

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,
15 Vice-Chair Sue D. Ross, Joe Pax, Stacey Neff,
16 and Nikolas McCoy held at Orange Township
17 Hall, Moffett Room, 1680 East Orange Road,
18 Lewis Center, Ohio, called at 6:00 p.m. on
19 Thursday, July 17, 2025.
20
21 Also Present:
22 Eric Gayetsky, Senior Zoning Officer,
23 Philip Ambler, Zoning Compliance Officer,
24 Julie Donnan, Township Legal Council.
 - - -

1 - - - - -

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

3 - - - - -

4 CHAIRMAN TREFZ: I'll call this
5 BZA meeting to order.

6 MR. GAYETSKY: Good evening
7 Members of the Board of Zoning Appeals. I'm
8 ready to take roll.

9 Mr. Trefz.

10 CHAIRMAN TREFZ: Here.

11 MR. GAYETSKY: Ms. Ross.

12 VICE-CHAIR ROSS: Here.

13 MR. GAYETSKY: Mr. Pax.

14 MR. PAX: Here.

15 MR. GAYETSKY: Ms. Neff.

16 MS. NEFF: Here.

17 MR. GAYETSKY: And Mr. McCoy.

18 MR. MCCOY: Here.

19 CHAIRMAN TREFZ: Anyone who
20 intends to testify, please raise your right
21 hand be sworn. Do you solemnly swear that the
22 testimony you shall hear shall be the truth,
23 the whole truth, and nothing but the truth; if
24 so state, I do.

1 AUDIENCE: I do.

2 CHAIRMAN TREFZ: And when you come
3 up and it's your turn to offer testimony,
4 please state your full name, address, and that
5 you have been affirmed or sworn in.

6 MR. GAYETSKY: Thank you, Mr.
7 Chairman. Good evening. My name is Eric
8 Gayetsky. I'm the Senior Zoning Officer with
9 Orange Township.

10 I wanted to first of all do a
11 housekeeping note. We have a little bit
12 larger audience than we typically do, so we
13 have found out that there's no more space on
14 sign-in sheets. We will be printing off a
15 couple new sign-in sheets, so before the end
16 of the meeting, once those are put on the
17 table, please feel free to make your way to
18 the table and fill your name in, if you didn't
19 have an opportunity to do that already.

20 So, our Agenda tonight has five
21 total items. One item is a continuation from
22 the last hearing, that is Nationwide Realty
23 case, and that is the case that we're going to
24 begin with. As far as the order after that,

1 we will proceed with the second Nationwide
2 case, which is a new item, New Business Item,
3 so I will steer you as far as that goes with
4 the order tonight.

5 So, starting with the first item
6 of business, the variance case that's
7 continued, that's Case No. VA-CU-25-11. I
8 will go right into the Staff Report.

9 So, this case is for the site
10 located at 373 Meadows Drive South. This is a
11 2.076 acre lot that is zoned Planned
12 Industrial District. The applicant is seeking
13 a Conditional Use from the Orange Township
14 Zoning Resolution to allow for a monument
15 style sign. The subject property is owned by
16 Nationwide Realty Investors and is a vacant
17 parcel. This is a lot that is immediately
18 east of the 28-plus acre parcel where a
19 Nationwide Hotel Conference Center is
20 situated.

21 In terms of the surrounding area,
22 to the north the zoning district is Planned
23 Commercial District. The land use there
24 includes commercial Get-Go fuel center and

1 other commercial uses. To the south, the
2 zoning district is Planned Industrial
3 District. The land uses are Expedient Data
4 Center and other industrial uses. To the
5 east, the zoning is Planned Industrial
6 District. The land uses include Green Meadows
7 Drive right-of-way and other industrial uses.
8 And to the west, the zoning district is
9 Planning Commercial and Office, as well as
10 Metro Park owned land. The land uses include
11 Nationwide Hotel and Conference Center, U.S.
12 23 right-of-way, High Banks Metro Park.

13 As we move to the aerials, let's
14 start with the zoomed-in. As you can tell,
15 it's a vacant parcel, and there is a circular
16 area on the northeast side that is a
17 landscaping area that includes an existing
18 monument sign. That monument sign is proposed
19 to be totally removed. And then that is the
20 reason for today's Conditional Use request, as
21 they intend to fully replace that sign.

22 The zoomed-out, this is at the
23 intersection of East Powell Road, and Green
24 Meadows Drive South is about a block, about a

1 half block or so east of U.S. 23.

2 Alright. So the Staff Review,
3 this is from Section 22.48, which is the
4 Conditional Use Standards. So we'll jump down
5 to a, starting with 3a. You may disregard the
6 highlights too, those can be overlooked. So,
7 a determination that both the proposed sign
8 meets all the following requirements that is a
9 monument style freestanding sign. The
10 applicant is proposing a monument style
11 freestanding sign, as shown in Exhibit 1
12 below. The maximum height of such sign is not
13 exceed 8 feet above the average grade of the
14 site, and the sign is located the distance
15 from any straight right-of-way line, as
16 required.

17 So, according to the Exhibit 1,
18 the proposed sign will be 8 feet 0 inches
19 tall, and it meets this requirement. I will
20 note that this is a difference from the
21 previously proposed application. So the sign
22 now meets the height requirement.

23 For c, the sign does not have more
24 than two sides or surfaces. The sign as

1 proposed will have two sides, as shown. The
2 display area of any one side or surface does
3 not exceed one half of the total display area
4 permitted. The single sign face totals
5 approximately 64 square feet, when only 64
6 square feet per face is permitted. And it
7 meets this requirement.

8 For e, the total display area of
9 all surfaces does not exceed 32 square feet,
10 or a maximum 16 square feet per side or
11 surface when the sign is located 15 feet from
12 the primary frontage street right-of-way line.
13 For each additional one foot setback from the
14 street right-of-way line, and additional 8
15 square feet of the total display area (or
16 maximum of 4 square feet per side or surface)
17 will be permitted up to a maximum of 128
18 square feet of total display area (or maximum
19 of 64 square feet per side or surface), as
20 permitted.

21 The proposed two-sided sign will
22 total approximately 64 square feet per side
23 and 128 square feet for both sides. The sign
24 will be set back 32 feet and 10 inches from

1 the right-of-way line along East Powell Road,
2 so only 64 square feet per side is permitted.
3 And I will note that that meets the above
4 requirements.

5 For g, no part of such sign will
6 be closer to any street right-of-way line than
7 15 feet, nor closer to any property line than
8 the applicable building setback line, if the
9 adjoining properties is in the Residential
10 District. The proposed sign will be set back
11 32 feet and 10 inches from the street
12 right-of-way line, which meets this standard.

13 Alright. And we'll move along to
14 the Exhibits. Exhibit 1 includes that
15 monument sign, the Site Plan. This is
16 unchanged. And hopefully, it's the same
17 location as existing, which we measured as 32
18 feet and 10 inches at the closest point from
19 the right-of-way line. Exhibit 2 is a
20 Streetscape rendering -- excuse me, Exhibit 2
21 is the existing street view, while Exhibit 3
22 is the Streetscape with the proposed monument
23 sign. So you can see that the new sign will
24 actually be a few inches, approximately 6

1 inches shorter than what is currently there,
2 and width will increase slightly, but conforms
3 to the size requirements for that location.

4 Finally, we have the Conditional
5 Use Board Analysis and the criteria for the
6 Board's consideration, as well as example
7 proposed Motions. I'm happy to answer any
8 questions the Board has at this time.

9 CHAIRMAN TREFZ: Any questions
10 from the Board?

11 MS. NEFF: Just a reminder, I am
12 recusing myself from the Nationwide cases.

13 MR. GAYETSKY: Okay. Thank you
14 for that mention.

15 VICE-CHAIR ROSS: I'd also like to
16 make everyone aware that I was not here for
17 the last meeting regarding these signs, but I
18 have watched the minutes and taken in all of
19 the information. I am prepared for a decision
20 this evening.

21 MR. GAYETSKY: Appreciate that as
22 well, Ms. Ross.

23 CHAIRMAN TREFZ: Is the applicant
24 here?

1 MR. HOLTZMULLER: Yes. Dave
2 Holtzmuller. My address is 375 North Front
3 Street, Columbus. I'm from Nationwide Realty
4 Investors.

5 MR. BRAAM: I'm Niels Braam with
6 Signcom. The address is 527 West State
7 Street, Columbus, Ohio.

8 MS. DONNAN: Gentlemen, for the
9 record, would you confirm that you both have
10 been sworn in?

11 MR. HOLTZMULLER: Yes.

12 MR. BRAAM: Yes.

13 MS. DONNAN: Thank you.

14 CHAIRMAN TREFZ: Thank you. What
15 would you like to tell us about this?

16 MR. BRAAM: This is a resized sign
17 that we actually -- sorry, this is a resized
18 sign. We did not present the original design
19 last year -- or last meeting. We tabled it.
20 This now fits all the Code, as we understand
21 it, and so there are no variances being asked
22 or required for this particular sign.

23 CHAIRMAN TREFZ: Anything else?

24 MR. HOLTZMULLER: No. We're happy

1 to answer any questions.

2 MR. MCCOY: I have no questions.

3 CHAIRMAN TREFZ: I have no

4 questions. Thank you.

5 MR. HOLTZMULLER: Thank you.

6 CHAIRMAN TREFZ: Any comments;

7 going once, twice? Okay.

8 MS. FAVRET: Can you make a
9 comment, even if you're not here for that?

10 VICE-CHAIR ROSS: Sure.

11 CHAIRMAN TREFZ: Sure.

12 MS. FAVRET: Do I need to come up
13 there?

14 CHAIRMAN TREFZ: Yes, you do. You
15 need to come up front and you need to confirm
16 that you've been sworn.

17 MS. FAVRET: Yes, I did. I wasn't
18 sure if I was going to -- I wasn't going to
19 say anything about this, but I used to work
20 right there -- okay. Laura Favret, 8117
21 Summitpoint Place in Lewis Center, Orange
22 Township. And I used to work right down the
23 street from them and nobody could find them.
24 So I just thought I would throw that in.

1 It's hard to see at that corner,
2 there's, you know, landscaping that's mounted
3 up and things. And I've actually had to send
4 people over there for their hotel and that
5 kind of thing, so it probably would be a good
6 idea. It's a big property, big sign. So that
7 was my only comment. Because sending people
8 over there, we can't find it, and so that's
9 it.

10 CHAIRMAN TREFZ: Alright. Thank
11 you.

12 MS. FAVRET: Okay. Thank you.

13 CHAIRMAN TREFZ: Anyone else?

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

15 Based upon factors presented this evening, I
16 move to approve Case No. VA-CU-25-11, for the
17 property located at 370 Green Meadows Drive
18 South, Lewis Center, Ohio, seeking a
19 Conditional Use from Orange Township Zoning
20 Resolution Article 22.04(a) to allow for the
21 construction of a monument sign identified in
22 Exhibits 1 through 3 of this Report in an area
23 zoned Planned Industrial District (PID).

24 VICE-CHAIR ROSS: I'll second the

1 Motion.

2 MR. GAYETSKY: Motion made by Mr.
3 Pax, seconded by Ms. Ross. Those voting:

4 Mr. Trefz.

5 CHAIRMAN TREFZ: Yes.

6 MR. GAYETSKY: Ms. Ross.

7 VICE-CHAIR ROSS: Yes.

8 MR. GAYETSKY: Mr. Pax.

9 MR. PAX: Yes.

10 MR. GAYETSKY: Ms. Neff.

11 MS. NEFF: Abstained.

12 MR. GAYETSKY: And Mr. McCoy.

13 MR. MCCOY: Yes.

14 MR. GAYETSKY: Okay. The Variance
15 is approved 4 to 0.

16 - - -

17 MR. GAYETSKY: Okay. Well, we
18 want to go to the second Nationwide Realty
19 Investors case. That is an item of New
20 Business, as this was submitted before the
21 previous -- the deadline for tonight's
22 meeting. This is for the same location that
23 the previous case was -- the last one proposed
24 at, which is at the 23 and Green Meadows

1 Drive, or I should say T intersection. So I
2 will refer to the Staff Report.

3 And the site here is 100 Green
4 Meadows Drive South. And this is that 28.6 acre
5 parcel. This request entails seeking two area
6 variances from Section 22 to allow a monument-
7 style sign which exceeds the allowable display
8 area and exceeds the maximum permitted height.
9 Also this is seeking a Conditional Use from the
10 Orange Township Zoning Resolution to allow a
11 monument sign.

12 So, I believe, and I will double
13 check with Julie, but they will also need a
14 variance request to allow for that additional
15 monument-style sign for business
16 establishment. So, there will be two
17 monument-style signs on the same parcel.

