR. HOLTZMULLER: Okay.

2 CHAIRMAN TREFZ: Okay.

3 MR. GAYETSKY: Alright. So we had  
4 requested, from what I heard, the continuance  
5 to July 17th for the request in front of us  
6 now.

7 CHAIRMAN TREFZ: Right, the VA --

8 MR. GAYETSKY: CU-25-11.

9 CHAIRMAN TREFZ: 25-11, yeah. Do  
10 we have a second?

11 MR. WELLINGTON: Second.

12 CHAIRMAN TREFZ: Okay. Should we  
13 read the initial Motion. Okay.

14 Motion to continue the application  
15 VA-CU-25-11 to July 17th, which is the next  
16 BZA meeting date, that was made by Mr. Trefz,  
17 seconded by Mr. Wellington. Those voting:

18 Mr. Trefz.

19 CHAIRMAN TREFZ: Yes.

20 MR. GAYETSKY: Mr. Totzke.

21 MR. TOTZKE: Yes.

22 MR. GAYETSKY: Mr. Pax.

23 MR. PAX: Yes.

24 MR. GAYETSKY: Mr. Wellington.

1 MR. WELLINGTON: Yes.

2 MR. GAYETSKY: And Mr. McCoy.

3 MR. MCCOY: Yes.

4 MR. GAYETSKY: The Motion is to  
5 continue that application.

6 CHAIRMAN TREFZ: Okay. Thank you  
7 all.

8 MR. HOLTZMULLER: Thank you.

9 - - -

10 MR. GAYETSKY: The last piece of  
11 the agenda is the administrative items. There  
12 were two sets of minutes that I had sent out  
13 to you all. If you didn't have any concerns  
14 about either of those minutes, then you can go  
15 ahead and move to approve those. I did not  
16 receive any corrections for any aspects of the  
17 minutes, whether that be any types of changes.  
18 I'm not sure --

19 CHAIRMAN TREFZ: I thought I sent  
20 one in.

21 MR. GAYETSKY: Was that from April  
22 or March?

23 CHAIRMAN TREFZ: April or March,  
24 yeah.

1 MR. GAYETSKY: Okay.

2 CHAIRMAN TREFZ: It was a minor  
3 one.

4 MR. GAYETSKY: Do you happen to  
5 know when those were sent?

6 CHAIRMAN TREFZ: Not off the top  
7 my head, but let me check.

8 MR. GAYETSKY: Okay. I think the  
9 March, yes, the March minutes you had the one  
10 change.

11 CHAIRMAN TREFZ: Yeah, that's it.

12 MR. GAYETSKY: Okay. That you for  
13 that reminder. So that would be as amended.  
14 It looks like that's just a single line, a  
15 word change to reflect what's actually said.

16 CHAIRMAN TREFZ: Yeah.

17 MR. GAYETSKY: Okay.

18 MR. PAX: Make the Motion to  
19 approve with the amended.

20 CHAIRMAN TREFZ: Yeah, approve as  
21 amended.

22 MR. PAX: Well, I'll Move for  
23 approval of the minutes for the March 2025  
24 minutes, as amended.

1 CHAIRMAN TREFZ: I'll second.

2 MR. GAYETSKY: Motion to approve  
3 made by Mr. Pax, seconded by Mr. Trefz. Those  
4 voting:

5 Mr. Trefz.

6 CHAIRMAN TREFZ: Yes.

7 MR. GAYETSKY: Mr. Totzke.

8 MR. TOTZKE: Abstain.

9 MR. GAYETSKY: Mr. Pax.

10 MR. PAX: Yes.

11 MR. GAYETSKY: Mr. Wellington.

12 MR. WELLINGTON: Yes.

13 MR. GAYETSKY: And Mr. McCoy.

14 MR. MCCOY: Yes.

15 MR. GAYETSKY: Okay. Motion  
16 carries. The minutes have been approved.

17 The next one is April, of course.

18 MR. PAX: I'll make a Motion for  
19 approval of that April 17, 2025 minutes.

20 CHAIRMAN TREFZ: I'll second  
21 again.

22 MR. GAYETSKY: Motion made by Mr.  
23 Pax, seconded by Mr. Trefz. Those voting:  
24 Mr. Trefz.

1 CHAIRMAN TREFZ: Yes.

2 MR. TOTZKE: Mr. Totzke.

3 MR. TOTZKE: Abstain.

4 MR. GAYETSKY: Mr. Pax.

5 MR. PAX: Yes.

6 MR. GAYETSKY: Mr. Wellington.

7 MR. WELLINGTON: Yes.

8 MR. GAYETSKY: And Mr. McCoy.

9 MR. MCCOY: Yes.

10 MR. GAYETSKY: Okay. No other  
11 announcements, or anything else to share?

12 CHAIRMAN TREFZ: Do we have May's  
13 yet? I didn't see it.

14 MR. PAX: I didn't see it.

15 MR. GAYETSKY: I haven't received  
16 it, but as soon as we do, I'll forward it  
17 along.

18 CHAIRMAN TREFZ: Okay. I just  
19 didn't want to miss it if -- well, twice, once  
20 for not reading it and once for here.

21 MR. GAYETSKY: I missed your  
22 correction, so we could be good at that point.

23 CHAIRMAN TREFZ: Yeah.

24 MR. GAYETSKY: But I certainly



1 appreciate your being engaged in the process,  
2 even if it's for a little change here and  
3 there. Appreciate all of your efforts now for  
4 the meeting and on all the administrative  
5 fronts as well. I don't have, like I said,  
6 any other announcements.

7 CHAIRMAN TREFZ: Going once,  
8 twice, we are adjourned.

9 MR. GAYETSKY: Meeting is  
10 adjourned.

11 (Thereupon, the proceedings  
12 concluded at 8:26 p.m.)

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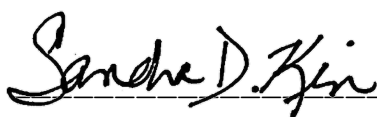
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## CERTIFICATE

The undersigned do hereby certify that  
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Sandra D. Kin,  
Registered Professional Reporter,  
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Certified Digital Transcriber

Notary Public - State of Ohio.  
My Commission Expires May 14, 2027.

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