18 The subject parcel is located at
19 100 Green Meadows Drive and is owned by 100
20 Green Meadows Drive LLC, and it is the
21 location for the current Nationwide Hotel and
22 Conference Center.

23 For the surrounding area, to the
24 north the zoning district is Planned

1 Commercial and Office District. It includes
2 commercial uses, GetGo fuel center. To the
3 south, the zoning is Planned Industrial
4 District. That includes Expedient Data Center
5 and other industrial uses. To the east is
6 zoning district Planned Industrial, and land
7 uses include vacant Planned Industrial zoned
8 land, Green Meadows Drive right-of-way, and
9 other industrial uses. And then to the west
10 is U.S. 23, that is High Banks Metro Park.

11 So since we have some changes here
12 as compared with the previous application, I
13 tried to summarize the history and let me go
14 right into that. Previously, an exterior
15 modifications permit was submitted under
16 Permit No. 20240545, and approved October
17 31st, 2024 for the site to undergo changes,
18 including a new patio with retaining walls,
19 seating walls, grill, outdoor cooking areas,
20 concrete footers. And all of these are
21 located along the south side of the primary
22 building.

23 During last month's BZA meeting,
24 which occurred June 12th, 2025, for the

1 monument-style sign, the applicant requested
2 four area variances from the Orange Township
3 Zoning Resolution, including for a sign area
4 display, maximum permit height, a base that
5 was less than the width of the display area
6 and more than one monument freestanding sign
7 for business established on the same parcel,
8 as well as the Conditional Use. Only the
9 height variance was granted at 18 feet and 0
10 inches at that meeting.

11 A previous sign was proposed at
12 198 square feet of area per side with
13 dimensions 18 feet tall by 12 feet wide.
14 Compared it to the sign being presented within
15 this application, it is 116 1/2 square feet of
16 area per side with dimensions of 14 feet and 9
17 inches tall by nine -- I'm sorry, 8 feet and 8
18 inches wide.

19 In addition to the U.S. 23 sign, a
20 second monument sign, at the primary driveway
21 entrance from Green Meadows Drive, a little
22 bit to the east, was presented before the BZA
23 at that same meeting and granted a Conditional
24 Use, as well as granted one variance to be the

1 second freestanding sign located at the same
2 parcel for business establishment. Given that
3 they're presenting a new sign, we're putting
4 that variance back just to be -- crossing our
5 T's, dotting our I's.

6 Alright. These are the aerial
7 photo views. This is the zoomed-in aerial.
8 And we request, you may remember from the last
9 meeting, it includes the sign area that is at
10 the far southwest part of the parcel. We will
11 have the zoomed-in view from the Auditor's
12 website. And then the zoomed-out view
13 includes the 20-acre parcel. It shows the
14 outline there. It's at the intersection of
15 U.S. 23 and East Powell Road. Alright.
16 That's the last case.

17 I will go through the Conditional
18 Use Criteria. Section 3a, a determination
19 that proposed sign meets all the following
20 requirements: a, the sign is a monument style
21 freestanding sign. The applicant is proposing
22 a monument style freestanding sign as shown in
23 Exhibits 1 through 5 below. b, the maximum
24 height of such sign does not exceed 8 feet

1 above the average grade of the site and the
2 sign is located at distance from any street
3 right-of-way line, as required.

4 According to Exhibit 2, the
5 proposed sign will be 18 feet and 0 inches --
6 I'm sorry, 14 feet and 9 inches. And that
7 exceeds the required height of 6 feet and 9 --
8 by 6 feet and 9 inches. So the maximum
9 allowable height is 8 feet, and this exceeds
10 that by 6 feet and 9 inches. Therefore, a
11 variance is required.

12 For c, the sign does not have more
13 than two sides or surfaces. The sign as
14 proposed will have two sides as shown. For d,
15 the display area of any one side or surface
16 does not exceed 1/2 of the total display area
17 permitted. The single sign face totals
18 approximately 116 1/2 square feet, but only 64
19 square feet per face is permitted. So a
20 variance is being requested. For e, the total
21 display of all surfaces does not exceed 32
22 square feet, or a maximum 16 square feet per
23 side or surface when the sign is located 15
24 feet from the primary frontage street

1 right-of-way line. For each additional one
2 foot setback from the street right-of-way
3 line, an additional 8 square feet of total
4 display area (or maximum of 4 square feet per
5 side or surface) will be permitted up to a
6 maximum of 128 square feet of total display
7 area (or maximum of 64 square feet per side or
8 surface), as permitted.

9 The proposed two-sided sign will
10 total approximately 116 1/2 square feet per
11 side, and 233 square feet for both sides. The
12 sign will be set back 28 feet and 5 inches
13 from the right-of-way line along U.S. 23 so
14 only 64 square feet per side is permitted.
15 That means a variance is being requested for
16 this.

17 For g, no part of such sign will
18 be closer to any street right-of-way line than
19 15 feet, nor closer to any property line than
20 the applicable building setback line, if the
21 adjoining property is in a Residential
22 District. The proposed sign will be set back
23 28 feet and 5 inches from the street
24 right-of-way line, which meets the standard.

1 That was it for our responses to the criteria.

2 Continuing with the Staff, the
3 Exhibits. This is the zoomed-in Exhibit I was
4 referring to that establishes the proposed
5 location, which is essentially the same as the
6 existing sign. It is 28 feet and 5 inches
7 from the right-of-way line. For the following
8 Exhibits, Exhibit 2 shows the existing sign,
9 and that's 17 feet and 9 inches tall by about
10 7 feet and 5 inches wide.

11 The proposed sign will be 14 feet
12 and 9 inches tall and 8 feet and 8 inches
13 wide. So a little bit shorter sign by about 3
14 feet, and then slightly wider sign about 1 1/2
15 feet. Alright.

16 So, Exhibit 4 shows the
17 measurement for the area per side. That does
18 include the lettering just below the blue area
19 on the brick, as that is referring to Green
20 Meadows Corporate Park. Alright. And just to
21 comparison to the last case that you saw, the
22 previously proposed sign 197.7 square feet is
23 shown on the left. The currently proposed
24 sign 116.5 square feet is shown on the right.

1 As far as the variance, this is an
2 area variance from Section 22.04(A)(3)(b) that
3 requires that the maximum height of such sign
4 does not exceed 8 feet above grade. And the
5 average area of the site and sign is located
6 at the distance from each street right-of-way
7 line indicated. So the monument sign at U.S.
8 23 is proposed to be 14 feet and 9 inches,
9 which represents a 6 foot and 9 inch variance
10 request. This is a roughly 84% variance
11 request from Section 22.04(A)(3)(b).

12 For the second variance, that's an
13 area variance from section 22.04(A)(3)(e),
14 which states in part the following, and we
15 included the table as that's showing you the
16 distance -- I'm sorry, the area that is
17 allowed to be based on the distance setback.
18 So, with this being further than 27 feet away
19 from the right-of-way line, that requires that
20 the sign be 64 square feet per side and 128
21 square feet for both sides at its largest.

22 The display area of the monument
23 sign being proposed at U.S. 23 is 116 and 1/2
24 square feet, which exceeds a maximum of 64

1 square feet of area per side or surface by
2 52.5 square feet. This is a roughly 82%
3 variance request.

4 We included that sign that you --
5 as the BZA had approved in the last meeting,
6 just for your reference. And below that is
7 the third area variance that is needed. That
8 is an area variance from Section 22.04(A)(5),
9 which states, and if you recall, not more than
10 one monument style freestanding sign may be
11 authorized for any one business establishment.

12 An additional monument style
13 freestanding sign is being proposed at U.S. 23
14 and Green Meadows on the same parcel as the
15 one approved by the BZA last month in Exhibit
16 8, when only one monument style freestanding
17 sign for a business establishment is allowed.

18 Alright. Well, the last part is
19 the Criteria for consideration for an area
20 variance, as well as the example Motions.
21 Please let me know if you have any questions.

22 CHAIRMAN TREFZ: Anyone? I don't
23 think we have any questions? Applicant, where
24 did you go? There you are. Please restate

1 your name and everything.

2 MR. HOLTZMULLER: Dave

3 Holtzmuller, Nationwide Realty Investors. 375

4 North Front Street in Columbus.

5 MR. BRAAM: Niels Braam with

6 Signcom, 527 West Rich Street, Columbus.

7 CHAIRMAN TREFZ: Okay. You've

8 both been sworn in?

9 MR. HOLTZMULLER: Correct.

10 MR. BRAAM: Correct.

11 CHAIRMAN TREFZ: Okay. What would

12 you like to tell us about this proposal?

13 MR. BRAAM: We have taken your

14 feedback. We've taken your feedback into

15 consideration, and we have reduced the size of

16 the ask. We have reduced the size of the sign

17 as we originally designed it. And at this

18 point, it is actually a little bit smaller than

19 the existing sign that's there. We have

20 increased the width of the base in order to

21 make sure that that is as wide as the rest of

22 the sign, as per Codes, and we're asking for

23 those variances. And I think that we've done

24 our best to try to accommodate on all of your

1 requests.

2 MR. HOLTZMULLER: Yeah. I just
3 want to emphasize, it's important to have a
4 prominent sign at this location. The
5 properties is 20-plus acres, and we expect and
6 hope to have people come from all over other
7 places and we want to make sure that they
8 don't have issues that they might have
9 previously finding the hotel and office
10 center.

11 We're excited about the
12 rebranding. We're excited about bringing it
13 into market. And we are excited about the
14 whole renovation that we have there and we
15 just want the signage to sort of match it, so.
16 I'd be happy to answer any question.

17 CHAIRMAN TREFZ: Okay. Anyone?
18 Questions? Thank you.

19 MR. HOLTZMULLER: Thank you.

20 CHAIRMAN TREFZ: Any participation
21 from the audience? Alright.

22 MR. GAYETSKY: I also did not
23 receive any correspondence via email or call.

24 CHAIRMAN TREFZ: Okay.

1 VICE-CHAIR ROSS: Are we ready for
2 the Motions?

3 CHAIRMAN TREFZ: Yes.

4 VICE-CHAIR ROSS: Based on the
5 testimony received and the considering
6 factors, I move to approve Case No.
7 VA-CU-25-13 for the property located at 100
8 Green Meadows Drive South, Lewis Center, Ohio,
9 and the monument sign identified in Exhibits 1
10 through 5 of this report for an Area Variance
11 from the Orange Township Zoning Resolution
12 Section 22.04(A) (3) (b), to increase the
13 committed height of the monument sign from 8
14 feet to 14 feet and 9 inches in an area zoned
15 Planned Commercial and Office District (PC).

16 CHAIRMAN TREFZ: I'll second.

17 MR. GAYETSKY: Motion made by Ms.
18 Ross, seconded by Mr. Trefz. Those voting:

19 Mr. Trefz

20 CHAIRMAN TREFZ: Yes.

21 MR. GAYETSKY: Ms. Ross.

22 VICE-CHAIR ROSS: Yes.

23 CHAIRMAN TREFZ: Mr. Pax.

24 MR. PAX: Yes.

1 MR. GAYETSKY: Ms. Neff.

2 MS. NEFF: Abstain.

3 MR. GAYETSKY: And Mr. McCoy.

4 MR. MCCOY: Yes.

5 MR. GAYETSKY: The variance
6 passes.

7 VICE-CHAIR ROSS: Based on the
8 testimony received this evening and our
9 considering factors, I move to approve Case
10 No. VA-CU-25-13 for the property located at
11 100 Green Meadows Drive South, Lewis Center,
12 Ohio, and the monument sign as identified in
13 Exhibits 1 through 5 of this report for an
14 Area Variance from the Orange Township Zoning
15 Resolution Section 22.04(A)(3)(e), to increase
16 the permitted area of the monument sign from
17 64 square feet per side to 160.5 square feet
18 per side in an area zoned Planned Commercial
19 Office District (PC).

20 MR. PAX: Second.

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

23 Mr. Trefz

24 CHAIRMAN TREFZ: Yes.

1 MR. GAYETSKY: Ms. Ross.

2 VICE-CHAIR ROSS: Yes.

3 MR. GAYETSKY: Mr. Pax.

4 MR. PAX: Yes.

5 MR. GAYETSKY: Ms. Neff.

6 MS. NEFF: Abstain.

7 MR. GAYETSKY: Mr. McCoy.

8 MR. MCCOY: Yes.

9 MR. GAYETSKY: The Variance is
10 approved.

11 CHAIRMAN TREFZ: I move, based on
12 the factors that we've discussed, I move to
13 approve Case VA-CU-25-13 for the property
14 located at 100 Green Meadows Drive, Lewis
15 Center, Ohio, and the monument sign as
16 identified in Exhibits 1 through 5 of this
17 report, for an Area Variance from the Orange
18 Township Zoning Resolution 22.04(A)(5) to
19 allow a second monument sign at the same
20 business establishment in a Planned Commercial
21 and Office District.

22 MR. MCCOY: Second.

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

1 Mr. Trefz

2 CHAIRMAN TREFZ: Yes.

3 MR. GAYETSKY: Ms. Ross.

4 VICE-CHAIR ROSS: Yes.

5 CHAIRMAN TREFZ: Mr. Pax.

6 MR. PAX: Yes.

7 MR. GAYETSKY: Ms. Neff.

8 MS. NEFF: Abstain.

9 MR. GAYETSKY: Mr. McCoy.

10 MR. MCCOY: Yes.

11 MR. GAYETSKY: The Variance is

12 approved.

13 VICE-CHAIR ROSS: And so for the
14 next one, based on the testimony received and
15 the considering factors, I move to approve
16 Case No. VA-CU-25-13 for the property located
17 at 100 Green Meadows Drive South, Lewis Center
18 Ohio, seeking a Conditional Use from Orange
19 Township Zoning Resolution Article 22.04(A) to
20 allow for the construction of a monument sign
21 identified in Exhibits 1 through 5 of this
22 report in an area zoned Planned Commercial and
23 Office District (PC).

24 CHAIRMAN TREFZ: I'll second.

1 MR. GAYETSKY: Motion made by Ms.
2 Ross, seconded by Mr. Trefz. Those voting:

3 Mr. Trefz

4 CHAIRMAN TREFZ: Yes.

5 MR. GAYETSKY: Ms. Ross.

6 VICE-CHAIR ROSS: Yes.

7 CHAIRMAN TREFZ: Mr. Pax.

8 MR. PAX: Yes.

9 MR. GAYETSKY: Ms. Neff.

10 MS. NEFF: Abstain.

11 MR. GAYETSKY: Mr. McCoy.

12 MR. MCCOY: Yes.

13 MR. GAYETSKY: The Conditional Use
14 is approved.

15 - - -

16 MR. GAYETSKY: Okay. Well, we
17 have a different order, as I mentioned, so I
18 will state the next item will be a New
19 Business item, and that will be Case No.
20 VA-25-12. That is a residential zoning
21 variance case.

22 And I will also request that if
23 Philip would be so kind to grab the two
24 sign-in sheets, that would be helpful for the

1 audience. While we adjust to that, and then
2 we'll go to my Staff Report and he will return
3 with the sign-in sheets. We'll wait for
4 Philip to return here in just a moment. Thank
5 you. I see him returning now so I will start
6 going through the Staff Report.

7 So this is for the property
8 located at 4594 McAlister Park Drive, that's
9 Westerville, Ohio 43082. The applicant and
10 owner here is Jennifer and Charles Kovach.
11 The zoning is Single Family Planned
12 Residential District. The applicant is
13 requesting an Area Variance from Rezoning Case
14 12-0223 Enclave at the Lakes to allow for an
15 egress window to encroach 3 feet and 0 inches
16 into the 12 foot 8 inch side yard setback in
17 an area zoned Single Family Planned
18 Residential District.

19 So, the surrounding area, looking
20 at the north, the zoning district, and in fact
21 all four directions around this property is
22 Single Family Planned Residential District.
23 And then also it is Single Family residency in
24 all four directions.

1 We have a zoomed-out aerial for
2 your context view. So it's in the
3 neighborhood here; however, I-71 would border
4 this neighborhood to the west. Alright. The
5 zoomed-in aerial shows the property boundaries
6 highlighted in yellow. And then this plot for
7 reference is the corner lot, that's at the
8 corner of McAlister Park Drive and I believe
9 that's Enclave Drive.

10 Coming to the Staff Review. This
11 is a variance request from the side yard
12 setback. It's an Area Variance, specifically
13 from Rezoning Case 12-0223 Enclave at the
14 Lakes (SFPRD). The side yard setback
15 requirement in the Enclave at the Lakes is 12
16 1/2 feet. The egress windows will encroach 3
17 feet and 0 inches in the 12 foot -- I believe
18 that's 12.6 inch side yard setback. This is a
19 roughly 23% variance request from Rezoning
20 Case 12-0223 Enclave at the Lakes (SFPRD).

21 It is somewhat faint, so we did
22 blow it up on the next Exhibit for you.
23 There's the proposed egress window at it would
24 be a 9 foot and 8 inch setback from that side

1 yard with the protruding of 3 feet. And just
2 to correct, I believe, to go back, that's a 12
3 foot and 8 inch side yard that's required. So
4 that's why we have the 3 feet and 0 inches
5 encroaching listed.

6 We did take a site photo view that
7 generally shows you the side of the house,
8 which is opposite the corner side, so it's
9 opposite the two-street side that is being
10 proposed.

11 The last section is just the
12 criteria for consideration for the Area
13 Variance from the side yard setback and the
14 example Motions.

15 CHAIRMAN TREFZ: Is the applicant
16 here?

17 MR. KOVACH: Charles Kovach, 4594
18 McAlister Park Drive, Westerville, 43082. I
19 have been sworn in.

20 MS. KOVACH: Jennifer Kovach, 4594
21 McAlister Park Drive, Westerville, Ohio 43082.
22 I've also been sworn in.

23 MR. KOVACH: I work from home. My
24 office is in the basement. I love some

1 natural light. As you can see it's much.

2 We've got some front yardage there, but the
3 window well would not even go past the mulch
4 bed and it's closer to my house than the air
5 conditioner that's on that same wall.

6 MS. KOVACH: We've also had it
7 approved by Home Owners Association as well.

8 CHAIRMAN TREFZ: Okay. Questions
9 from the Board?

10 MR. MCCOY: The HOA approved it,
11 then I'm not sure what we need to do.

12 MS. NEFF: I saw on here they said
13 you have to have it done in 90 days or you --

14 MS. KOVACH: Yes. Our contractor
15 says we need to call him as soon as you say
16 yes.

17 CHAIRMAN TREFZ: We could move
18 this one to next month. (Laughter.)

19 MS. KOVACH: He needs some light.

20 MS. NEFF: Does he have some
21 plants down there? (Laughter.)

22 MR. PAX: Can I make a Motion?

23 CHAIRMAN TREFZ: Yeah. Any public
24 comments?

1 VICE-CHAIR ROSS: Is your next
2 door neighbor here?

3 MS. KOVACH: They said they didn't
4 care so they didn't come.

5 VICE-CHAIR ROSS: Okay. Thank
6 you.

7 CHAIRMAN TREFZ: Now.

8 MR. PAX: Based on factors
9 discussed this evening, I moved to approve
10 Case No. VA-25-12, for the property located at
11 4594 McAlister Park Drive, Westerville, Ohio,
12 seeking an Area Variance from Rezoning Case
13 No. 12-0223 Enclave at the Lakes to allow for
14 an egress window to encroach into the 12 foot
15 and 6 inch side yard setback in an area zoned
16 Single Family Residential District.

17 VICE-CHAIR ROSS: I'll second.

18 MR. GAYETSKY: Motion made by Mr.
19 Pax, seconded by Ms. Ross. Those voting:

20 Mr. Trefz

21 CHAIRMAN TREFZ: Yes.

22 MR. GAYETSKY: Ms. Ross.

23 VICE-CHAIR ROSS: Yes.

24 CHAIRMAN TREFZ: Mr. Pax.

1 MR. PAX: Yes.

2 MR. GAYETSKY: Ms. Neff.

3 MS. NEFF: Yes.

4 MR. GAYETSKY: And Mr. McCoy.

5 MR. MCCOY: Yes.

6 MR. GAYETSKY: The Variance is
7 approved.

8 - - -

9 MR. GAYETSKY: Onto the next case,
10 and that will be on the Agenda showing
11 differently, Variance Conditional Use request
12 VA-CU-25-15. That is for the property located
13 at 350 East Orange Road, Lewis Center, Ohio
14 zip code 43035. The applicant/owner includes
15 Jyothi Palachandra, and then the agent is the
16 architect Anna Mans. The Zoning District for
17 this property is Farm Residential District.

18 So the applicant is seeking a
19 Conditional Use from the Orange Township
20 Resolution to allow for a place of worship,
21 which will include a new 56 by 141, which is
22 7,900 square feet, freestanding accessory
23 building with assembly space, on a property
24 with an existing place of worship, which was

1 approved in 2023 under BZA Case VA-CU-23-10.

2 The site includes a freestanding
3 dwelling, which is approximately 2,800 square
4 feet, and two accessory buildings, which are
5 13 by 25 and 40 by 60 respectively. The 13 by
6 25 building is proposed to be removed, while
7 the 40 by 60 building will remain, as shown on
8 the applicant's plans.

9 The request also includes two Area
10 Variances from the Orange Township Zoning
11 Resolution to allow for a place of worship on
12 a lot smaller than 5 acres, and to allow for a
13 non-residential use to be closer than the
14 minimum allowable distance from a residential
15 district as per Section 21.10.

16 So for the surrounding area, the
17 direction to the north, the Zoning District is
18 Planned Commercial and Office District, as
19 well as Planned Industrial District. The land
20 uses here include Olentangy Local School
21 District Offices and a U.S. Post Office. And
22 that does also include the Orange Road
23 right-of-way. The direction to the south, the
24 Zoning District is Multi-Family Planned

1 Residential District. And the land uses
2 include Hidden Ravines Condo Residences. To
3 the east, the Zoning District is Planned
4 Commercial and Office. And the land use
5 includes Toy Box. To the west, the Zoning is
6 Multi-Family Planned Residential District and
7 Planned Commercial and Office District. The
8 land use include Hidden Ravines Condo
9 Residences, which is part of the same
10 property, and Healthy Pets Veterinarian.

11 Alright. Based on some history
12 here of the property, I wanted to include that
13 in the Staff Report for the Board's
14 familiarity. This property was previously
15 granted a Conditional Use in 1988 under Case
16 No. 8641 for a home occupation. First
17 approved -- the use that was first here was
18 for a physical fitness and training gym to be
19 placed in the accessory building.

20 In addition, the applicant
21 obtained a Conditional Use from Section
22 7.04(c) of the Orange Township Zoning
23 Resolution on May 18, 2023 to allow for a
24 place of worship under Case VA-CU-23-10. As

1 part of that request, the applicant was also
2 granted an Area Variance from Section 7.04(c)
3 to allow for a place of worship on a lot
4 smaller than 5 acres. The place of worship
5 proposed is located at 350 East Orange Road.
6 Well, that was to clarify, it was the variance
7 because of the property being 3.35 acres, when
8 5 acres is the minimum required lot size per
9 Farm Residential District.

10 And then on February 29, 2024, a
11 Zoning Permit for Exterior Modifications under
12 20240129 was approved to allow for the
13 existing gravel parking area to be paved.

14 Furthermore, a Conditional Use for
15 a monument sign was granted on June 20, 2024
16 under Case CU-24-15, and approved under Zoning
17 Permit 20240340.

18 The next section is the aerial
19 photos. And here's the context at Orange Road
20 and a little bit east of U.S. 23 by several
21 hundred feet. The zoomed-in view shows the
22 surrounding area as described. It shows
23 several buildings, which we'll go into a bit
24 more detail that are existing on the site.

1 Alright. So, before we get to the
2 Exhibits, the Staff Review portion describing
3 the Area Variances and Conditional Use. This
4 is an Area Variance and Conditional Use from
5 Section 7.04(c) of the Orange Township Zoning
6 Resolution. This states in Section c that
7 churches or other places of worship provided
8 they occupy a lot of not less than 5 acres
9 plus 1 acre for each 100 permanent seats over
10 300 in the main assembly area.

11 The proposed use for a place of
12 worship requires a Conditional Use granted by
13 the Board of Zoning Appeals, as outlined in
14 Section 7 of the Orange Township Zoning
15 Resolution. As notated above, the applicant
16 was previously granted an Area Variance from
17 Section 7.04(c) to allow for a place of
18 worship on a lot smaller than 5 acres, which
19 again was under VA-CU-23-10, approved on May
20 18, 2023.

21 The proposed site has a total
22 acreage of 3.35 acres. And in this
23 application, the applicant notes that an
24 occupancy of about 400 people is planned.

1 According to the applicant, the current
2 facility accommodates about 150 people. No
3 additional acreage is required for the number
4 of seats, but the property does not meet the
5 minimum acreage requirement of 5 acres and
6 requires an Area Variance.

7 So the parcel of the proposed
8 place of worship is 1.65 acres smaller than 5
9 acres. This means that this is a roughly 33%
10 variance request.

11 For the next Area Variance that's
12 from Section 21.10, Requirements for
13 Nonresidential Uses Abutting Residential
14 Districts. This states, the purpose of this
15 section is to mitigate the effects of noise,
16 light and other nuisances emanating from a
17 nonresidential use abutting a residential
18 district. Nonresidential buildings or uses
19 except parking shall not be located nor
20 conducted closer than 100 feet to any lot line
21 of a residential district. Such 100 feet area
22 shall include at or near its perimeter
23 acceptable landscaping or screening as
24 approved in the planned district of

1 development or, in the case of the property
2 located outside a planned district, as
3 approved by the Zoning Inspector.

4 So the residential district near
5 the property is the Hidden Ravines
6 Multi-Family Planned Residential District and
7 that is to the west. The closest residential
8 parcel in this district, which is in the
9 Hidden Ravines, is roughly 65 feet from the
10 new accessory building to be used as a place
11 of worship, exceeding this requirement.
12 Therefore, the new accessory structure will be
13 located 35 feet closer to the residential
14 district than as required by Section 21.10.
15 This is roughly a 35% variance request.

16 The next sections are the Exhibits
17 submitted by the applicant. So firstly we
18 have the new -- this is the Site Plan for the
19 new facility. I do want to just touch on that
20 the area that you see attached includes the
21 new parking facilities that are not currently
22 there. And generally speaking, they wrap
23 around, will wrap around the new freestanding
24 building that will belong to the Temple. You

1 can see, if you look closely, the existing
2 building that is to remain, it is due east --
3 well, I should say that the new building will
4 be due west of the existing building with a
5 drive aisle to be in between them.

6 For the next Exhibit, we zoomed
7 into that proposed Site Plan. And you can see
8 the measurement that Staff obtained, which is
9 essentially 65 feet -- 65 feet 1/4 inch away
10 from the Residential District. So that's the
11 side property line of this parcel.

12 For Exhibit 3, we wanted to
13 highlight for the Board the existing
14 arrangement next to the proposed arrangement.
15 So, we'll be happy to answer any questions
16 that you might have. But generally you can
17 see that existing building to the southeast.
18 The building in the center, that 13 by 25, is
19 proposed to be removed, replaced by a parking
20 area. And then the residential building to --
21 basically in front all of that will also
22 remain.

23 Exhibit No. 4 shows the building
24 parameters of the proposed new building for

1 reference.

2 And then Staff was able to enter
3 the site for site photos, so I'll just quickly
4 go through those. The first site photo is
5 showing the currently existing primary
6 building in the background. The accessory
7 building that's to remain is on the far right
8 side and then the accessory building to be
9 removed is that white color building that's
10 sort of in the middle.

11 For Site Photo 2, this is facing
12 west, which is in the general area of where
13 that new accessory building will be added,
14 with the additional assembly space and parking
15 area. There are, as you can see, quite a few
16 trees in that area, some of which will have to
17 be removed to kind of accommodate the new
18 building and the parking area.

19 And then Site Photo No. 3, that's
20 that existing 40 by 60 building, which is
21 proposed to remain, as I understand. This is
22 where the assembly space generally is
23 currently.

24 Site Photo 4 is facing west as

1 well. It's just slightly zoomed out of that
2 photo number 2. A couple more photos, I
3 believe three photos to go. This is facing
4 south, the reverse of the first photo, again
5 showing the 40 by 60 building to remain.

6 And then Site Photo 6 is the
7 existing parking area with that 13 by 25
8 accessory building, which is proposed to be
9 demolished. Last but not least is the entry
10 area, just for context, that shows the
11 residential building with some of the existing
12 parking area in the front yard area.

13 I want to note the Technical
14 Agency Review that we had. In speaking with
15 our Orange Township Fire Department, comments
16 were made that indicated that the site
17 circulation would need to be looked at with
18 the new parking area, along with the building
19 proximity to fire hydrants.

20 So this, I wanted to make note, is
21 outstanding. We haven't heard that the Fire
22 Department has approved thus far; however, to
23 approve of any new Zoning permit, in the event
24 that the Board was to approve of this

1 application, they would still need to go
2 through and get a Zoning permit approved,
3 which is contingent on the Fire Department's
4 review and approval for those items. So, that
5 would be a Zoning permit for exterior
6 modification or site modifications.

7 VICE-CHAIR ROSS: Eric, I have a
8 question about that.

9 MR. GAYETSKY: Sure.

10 VICE-CHAIR ROSS: If it was
11 approved on this level, and it has not been
12 reviewed yet by the Fire Department and they
13 find that the buildings are too close together
14 and they need to be moved on the site, there
15 would be no public comment as to, or review in
16 a public meeting, as to where those building
17 would be, correct?

18 MR. GAYETSKY: Well, I think that
19 likely depends on the extent to which
20 revisions will need to be made. I will also
21 allow Julie to jump in if she has some
22 additional feedback on that matter.

23 MS. DONNAN: It also depends --
24 there are a few things that it could depend

1 on. If the Board were to approve, you could
2 also make it a condition that they have to
3 obtain Fire approval. Frankly, it is just
4 cleaner, though, if you have all that
5 information from -- and is it normal for the
6 -- is it standard practice to have the Fire
7 Department weigh in before taking action?

8 CHAIRMAN TREFZ: Right, yeah.

9 MS. DONNAN: Yeah, I think it's --
10 that way the Board can make a decision with
11 all the information. And obviously the
12 applicant then knows that there's not going to
13 be a -- nothing pulled out from under them or
14 anything like that.

15 VICE-CHAIR ROSS: Okay.

16 MS. NEFF: Eric, can I ask one
17 more question? For the Section 7.04(c)
18 Variance, can you help me understand what's
19 different between now and what was approved on
20 May 18th, 2023? Why is this one in here
21 again?

22 MR. GAYETSKY: Sure. Well, we are
23 looking at this as a new Conditional Use. Let
24 me back up and state that regardless of the

1 Board's decision tonight, that does not impact
2 the existing operation; however, the
3 parameters have changed as far as this being
4 an expanded use, so this is being looked at
5 essentially from square one. So the Board
6 does need to go through and give them an
7 approval for the use as it's being presented
8 tonight, which is distinguished from what was
9 previously approved, which is a smaller, I
10 guess, arguably less intense use.

11 MS. NEFF: Gotcha. So it's
12 because the use has expanded?

13 MR. GAYETSKY: Correct.

14 MS. NEFF: Thank you.

15 MR. PAX: But it is still a church
16 that was approved back in '23?

17 MR. GAYETSKY: Correct.

18 MR. PAX: Or a house of worship.

19 MR. GAYETSKY: Correct.

20 MR. PAX: Yes. Thank you. Okay.

21 So that was the key, regardless of our
22 disposition, they can still remain in
23 operation on that site within their existing
24 building?

1 MR. GAYETSKY: With their existing
2 Conditional Use, that's correct.

3 MR. PAX: Thank you.

4 VICE-CHAIR ROSS: Sorry, I don't
5 want to beat a dead horse, but I have another
6 question.

7 MR. GAYETSKY: You're fine.

8 VICE-CHAIR ROSS: Within our
9 purview, in the testimony that we hear and the
10 decisions we make, we cannot talk about
11 percentage of green space or coverage of the
12 lot, we cannot talk about architecture changes
13 like a planning and zoning -- or Planning
14 Commission could do, Zoning Commission, nor
15 lighting to a certain degree, number of
16 parking spaces, tree replacement or the colors
17 of the building and roof that you would
18 typically see in a Development plan. So none
19 of those things would also come before the
20 public in a public meeting for discussion and
21 input?

22 MR. GAYETSKY: Well, a couple
23 things. So this is an FR-1 property. It's
24 not a Planned District, so only the standards

1 that are within the FR-1 District are what we
2 have that are applicable.

3 VICE-CHAIR ROSS: Right. And this
4 is permitted to come before for a variance.
5 But all of those things that are typically
6 viewed during a Development Plan in front of a
7 Zoning Commission would be decided by Staff;
8 is that correct?

9 MR. GAYETSKY: Yep, there are
10 provisions in the General Code that we would
11 still, of course, we could enforce if, let's
12 say they're like trespass issues, for
13 instance, they are still subject to the
14 entirety of the Zoning Code, not just FR-1.
15 So, I do want to remind you that FR-1, for
16 instance, has trespass and glare type
17 standards.

18 But back to the FR-1 question, for
19 that setback distance, the 100 feet states
20 that there is some requirement for some
21 buffering if it's a planned-type district, or
22 else it's up to the Zoning Inspector. There's
23 really not any concrete standard about what
24 kind of screen, for instance, how many trees

1 exactly, like you would typically find in one
2 of the planned districts. So there is a
3 difference here that is not specificity like
4 you typically find in one of your planned
5 districts.

6 VICE-CHAIR ROSS: Right. I guess
7 my point is that this takes it out of the
8 sunshine of a public meeting. And although I
9 know we have a very qualified and excellent
10 Staff, who is very capable of making these
11 decisions, they would not be made in the light
12 of a public meeting; is that correct?

13 MR. GAYETSKY: If it's not in the
14 FR-1 Code, correct.

15 VICE-CHAIR ROSS: Okay. Just --
16 thank you.

17 MS. NEFF: I think that's
18 important, as we're talking about this, too,
19 to define what is and isn't that we're
20 reviewing tonight. Thank you.

21 CHAIRMAN TREFZ: Any other
22 questions for Eric or legal counsel?
23 Applicant, whoever.

24 MR. PAX: Questions for the

1 applicant, I guess.

2 MS. NEFF: Absolutely.

3 MS. MANS: Good evening. Anna
4 Mans, 4858 Kingshill Drive, Columbus, Ohio
5 43229, and I've been sworn in.

6 MR. AVADHANULA: Karthik
7 Avadhanula, 1510 Cottonwood Drive, Lewis
8 Center, and I've been sworn in.

9 CHAIRMAN TREFZ: Okay. Thank you,
10 both.

11 VICE-CHAIR ROSS: If I could ask
12 you to speak up just a little bit, it's very
13 difficult to capture soft voices on our
14 recording. Thank you.

15 MS. MANS: Thank you.

16 MR. AVADHANULA: Before I start
17 with my presentation, I would like to --
18 before I start with my presentation, I would
19 like to disclose a few things. I am currently
20 an active member of the Orange Township Zoning
21 Commission, and I've confirmed with Eric that
22 this is not a conflict of interest. I'm also
23 the trustee of the temple.

24 AUDIENCE: We can't hear what he's

1 saying. We can't hear anything.

2 MR. GAYETSKY: If you want to
3 switch mics, that one will be a little better.

4 MR. AVADHANULA: Okay. I will
5 start again. Better? Okay. That's awesome.

6 AUDIENCE: Thank you, that's
7 better.

8 MR. AVADHANULA: First, before I
9 start, I will disclose that I'm a current
10 active member of the Orange Township Zoning
11 Commission, and I've confirmed with the Zoning
12 Officer that this is not a conflict of
13 interest. And it is exciting to see such an
14 active participation from the community. You
15 make this place better.

16 I would like to start our
17 presentation and why we think we should be
18 provided this appeal. If you can go to the
19 next slide. So, we call this temple Sri
20 Bhaktanjaneya Temple of Ohio. This is not a
21 temple of Central Ohio. This is not a temple
22 of Columbus. This is a very unique temple.
23 It is the only place in all of Ohio where
24 there is one deity that has ability to -- that

1 people have ability to go around it, which is
2 why we have devotees coming from all over
3 Ohio, from Cleveland, Cincinnati and all over
4 the place and spending time here and spending
5 their hard-earned money during some of the
6 temple events.

7 Second, this, as mentioned in May
8 2023, this area was approved for the current
9 temple operation with a temporary structure
10 two years ago, and with an occupancy permit of
11 150. What we see currently is 100 to 150
12 devotees coming to the temple mostly on
13 Saturdays, and it is on a rolling basis. We
14 don't have all 100 or 150 congregating at the
15 same time. It is throughout the day, if you
16 count the number of foot traffic, that is what
17 we are counting as 100 to 150. We don't have
18 one-time congregation.

19 We have twice a year we have a
20 couple of special events. One event is the
21 foundation day of the temple. That is when we
22 typically see 400 devotees, again, on a
23 rolling basis from morning to evening. The
24 temple has opening hours and temple is never

1 opened after 9:00 p.m. It opens at 7:00 a.m.
2 sometimes and sometimes 6:00 a.m. when there
3 is events, but it never is open after 9:00
4 p.m.

5 With the current structure, we are
6 able to accommodate. So why the new
7 structure? If you go to the next slide, it's
8 safety. Safety is important factor. If you
9 see the current structure that we are
10 operating in, it is a temporary structure. It
11 was built as an accessory dwelling unit for a
12 gym. This structure does not even have a
13 foundation, and that -- it is not designed for
14 the purpose that we have currently. It is a
15 safety risk for the community that is coming
16 in and the people operating it. And that is
17 exactly why we need a new building, which is a
18 permanent structure.

19 Now that -- two years ago we did
20 not have the knowledge of how much reception
21 there would be for a place of worship like
22 this. Now that we have an understanding, we
23 are building a permanent structure that is
24 safe for all. And we believe it is the right

1 thing to do for the safety of everybody in
2 Lewis Center.

3 If you go to the next slide, there
4 is a second reason why we think this is very
5 important. It is justice. The current
6 structure is too close to the eastern boundary
7 of the current plot, and the new building will
8 be more centrally located, and it will be
9 equidistance from both the property lines on
10 east and west.

11 And what you can see is that tall
12 mature trees, we are retaining tall mature
13 trees for 20 feet on east side, on the both
14 east and west side. And there is much longer,
15 I don't know if Anna can confirm, there is a
16 bigger depth of mature trees protecting the
17 view from the south side. So, for screening
18 purposes, 20 feet of mature trees is not
19 generally required, even for industrial
20 complexes. This is something that we are
21 providing because we think it is important for
22 the community.

23 And if you go to the next slide.
24 What our structure ensures is safety and it is

1 just to all neighbors, and it meets the
2 community needs. One additional thing I want
3 to mention is that we will definitely go
4 through the fire -- we will have to go through
5 Fire and the Delaware County Engineer's office
6 for our storm drain to make sure the storm
7 drain is to the front of the -- we want to do
8 this one time right. We don't want to cut
9 corners or take shortcuts. This is one time
10 right thing that we are planning to do. And
11 that is why want to get this permit today so
12 that we can go to the Delaware County
13 Engineer's office and say this is what we are
14 planning and we want to build everything from
15 the ground up correctly, not operating a
16 temporary structure.

17 What we are willing to consider
18 additionally today if you want to use these as
19 conditions of approval, we are willing to
20 remove the existing structure, additional
21 existing structure that is currently being
22 used, we are willing to remove that also. And
23 because that will reduce the square footage of
24 what are proposing here. And secondly, on the

1 west side because that is where the concern
2 is, 65 feet from the current boundary, we are
3 willing to remove the 18 parking spots that
4 are on the west side so there is no parking
5 spots on the west side of the building. We
6 are willing to do that. We currently have
7 planned for 174 parking spots, which is 39
8 spots above and beyond what is required by the
9 Zoning. So, we are okay with removing 18, and
10 we are okay with not have any parking on the
11 west side, if that is of a concern.

12 That is all I have to present.

13 And I hope you view this as a positive
14 development here.

15 CHAIRMAN TREFZ: Okay. Thank you.

16 Any questions? Anything to add?

17 MS. MANS: Only if you have any
18 questions.

19 CHAIRMAN TREFZ: Okay.

20 MS. NEFF: I know it says it in
21 there, but can you remind me what the square
22 footage of the new building is, the new
23 temple?

24 MR. AVADHANULA: 7,900 square

1 feet.

2 MS. NEFF: And what's the square
3 footage of the existing building?

4 MR. AVADHANULA: 2,400 square
5 feet.

6 MS. NEFF: Thank you.

7 MR. AVADHANULA: There is also an
8 additional accessory building structure that
9 is much larger and this is already being
10 proposed to be raised. I don't know the
11 square footage of that one.

12 MR. GAYETSKY: The white color
13 building?

14 MR. AVADHANULA: Yes.

15 MR. GAYETSKY: Is 13 by 25.

16 MR. PAX: The question I had
17 regarding you're stating 130 parking spaces
18 being required to meet the Code, is that based
19 upon 150 occupant permit, occupancy?

20 CHAIRMAN TREFZ:

21 MR. AVADHANULA: No, 400.

22 MR. PAX: That's for 400, 130
23 parking spaces.

24 MS. NEFF: Are there other days of

1 the week that you have a lot of people in the
2 temple or not at all?

3 MR. AVADHANULA: So, for week
4 days, we typically have not more than ten
5 people. It's only on Saturdays, not even on
6 Sundays.

7 MS. NEFF: Do you have any, I'm a
8 data person, graph or help me understand,
9 like, what would be peak time on Saturday and
10 what would be the most amount at that peak
11 time? Is it 50, is it 90, that come between a
12 few hours?

13 MR. AVADHANULA: At a single time?
14 You're asking at a single point of time?

15 MS. NEFF: Yeah. I'm just trying
16 to understand, like, what are the really busy
17 hours, and what are the most people you have
18 at one time on Saturday on average?

19 MR. AVADHANULA: So most busy
20 hours are just before lunch because we also
21 provide free lunch for when there are events.
22 When there are events, and we also provide
23 free lunch and no questions asked. So, no
24 questions asked as to are you party or a

1 devotee or anything like that. So we believe
2 it is a community service that we are doing.

3 MS. NEFF: Okay. And do you get
4 50 people on average, or a rough idea?

5 MR. AVADHANULA: Eighty to 90 if
6 it is a --

7 MS. NEFF: On the big event days?

8 MR. AVADHANULA: Yes. On the big
9 event days, I would say it crosses 100.

10 MS. NEFF: Okay. Thank you.

11 MR. PAX: One other question I
12 have. You mentioned about the greenery around
13 site and property and in respect for the
14 neighboring residential property. So on the
15 south side you are proposing a retention pond,
16 basically. So you're covering a lot of the
17 land, obviously, the soil with asphalt, so
18 you're going to get a lot of runoff that needs
19 to go into that retention pond, or detention
20 pond that you're proposing; is that correct?

21 MS. MANS: So, this was originally
22 the plan. After we submitted documents, it
23 appears that the site slopes towards north, so
24 it wouldn't make sense to put the retention

1 pond there where you are showing. So it is
2 probably going to be closer to the road, if
3 approved later in the future.

4 VICE-CHAIR ROSS: So that changes
5 the site plan completely?

6 CHAIRMAN TREFZ: Yeah.

7 MR. PAX: Yeah.

8 MR. AVADHANULA: The storm drain
9 is on the front side.

10 MS. MANS: Yes. So the site
11 slopes toward the north.

12 MR. PAX: Towards Orange Road.

13 CHAIRMAN TREFZ: Orange Road.

14 MS. MANS: Orange Road. Yeah, so
15 the low point is Orange Road. So just
16 recently, it was within a week, we were told
17 that the more retention pond is going to be
18 more up front. I mean, to be honest, we don't
19 have a civil engineer at this point, so I
20 can't say, you know, that's how that is going
21 to lay out.

22 MR. PAX: I understand. I know
23 we've got a lot of comments that we've
24 received from residents, you know, adjacent

1 property owners that are particularly
2 concerned about runoff and flooding potential
3 there. Legitimately seeing that we're getting
4 heavier rainfalls with climate change, it's
5 very sensitive on when you're talking areas of
6 asphalt of that degree and catch basins that
7 are trying to catch it, it's very difficult.
8 And/or you're dealing with a very expensive
9 underground retention system that was budget
10 prohibitive for you, I would assume.

11 So, that's the one concern that I
12 have of just looking at the sheer coverage
13 with asphalt for parking. And, you know, for
14 a retention pond to work, that was the one
15 concern that I had, frankly, on the south is
16 you're taking all the trees out to get that
17 pond to work. So now that screening is gone
18 for a retention pond by nature of the pond.
19 So, that's a sensitive issue to the residents
20 that are to the south of the property. But if
21 you're moving it up to the north then, again,
22 that's a whole nother issue, too, with public
23 right-of-way and roadway there and your access
24 to Orange Road. It's precarious a bit on how

1 that works on your site strategy.

2 That's just the main thing I
3 wanted to at least voice a concern and
4 understanding from our perspective of resident
5 comments. That's quite a few regarding
6 flooding and soil and water runoff.

7 MR. AVADHANULA: We do have to go
8 to Delaware County Engineer anyway to get the
9 permit before we do anything, so that is when
10 you will know what is to be constructed. But
11 we believe there is a storm drain right along
12 side the road and that is what is showing in
13 the GIS maps. So we intend to connect to
14 that.

15 MR. PAX: Okay.

16 VICE-CHAIR ROSS: With a retention
17 pond closer to Orange Road or with underground
18 storage of rain water?

19 MR. AVADHANULA: That will be
20 decided at that time. We will know based on
21 what is needed to be done from the County
22 Engineer's perspective.

23 MS. NEFF: How did this work in
24 terms of chicken or egg, Eric, with us not

1 being able to know this information until they
2 talk to the County Engineer? Because this is
3 information I would like to have to make my
4 decision. Is that a reasonable ask?

5 MR. GAYETSKY: Well, I would say
6 if you have some concern about the site
7 layout, especially with the details that are
8 currently provided, compared to what you want
9 to see, you want to be confident about the
10 parking counts in making a decision that
11 doesn't overlook that, there might need to be
12 some kind of relief requested for parking if,
13 let's say the storm water is needing to be
14 increased at our County level.

15 This is a chicken and the egg in
16 the sense that the County will be the
17 authority that regulates any storm water
18 requirements. So the Zoning does not have
19 standards that regulate storm water, whether
20 that be retention --

21 MS. NEFF: And we're not weighing
22 in on the retention pond.

23 MR. GAYETSKY: We don't have a
24 standard for that, right.

1 MS. NEFF: Right.

2 MR. GAYETSKY: And that also
3 includes any kind of runoff to adjacent
4 properties. That's all handled at the
5 commercial building department level, when
6 storm water takes a look at that at time
7 through the commercial building review
8 process, so. So there is a difference here;
9 however, yes, there could be implications for
10 the site layout based on storm water needs.
11 Correct.

12 VICE-CHAIR ROSS: Which is really
13 important for us to know because if it has to
14 change the Site Plan and shove the building
15 all the way to the back, that poses a whole other
16 set of questions and with all the parking and the
17 building back by the residents. So you can see
18 why this is a dilemma for us.

19 I have a couple of questions. One
20 is, if when you have your events, it's a very
21 popular place when you have your events, and if
22 you don't have an enough parking here, do you
23 have arrangements with other areas, other
24

1 businesses in the area to take your overflow?

2 MR. AVADHANULA: So, there was
3 only one time that I can personally remember.
4 It was when the temple opening even, the
5 annual yard and we had right opposite to this
6 property to this, it is the school property,
7 and we have --

8 AUDIENCE: We can't hear him.

9 CHAIRMAN TREFZ: Speak louder.
10 Try the other one. Remove it from the holder
11 so that you can adjust it.

12 (Discussion regarding the mics.
13 Having issues with the mic.)

14 MR. GAYETSKY: If you want to try
15 that one on the corner, that's probably safest
16 next to Mr. McCoy. You can still face the
17 Board. Thank you.

18 MR. AVADHANULA: I personally can
19 remember about one event where the annual
20 temple opening event that is when happens
21 annually and we have permit from the school
22 opposite to use their parking spot because it
23 was a weekend and they agreed to that.

24 VICE-CHAIR ROSS: Thank you. My

1 last question is, have you had a sitdown with
2 the neighbors at all to try to discuss
3 concerns before you come to us?

4 AUDIENCE: No.

5 MR. AVADHANULA: No.

6 MS. NEFF: Can I interrupt real
7 quick. Can the audience, like, please try to
8 keep your chit-chat to a minimum because we're
9 having trouble with hearing and everything and
10 it's distracting with all the noise going on.
11 I appreciate it.

12 MR. AVADHANULA: I don't believe
13 so.

14 VICE-CHAIR ROSS: Okay. Thank
15 you.

16 MR. PAX: One other question I had
17 regarding, you said the temple is open until
18 9:00. So in the winter it gets dark, will you
19 have light poles there on the property?

20 MR. AVADHANULA: We currently do
21 not have light poles. We just have -- because
22 currently where we operate there is a light in
23 front of the temple building.

24 MR. PAX: Would you be considering

1 that with this large expanse of parking, the
2 foot candle?

3 MR. AVADHANULA: Yes. So the foot
4 candle will be according to the Zoning
5 requirements.

6 VICE-CHAIR ROSS: There are
7 actually two noted on the Site Plan because
8 it's saying new light pole on them.

9 MR. PAX: I missed that. I
10 appreciate that.

11 MR. MCCOY: I have a comment.
12 Being busy and having increased attendance is
13 a good problem for you to have. I acknowledge
14 that. However, given the myriad of unanswered
15 questions that are within this plan that are
16 all determined by other entities, personally
17 there is no way that I can vote to grant any
18 variance this evening based on a complete lack
19 of information on what is an end plan for this
20 area.

21 And we can discuss it round and
22 round and round about where this building will
23 sit if this building is not here, but that
24 doesn't match what was presented. And there's

1 too many questions to know what I would be
2 voting on to actually approve. That's just my
3 opinion.

4 MS. NEFF: Is it reasonable to go
5 to the -- that they would go to the County
6 Engineer and get some of these things resolved
7 so that we can have a more definite plan to
8 review?

9 MR. GAYETSKY: It's possible to
10 submit with the County at this stage. I'm not
11 totally certain about how far along they would
12 get with their review prior to the Zoning
13 authorization for the plan. I don't think
14 I've encountered a situation quite like it
15 before. However, it wouldn't surprise me if
16 they could go at least to some level of
17 detail, look at site suitability on behalf of
18 the applicant.

19 MS. MANS: We did have a
20 conversation with Plans Examiner, and I mean,
21 to be honest, we talked about the distance
22 between the new building and the proposed, but
23 to be honest not all the details came out,
24 especially just like I mentioned, we don't

1 have the civil engineer involved. And, you
2 know, it's time and money as well. I mean, to
3 get to the answer, you know, we would have to
4 hire an engineer and I assume it's
5 calculations, time, you know.

6 MS. NEFF: Sure. Yeah. I mean, I
7 think I'll echo what we've heard here, but the
8 drainage question and the retention pond came
9 up in comments that we've read here, but it
10 makes it difficult to really review it without
11 knowing exactly where those things would be.
12 And I'm imagining we're going to hear that as
13 well.

14 MS. MANS: Yeah. Well, I can only
15 say to what happened. Initially we thought we
16 had room on the south side, so that's where it
17 would make sense to put it. However, just
18 recently, there were some conversations that, in
19 planning to move forward, we reached out to a
20 civil engineer and he only -- in review of the
21 Site Plan it was mentioned that putting the
22 retention pond on the south end didn't make
23 sense. It would be better to consider it on the
24 north end, but it was just the

1 conversation.

2 MR. MCCOY: Eric, I had a question
3 that was answered at the last meeting we had
4 and probably answered the meeting before and
5 the meeting before that. If it was
6 recommended to the applicant to continue their
7 application into the future, does that have to
8 be heard at the next meeting or is it a -- and
9 you're shaking your head.

10 MR. GAYETSKY: It would have to be
11 a time and date certain, but it's not required
12 to be at the next meeting.

13 MR. MCCOY: It could be six
14 months, it could be three months. It could
15 be --

16 MR. GAYETSKY: Essentially as far
17 out as the BZA can agree to, yeah.

18 MR. MCCOY: Understood. Do you
19 want to explain that to them or is that an
20 even appropriate to explain?

21 MR. GAYETSKY: On a high level,
22 yeah. So the continuation is up to the
23 applicant. The applicant has to request to
24 continue to the BZA and it's up to the BZA to

1 support or decline that continuation. So, if
2 that would be agreeable to the applicants,
3 that's generally the way that that would work.

4 MS. NEFF: I also see that we have
5 a lot of people here, and I want to make sure
6 we didn't waste their time. But I also don't
7 know if everyone wants to speak knowing that
8 that is a possibility that this could be
9 continued. I've not seen one like this
10 before.

11 VICE-CHAIR ROSS: I think we should
12 hear public comment.

13 CHAIRMAN TREFZ: Any other
14 questions for the applicant? Thank you.

15 MS. MANS: I just wanted to add
16 that we reviewed -- before the meeting we
17 reviewed the questions from the public, and
18 personally I just didn't see any concerns
19 about the water retention.

20 CHAIRMAN TREFZ: Okay. You'll
21 have another chance before we make any
22 decision on anything, so.

23 MS. NEFF: Thank you.

24 CHAIRMAN TREFZ: Thank you. This

1 gentleman over here raised his hand.

2 Thank you. Appreciate you
3 allowing us to be here tonight to discuss the
4 issue. I'm the current President of the
5 Hidden Ravines Association, and my many
6 Members --

7 MS. DONNAN: For the record, if
8 you can state your name, address and confirm
9 that you've been sworn. Thank you.

10 MR. MCCORMACK: David McCormack,
11 8015 Summitpoint Place, Lewis Center. And I
12 have been sworn in. Did I cover the bases?

13 CHAIRMAN TREFZ: Yeah.

14 MR. MCCORMACK: Okay. There's
15 quite a few homeowners here tonight and they
16 have more detail to present than I do, but I
17 just wanted to make the point that we're here.
18 About 50 residents are here. And one of the
19 issues we had is the fact that you're
20 basically doubling, if not beyond, the size of
21 the church on the small acreage. That's the
22 main point.

23 But I just wanted to say we're
24 here to represent our residential stamp in the

1 area and make sure to maintain the value and
2 consistent curve appeal. With that I'll
3 surrender the podium.

4 CHAIRMAN TREFZ: Okay. Thank you.

5 MS. NEFF: And Hidden Ravines is
6 directly behind it, right?

7 CHAIRMAN TREFZ: What?

8 MS. NEFF: It's directly behind
9 the property.

10 CHAIRMAN TREFZ: It is west and
11 south.

12 MR. MCCORMACK: West and south.

13 MS. NEFF: Okay. Thank you. I
14 just wanted to make sure.

15 CHAIRMAN TREFZ: I'm going to make
16 one comment first. You're probably going to
17 repeat each other's testimony. It would be
18 very efficient for you guys if you only
19 brought up something new, or say, I agree with
20 Jane, or whoever, you know. I just want to
21 make it efficient to you guys.

22 MR. MCCORMACK: I think we've got
23 a plan put together already with the main
24 speakers. Keith, You were going to lead off.

1 Matt, you want to follow. Follow the
2 instructions.

3 MR. ROBINETTE: My name is Dennis
4 Robinette. I live at 8053 Summitpoint Place,
5 Lewis Center, 43035. And I have been sworn
6 in.

7 CHAIRMAN TREFZ: Excellent. Thank
8 you. What would you like to tell us?

9 MR. ROBINETTE: Thanks. Well, you
10 know, I was at this meeting in May 18th, 2023
11 when the church requested their initial
12 variance request to operate as a church on a
13 lot less than 5 acres. And there was a lot of
14 discussion, but basically what swayed a lot of
15 people and maybe you guys was the fact that
16 they said they were going to be temporary and
17 that they weren't going to add any structures.
18 So the people's anx sort of calmed down based
19 on what we -- we took them at their word that
20 that's the way it was going to be.

21 And I was here in 2024 when they
22 asked for the marquee because they -- the
23 entrance to the church off of Orange Road is
24 kind of difficult to see, so that made sense,

1 you know.

2 Also during the summer of 2024
3 later that same year on a warm Saturday
4 afternoon, I believe, we noticed a lot of
5 smoke coming out of the church. And I thought
6 well, maybe they're having a barbecue or
7 something. Hell, I don't know what the
8 ceremonies are for this church. But it just
9 got worse and worse and the smoke sort of
10 permeated into our neighborhood. A lot of us
11 had to close our windows and doors, and even
12 then some smoke did get into our rooms, into
13 our homes. We were thinking about calling the
14 Fire Department, but we just -- eventually it
15 got less and less after a while, but we didn't
16 know what they were doing. And it kind of
17 made us wonder, there's a small entrance to
18 their product and I can't see a great big fire
19 truck getting up in there, maybe they can, but
20 it would be rather difficult to do that. By
21 the time they got the hose run, if there was a
22 fire, and had to run a hose all the way out to
23 Orange Road to find the nearest fire hydrant,
24 a lot of facilities -- a lot of homes could be

1 burnt down. Okay.

2 The current variance request will
3 add more than 75 new parking spaces, about an
4 8,000 square foot structure, which is more
5 than twice the size of the existing building,
6 and they're estimating about 400 more folks,
7 along with the new light pole and retention
8 pond, which if I understand, they're now
9 talking about possibly relocating it. I think
10 that's what I understood them to say.

11 The layout expands everything and
12 pushes their facilities right up the property
13 line with Hidden Ravines, and in some cases,
14 according to your interpretation of the
15 sketch, I wouldn't call it a layout, is
16 actually on the property line. The new
17 parking spaces will now be around 55 feet from
18 our homes on that side of the church property,
19 so they'll be aiming their cars point blank
20 into our bedrooms, our living rooms and our
21 sitting rooms. So that's a big problem.
22 There's going to be a lot more noise. I'm not
23 saying how much, but there's going to be more
24 noise.

1 The retention pond, the way it's
2 currently laid out, will bound our community
3 on two sides, along with the light pole being
4 back in that area. In that area we already
5 have a bad enough insect problem, we don't
6 need a new one.

7 There's going to be 75 more cars
8 entering and leaving Orange Road. Not all at
9 the same time, got it, understood. There's
10 just going to be a lot of cars coming and
11 going. It's already -- Orange Road and
12 Highfield Street is already congested enough.
13 And it is a partially hidden drive way, they're
14 correct, it is partially hidden. We don't need
15 any more congestion.

16 There is an abundance of other
17 land in this area, 5 acres or bigger, that is
18 much better suited for the church where you're
19 not imposing upon traffic or other neighbors
20 or businesses. It's away from just everything
21 that's residential. But here they want to
22 stick this church right in the middle of our
23 neighborhood.

24 There's no doubt in my mind and in

1 my neighbors' mind, having this church
2 facility, especially the expanded version,
3 it's going to reduce our property values. It
4 has to. Talking to a couple of real estate
5 folks, it's going to be a negative impact. We
6 don't know how much. It depends. But it's
7 not a good idea. These are our homes and
8 they're huge investments. Homes run upwards
9 \$600,000 in that neighborhood.

10 And in all honesty, I wish I had a
11 nicer way of saying this. I apologize. But
12 the church representative, I don't believe,
13 was truthful during the original variance
14 request in 2023 when they stated that this is
15 a temporary location. We contend their
16 intention all along was to make this location
17 their permanent home. They only stated it was
18 temporary so that their initial request would
19 be more likely approved. I believe that this
20 deception should be taken into account
21 regarding the potential lack of truthfulness
22 and accuracy regarding this variance request.
23 That's all I've got to say.

24 CHAIRMAN TREFZ: Thank you. Any

1 questions for this witness? Thank you.

2 MR. FAVRET: Good evening, Board
3 Members. My name is Matthew Favret. And I
4 live at 8117 Summitpoint Place here in Orange
5 Township. And I've been sworn in. Thank you
6 for the opportunity to speak.

7 I stand before you to respectfully
8 request that you deny the application for
9 Conditional Use and the Area Variances
10 submitted for 350 East Orange Road. My
11 concerns focus on five key areas; lot size,
12 proximity to residents, storm water
13 management, traffic safety and consistency
14 with our Townships' vision.

15 Adequate lot size, Section 704(c)
16 of our Zoning Resolution clearly requires a
17 minimum of 5 acres in a place of worship, plus
18 1 acre for each 100 permanent seats over the
19 300 in the main assembly room. This means
20 they would need a total of 6 acres. The
21 property is only 3.35 acres, over 30% smaller
22 than the minimum. A parcel this small cannot
23 safely accommodate the parking and circulation
24 needs of a congregation 400, 300 or less.

1 Proximity to neighborhoods,
2 neighboring homes, Section 21.10, requires
3 adequate buffers between non-residential use
4 and residential districts. This proposal
5 would place a large assembly building and a
6 parking lot uncomfortably close to neighboring
7 yards. Neighbors will be subject to amplified
8 noise, evening lighting and increased foot and
9 vehicle traffic intruding on a quiet enjoyment
10 of their homes.

11 Delaware County Auditor's Website
12 Use Code is 5.11, which is a Single Family
13 Dwelling. And just wondering about, is anyone
14 allowed to build on a Single Family Dwelling a
15 commercial property or a church.

16 Storm water and loss of green
17 space. The applicant proposes to convert the
18 existing green space into parking lot and put
19 in a retention pond. Our rural drainage
20 patterns depend on natural infiltration, and
21 the engineered pond on such a site risks
22 overtopping and structural failure. I'm
23 wondering whether the Delaware County Storm
24 Water Management has approved this design yet,

1 but we know now not.

2 Who will guarantee the long-term
3 maintenance for this pond? The failure of heavy
4 rains, or heavy rain could flood adjacent
5 properties with overtopping and runoff, not to
6 mention the increased mosquito population
7 issues.

8 Traffic and safety concerns.
9 Imagine 400 worshipers, 750 riding and
10 departing in two narrow windows on worship
11 days. East Orange Road was never built for
12 that volume. There is no turn lane, there is
13 no de-acceleration lane, no sidewalk. Without
14 a thorough third party traffic zone, we cannot
15 be sure the emergency vehicles could even
16 pass. Also with the temple that close to
17 State Route 23, it will surely have a negative
18 impact on Route State Route 23, along with a
19 negative impact on Orange Road east and west.

20 Preservation of the Township
21 character. Our Comprehensive Plan envisions a
22 low density agricultural and residential use
23 in these areas. Granting variances for a large
24 institution on a substandard lot sets

1 a dangerous precedent -- sets a dangerous
2 precedent. Once we erode these standards,
3 what stops the next applicant from subdividing
4 and seeking yet more intensive use on smaller
5 parcels.

6 Conclusion. For the protection of
7 public safety, the integrity of our Zoning
8 Resolution and the character of our community,
9 I respectfully ask the Board to deny the
10 Conditional Use and requested Area Variances.
11 Should the congregation wish to build here,
12 they must select a parcel that meets the
13 5-acre minimum requirement, provide proper
14 buffers and demonstrate safe access and
15 drainage.

16 Thank you for your time, careful
17 consideration. I urge you to uphold the
18 standards and preserve the health, safety and
19 welfare of Orange Township.

20 CHAIRMAN TREFZ: Thank you.

21 MR. FAVRET: Yep.

22 MS. SEVER: Good evening. Sharon
23 Sever, 395 Summit Tree Way, part of the
24 community. I have been sworn in. I'm not

1 going to repeat anything of what they said. I
2 think we all have the facts. Our homeowners
3 built and chose to live where they were, are
4 knowing that a lot of the lots around them
5 could be nonresidential, and they did that in
6 faith, or good faith, that the Zoning
7 Commission would follow the Zoning Regulations
8 that you all have established to date.

9 Our residents have been here for
10 over eight years, some nine, almost ten years,
11 and have incurred -- they paid a high rate of
12 taxes, not only for Orange Township, but for
13 Delaware, and they deserve your attention into
14 the matter of following the actual Zoning
15 requirements. I understand they have been --
16 you have given them the variance to be there,
17 but again, based on temporary -- based on a
18 smaller amount of members being there. Now
19 with this being 400 needing 6 acres to
20 properly support their need, our homeowners
21 really do deserve your attention.

22 And I too respectfully ask that
23 you deny the current two Variances that they
24 have in front of you. And I appreciate your

1 time and attention. Thank you.

2 CHAIRMAN TREFZ: Thank you.

3 Anyone else? I saw a hand, I thought.

4 MS. FAVRET: It's me again. Once
5 again, I wasn't expecting to speak tonight,
6 but I did swear in. Laura Favret, 8117
7 Summitpoint Place in Lewis Center and Orange
8 Township. And I'm speaking from personal
9 experience here.

10 Before my husband and I moved to
11 Hidden Ravines, we looked at 2434 Lewis Center
12 Road, which is two properties away from -- it
13 happens to be a temple. It doesn't matter if
14 it's a temple, church, whatever. We were two
15 properties away from there. Their parking lot
16 would overflow so often people were parking on
17 Lewis Center Road. We had accidents out
18 there. The police needed to be called
19 multiple times. If there was a train, heaven
20 forbid, when they had, you know, they had
21 people coming or going, traffic was backed up
22 from the train tracks going west all the way
23 down to Kroger, you know, to 23 and then on
24 the east side it would be backed to Old State

1 and even going around the corner.

2 So, we had -- they put in parking
3 lights. We had lights, you know, the whole
4 area was lit up at night. And then we also had
5 cars when they were pulling out, their
6 headlights to go through our windows so we
7 had, you know, headlights going back and forth
8 across the front of our home.

9 I just wanted to say that, here we
10 go again -- well, I guess here we go again.
11 But, it seems that if -- what I can
12 understand, and with all due respect, if
13 you're growing that quickly, why would you
14 want to keep cramming people into a smaller
15 space when you're landlocked like this? Like,
16 find a bigger property where you will have
17 room to grow and there won't be so much -- it
18 won't be so much of an issue that you can work
19 with your neighbors, you know, that kind of
20 thing.

21 CHAIRMAN TREFZ: Talk to the
22 Board, please.

23 MS. FEVRET: Okay. Well, that was
24 basically it. I just wanted to speak from

1 personal experience. And then, oh, and one
2 more comment was that, I can just see, and I
3 can almost guarantee, you know, if there's a
4 train or traffic is backed up on Orange Road,
5 I can almost guarantee you, they'll come out
6 of the parking lot and to get to 23, they'll
7 turn onto Highfield and then onto the Hidden
8 Ravines Drive to get out to 23, so that's going
9 to increase our traffic quite a bit. So, we
10 couldn't even get out of our driveway when we
11 left, by the time we moved we couldn't get out
12 of our driveway because there was so much
13 traffic back and forth.

14 Like I said, it doesn't matter if
15 it's a temple or any other kind of, you know,
16 religious organization over there, but, you
17 know, that's what -- they're growing so you
18 know there's going to be more events coming
19 up. Yeah, right now there might be two on
20 Sundays, but they have things going on all
21 time of the day, you know, into the evenings,
22 that kind of thing, every day of the week.

23 So, I just -- you know, I really
24 hope that you'll think seriously about

1 approving this. We really do. Like I said,
2 this is from personal experience. So, thank
3 you very much. I appreciate it.

4 CHAIRMAN TREFZ: Thank you.

5 Questions? I wanted to make sure you didn't
6 have any questions. Would the applicants like
7 to speak again?

8 VICE-CHAIR ROSS: Was there
9 anybody else from the audience?

10 CHAIRMAN TREFZ: I thought I
11 asked. I didn't see any other hands for
12 audience. Anyone?

13 MR. GAYETSKY: This was referred
14 to a couple of times, but there were various
15 emails sent to me.

16 CHAIRMAN TREFZ: Yeah.

17 MR. GAYETSKY: So I wanted to make
18 sure, between the packets, all the feedback
19 that I received via emails were in the
20 packets, as well as in between that last week
21 and tonight where we had a total of 12
22 different correspondences sent to Zoning.

23 MS. NEFF: And some of the folks
24 who emailed also spoke tonight, too.

1 MR. GAYETSKY: Correct.

2 CHAIRMAN TREFZ: There was a hand
3 back, clear back, I guess.

4 MS. MOORE: On behalf of the
5 applicants or are we still with the --

6 CHAIRMAN TREFZ: No, we're still
7 with anyone. I thought there wasn't any more
8 so that's why I went to the applicants. But
9 now I understand there's two of you.

10 MS. NEFF: Did you want to speak?
11 You can speak.

12 CHAIRMAN TREFZ: Please.

13 MS. MOORE: I feel like real
14 estate is the prime in this area.

15 MR. PAX: Your name.

16 CHAIRMAN TREFZ: Name, address?

17 MS. MOORE: Melanie Moore, 5780
18 Plank Drive, Hilliard, Ohio, 43026. And I've
19 been sworn in.

20 CHAIRMAN TREFZ: Okay. Thank you.

21 MS. MOORE: My family attends this
22 worship center, and I don't feel like you get
23 a better neighbor than them. I feel like if
24 there was an opportunity, a lot of things do

1 sound like they could be worked out with the
2 neighbors, especially because there's a lot of
3 other laws they need to meet, right.

4 But in general, I feel like the
5 temple is really beneficial to the community
6 because it is special. It's very auspicious.
7 There's not another one like it in Ohio, so
8 people do travel from far away to come, and it
9 is a very different kind of worship service.
10 It's not a scheduled -- there is like a
11 scheduled 10:30 and a scheduled, I believe,
12 6:30 in the evening on Saturday, but it isn't
13 something where everybody comes at one time.
14 It is like a very optional setting. You can
15 come in the beginning or the middle. It's not
16 that many people all at one time. They're not
17 kidding. It really isn't.

18 And whenever we come, one of the
19 more traditional things to do is to bring
20 fruits and flowers, so that's something they
21 buy from your local grocery stores that we
22 buy. And if we're staying for the full day,
23 because we do come from Hilliard and
24 Muirfield, then we are going to spend money in

1 your community. I feel like, yeah, there's --
2 they are kind and auspicious and it would
3 really just be a benefit.

4 Oh, and as far as the fire goes,
5 it's really interesting because there is a
6 worship where they do what they call a havan.
7 But it's never -- it is a campfire size. It's
8 never bigger than that. It never goes, you
9 know, more than two feet high. Like, it is a
10 vehicle to speak to God through fire, and it
11 is a campfire size. I can't imagine that
12 would be so detrimental to the community.

13 But there are a few things, but it
14 doesn't sound like you're making a decision
15 today. But I feel like it's the beginning
16 stages, and if you can see fit to allow them
17 to abide by all the other laws that they need
18 to abide by in order to get the structure,
19 then they would just get the ball moving.
20 But, yes, thank you.

21 MS. NEFF: Thank you.

22 CHAIRMAN TREFZ: Thank you. There
23 was someone else, I believe.

24 MS. FOX: My name is Candace Fox,

1 424 Summer Tree Way, Lewis Center, 43035. I
2 attended fitness classes at the fitness
3 center, and so I know what it's like to pull out
4 onto East Orange Road from that driveway, and
5 it's not pretty. You know, we -- there's no way
6 you can make a left because there's no way you
7 can make a left. So it really is a traffic
8 issue and that was just five of six of us
9 leaving a fitness class. So, thank you.

10 CHAIRMAN TREFZ: Thank you.

11 Anyone else before the applicants speak?

12 MS. NEFF: Yeah, and if we weren't
13 clear before, you could be for or against.

14 CHAIRMAN TREFZ: For or against,
15 it doesn't make any difference.

16 MS. NEFF: I think maybe that
17 wasn't quite clear.

18 MR. KASARLA: My name Ram Kasarla.
19 I live at 943 Little Bear Loop, Lewis Center.
20 I agree with --

21 MS. NEFF: Were you sworn in?

22 MR. PAX: Were you sworn in?

23 CHAIRMAN TREFZ: Were you sworn
24 in?

1 MR. KASARLA: I was sworn in.

2 CHAIRMAN TREFZ: Okay. Thank you.

3 MR. KASARLA: Thank you. And we
4 respect your trustees and the zoning officers.
5 So, the Indian community I know, like I was
6 living in an Indian community for almost ten
7 years. So it was a very quiet community. And
8 they involve in lot of activities for
9 volunteerism activities, community activities.
10 It doesn't matter whether it's religious, but
11 they have a lot of activities.

12 And regarding the like the prices
13 of the houses because of the temple, I can say
14 that the prices went up because most of the
15 Indian community they want to stay closer to
16 the temples and the churches. So they buy the
17 houses and they bring a lot of income to the
18 Orange Township. So that's what I can see.
19 It maybe this temple or other temple or other
20 churches. So India is part of like so we have
21 different religions in India so we follow and
22 we respect each other, so I agree with -- but
23 like she said, I forget her name, that we are
24 bringing a lot of taxes, a lot of money, and

1 then it's a very peaceful community.

2 And regarding the regulations, we
3 can guarantee, we can work with you, like,
4 maybe safety issues, regarding the traffic,
5 like, we can make sure whoever is coming, the
6 customer is coming to the temple, they can
7 take the right side and they won't get
8 involved in entering into the other community.

9 And we'll make sure like we follow all your
10 rules and regulations as Karthik mentioned,
11 and we obey the laws.

12 And there is not a big incident
13 happen, like a fire accident or it's very well
14 controlled like we inform the police, we
15 inform the fire department. I know like maybe
16 regarding the residents, I heard their
17 concerns, but we can work our timings, and
18 maybe we can present it to you in our next
19 meeting and give us an option or talk to our
20 community members and let us know how we can
21 help. Thank you.

22 CHAIRMAN TREFZ: Okay. Thank you.
23 Yes, ma'am. There is another gentleman
24 behind. Please come.

1 MS. SARNOVSKI: My name Candace
2 Sarnovski, 8144 Scenic Pass Way. I was sworn
3 in. I live on the south side, and solutions
4 to east and west side have been proffered but
5 nothing to the south. If that retention pond
6 goes in there, all the trees on the south side
7 are going to die because you changed the
8 topography so much.

9 I know it's up to, you know, the
10 County engineers or the civil engineers or
11 something like that to approve a pond, but I
12 doubt that that pond is going to be more than
13 a half an acre. And I doubt that it's going
14 to be deeper than 10 feet, so it will
15 overflow. Where it's going to overflow to, I
16 don't know. But I am vehemently opposed to
17 altering the setback from a residential
18 community. I think that's absolutely wrong,
19 and it sets a bad precedent.

20 You know, I don't know if this
21 temple pays taxes for the Township because
22 it's a non-profit, but, you know, there's no
23 reason to destroy our properties on a
24 temporary dispensation. Thank you.

1 CHAIRMAN TREFZ: Okay.

2 MR. PATEL: Good evening,
3 everyone. My name is Neil Patel, 4875 Royal
4 County Road, Westerville, Ohio 43082. We have
5 been living there for almost about 21 years,
6 same house, long time. And actually, whatever
7 is going on in Central Ohio, and in Orange
8 Township alone, population is getting bigger.
9 When I moved to Ohio in 1985 right in
10 Westerville, Delaware County population was
11 about 22,000. Now it's almost 250,000. It
12 keeps going to grow more and more because what
13 we talking the fastest growing city in the
14 Midwest is our city. I think a lot of
15 different religions come and putting together
16 something all those things going on.

17 But if you want, I can guarantee
18 you for that is the Hindu religion, the most
19 peaceful religions, and they include
20 everybody. You know that. The Sanatan Dharma
21 include everyone. It doesn't matter who you
22 are. We call as a Vasudhaiva Kutumbakam,
23 whole earth is our, you know, family. And
24 that's what is going on for thousands of

1 years. And that's the reason I want to talk
2 about it. But this temple if it goes on here,
3 I think it's great for the peaceful community
4 and we can guarantee that for that. Okay.

5 And whatever that I think they
6 talk about the flame on the fire pit, it won't
7 be more than 2, 3 feet high go that. That's
8 the reason I want to talk about it here. But
9 I think, do you know about right now, if I can
10 display video, is okay.

11 CHAIRMAN TREFZ: How are you going
12 to play it?

13 MR. PATEL: It's about not more
14 than one-and-a-half minutes.

15 CHAIRMAN TREFZ: Can we do that
16 because we're streaming?

17 MS. DONNAN: Is there a way to --

18 MR. PATEL: Okay. I'm not going
19 to play anyway.

20 CHAIRMAN TREFZ: Okay.

21 MR. PATEL: Alright. But right
22 now exactly this video we talk about in
23 Florida. Okay. And they talk about exactly
24 Islamic community. They say they are buying

1 left and right of churches and they are
2 converting to the mosque. And they said, we
3 will take it over whole America, no matter
4 what you do. That's what they are talking
5 about across the nation. Houston, you know
6 what's going on with Houston. I think you saw
7 it on the news every day, right.

8 See most, if you want the post
9 peaceful community is the Hindu. We can tell
10 you, I can guarantee you for that. Thank you
11 very much. God bless you and God bless
12 America.

13 CHAIRMAN TREFZ: Thank you.

14 MR. PAX: Thank you.

15 CHAIRMAN TREFZ: Any other
16 audience?

17 MS. NEFF: Are you the applicant
18 or the audience?

19 MR. SANUT: Audience. So my name
20 is Vijay Sanut, 2030 Rocklake Court, Lewis
21 Center, Ohio 43035. And I swore in.

22 CHAIRMAN TREFZ: Thank you.

23 MR. SANUT: I would like to
24 clarify certain questions. I don't know a lot

1 the people that are here, and I don't want to
2 waste any time.

3 So from the temple perspective, I
4 know that one of the people saying that was
5 smoke and it enter into their houses. So I
6 just want to clarify because I was one of the
7 ones here in the temple. We wanted to have
8 the gravel parking. And then we hired a
9 contractor who tried to remove certain trees.
10 And then he shredded some of them and then the
11 main trunks, he said, I'm authorized to burn
12 them on the site, so. And then that is what
13 caused the smoke. It was not from the temple,
14 but it was from the base of the trunk, which
15 was heavy. And then he said, I'm a
16 contractor. He's authorized to fire them
17 there. So it was low fire. There was no fire
18 at all, but it was smoking up.

19 And then we raised our concerns
20 that, hey, we have neighbors. We don't want
21 to cause any issues to them. And then we have
22 been pouring fire and then water. And then we
23 finally asked him to please take it out. So
24 that's one of the things.

1 MS. NEFF: So that was just one
2 time?

3 MR. SANUT: Yes, one time. So,
4 that's the clarification I wanted to give.

5 And that second thing is, as a
6 temple, as you've heard, that temple is a
7 quiet place. I believe that we have not made
8 any noise or disturbance for the last
9 two-and-a-half years to the residents causing
10 anything to them, any issues to them because
11 we have always been announcing in the temple
12 where we have more than 50 people saying that,
13 hey, please be quiet. And then we always keep
14 the doors shut and close the windows so that
15 the noise don't go. And then we don't make
16 much noise, but then I'm sure that they would
17 have hardly gotten any disturbance from the
18 temple.

19 So that's -- because I volunteer
20 in the evenings and all over the weekends, and
21 the main volunteering I do is I cook food for
22 the people who come and who can have the
23 delicious food into the temple, whoever walks
24 in. It's not that, hey, you come in, and

1 anyone walks in, we serve the food, anytime,
2 whatever we have. So, that's what I -- and
3 then as you've heard that we have been very
4 quiet. We are polite.

5 And then, and one more question
6 is, are we paying taxes? Yes, the temple is
7 paying taxes for the property to the county.
8 yeah, so that's another thing I want to
9 clarify. Another thing I want to lay it out
10 is whatever funds the temple generates, a
11 portion of it is donated to, like, Ohio Food
12 Bank. So we do donate food on special
13 occasions. And then we care for the
14 community. And then we want to grow with the
15 people who are around us, and also we want to
16 grow in the county.

17 So that's what I just wanted to
18 make it really a certain point because I don't
19 want to create any impression that I'm
20 talking, being very gully, but then I'm just
21 trying to clarify that believe us that we are
22 not going to cause anything or make any
23 issues.

24 And then from your property

1 perspective, be assured that the property
2 value is always going to see the upscale and
3 never see the downscale for sure. Thank you
4 so much.

5 MS. NEFF: Thank you.

6 CHAIRMAN TREFZ: Thank you.

7 Anyone else?

8 MR. SALADI: Yes. I'm Anuradha
9 Saladi. I live in 1488 Little Bear Loop,
10 Lewis Center, Ohio 43035. I swore in.

11 I'm a real estate agent, too. And
12 I'm a devotee for the church. And the reason
13 I moved is because the church is nearby. I'm
14 paying the taxes, like 14k every year, right.
15 And I feel that, like, traffic-wise, I see
16 that even if I go to the Post Office, I have
17 trouble because it's a two-lane road. I think
18 -- I don't know whether any way we can make
19 four-lane road, then there won't be any
20 traffic issues.

21 But from church perspective, or a
22 temple perspective, I'm a devotee. I believe
23 in it, and it's very auspicious. And the God
24 itself, it's like it's a belief that says all

1 evil forces will go off. Even if I stay two
2 miles away, I feel the same way. And until
3 now I didn't see any issues from a sound
4 perspective. It's so silent, and we have to
5 be silent in that area to be more peaceful.

6 And I believe that there are some
7 issues they're talking about. Every
8 neighborhood has some issues, I agree. We
9 have to mitigate it, right. If they see it,
10 but I didn't see it. I come like every
11 weekend and I feel like more peaceful at the
12 church. So that's my feedback.

13 Like saying that safety-wise, it's
14 good to grow in that way. I feel like it has
15 to grow. And I've seen like other churches
16 are growing, too, at the same time to
17 accommodate more devotees in that area. So
18 I'm for it. And if you guys make kindness on
19 that and have a vote, it will be really great.
20 Thank you.

21 CHAIRMAN TREFZ: Thank you.

22 MS. NEFF: Thank you.

23 CHAIRMAN TREFZ: Yes, ma'am.

24 MS. POSTON: Linda Poston, 8086

1 Summitpoint Place, Lewis Center, Ohio. Okay.

2 I agree with everything that the opposition
3 has said before, but I have another point.

4 They purchased the property and
5 they knew it was only -- it wasn't big enough
6 for a church. Okay. So they got a variance.
7 The variance must have been very easy for them
8 to get because now all of a sudden we're only
9 about a year-and-a-half later and they need to
10 build this humungous church, which is going to
11 have all the lighting and everything else,
12 which will disturb our neighborhood.

13 So, I don't understand why they
14 didn't plan ahead and buy a bigger property to
15 begin with. I think it's because they got the
16 first variance and it was so easy to come by,
17 that they just figured any time they needed to
18 improve the property or whatever, that they
19 could get a variance and continue with what
20 they want to do. That's all. Thank you.

21 CHAIRMAN TREFZ: Thank you. Yes,
22 sir.

23 MR. CARSON: Hi, Frank Carson. I
24 live at 8007 Summitpoint Place, Lewis Center.

1 I have been sworn in and sworn out.

2 (Laughter.)

3 So, my question is, Orange
4 Township was established in 1860. If we
5 didn't have rules and regulations governing
6 these buildings, we wouldn't exist today. So
7 why are we even considering granting a
8 variance when the minimum size would be 5
9 acres and probably 6 with the -- there is
10 plenty of property in Orange Township.

11 Then let's talk about the lighting
12 in the parking lot. You know what that's like
13 at 9:00 at night to see all of those lights
14 on? The drainage, we need drainage. We don't
15 want our condos flooded. Okay. And taking
16 down the trees, the green space should be
17 considered. So, I would urge you to all vote
18 against this.

19 CHAIRMAN TREFZ: Alright. Thank
20 you. I'll answer one portion of that. We
21 have to hear anybody that brings a variance to
22 us. We don't have the luxury of saying no, so
23 that's why we hold these meetings and that's
24 why we ask for input from all parties.

1 That being said, are there other
2 individuals that want to speak either for or
3 against? Sir.

4 MR. MCCORMACK: Can I add one
5 thing?

6 CHAIRMAN TREFZ: Up here, please.
7 Please identify yourself.

8 MR. MCCORMACK: Do I have to
9 introduce myself again?

10 CHAIRMAN TREFZ: Yeah.

11 MR. MCCORMACK: David McCormack,
12 8015 Summitpoint Place, Lewis Center, Ohio. I
13 have been sworn in.

14 CHAIRMAN TREFZ: Thank you.

15 MR. MCCORMACK: The point I wanted
16 to make is, there is no ill feelings when it
17 comes to religion in my community. That's not
18 the point. The real point is, is what my
19 neighbors have talked about is the small lot
20 size and the large footprint, but I want to
21 make sure that there's no ill feelings about
22 religion. Everybody can practice their
23 religion and feel free to do so. That's all
24 I'm going to say.

1 CHAIRMAN TREFZ: Alright, thank
2 you.

3 VICE-CHAIR ROSS: Thank you.

4 CHAIRMAN TREFZ: Going once. Oh,
5 that popped up a hand.

6 MR. KULKARNI: I caught myself
7 last minute. Good afternoon. Santosh
8 Kulkarni, 583 Regency Bank, Delaware, Ohio
9 43015. I swear in.

10 I'm going ask a question of
11 morality here. So, this is a place of
12 worship. This is a place where we go and
13 uplift our spirituality. I welcome everybody.
14 I do understand. I do respect all your
15 religions, but I do understand, and I welcome
16 all of you to visit our place once. It will
17 open up quite a bit of challenges, quite a bit
18 of nerves in everybody's mind.

19 When I compare some of the other
20 businesses that have opened very recently on
21 the Orange Road, I'm going to name them -- not
22 going to name them, but something that
23 interests our generation, our next generation
24 to do some bad habits, this is just going on

1 the opposite side. So, I believe that when
2 those businesses can exist and thrive, we
3 don't call ourselves business, we call
4 ourselves a humanity uplift, a spirituality
5 uplift.

6 So please join us and welcome all
7 of you, stop by once and see our hospitality.
8 How we should -- we don't -- we are not
9 opponents. I don't call ourselves opponents.

10 CHAIRMAN TREFZ: You have to
11 direct your comments to us. Pretend they're
12 not here.

13 MR. KULKARNI: Appreciate that.
14 Thank you. We are not calling ourselves
15 opponents. One of my friend says Vasudhaiva
16 Kutumbakam, that means the whole earth if my
17 family. We believe and go by that principle.
18 Do, thank you for your time and I appreciate
19 your help.

20 CHAIRMAN TREFZ: Okay. Thank you.
21 We'll make it twice now. Alright.
22 Applicants.

23 MR. AVADHANULA: So, I have a
24 couple of clarifications. Again, my name

1 Karthik Avadhanula, 1510 Cottonwood Drive.

2 I've been sworn in.

3 CHAIRMAN TREFZ: Okay. One other
4 question, can the audience hear him?

5 AUDIENCE: No.

6 CHAIRMAN TREFZ: Okay. A little
7 louder, but not too loud because that mic goes
8 nuts.

9 MR. AVADHANULA: Of course.

10 MR. GAYETSKY: If you're
11 agreeable, you may use the microphone at the
12 table again.

13 MR. AVADHANULA: Is this audible?

14 AUDIENCE: Yes.

15 CHAIRMAN TREFZ: Okay. You're
16 good.

17 MR. AVADHANULA: Okay. I will try
18 to be in this level of voice.

19 Again, my name is Karthik
20 Avadhanula. I'm a resident of 1510 Cottonwood
21 Drive, Lewis Center, Ohio. I'm one of the
22 trustees of the temple.

23 I want to clarify a couple of
24 issues. There was a comment made about the

1 new structure being 55 feet from the homes.

2 That is not true. The actual distance is 65
3 feet from the property line.

4 CHAIRMAN TREFZ: To the structure.

5 MR. AVADHANULA: To the structure.

6 CHAIRMAN TREFZ: Yeah.

7 MR. AVADHANULA: So from the
8 property line not the home. I just wanted to
9 clarify that.

10 CHAIRMAN TREFZ: The comment that
11 you're talking about was 55 feet from the
12 parking lot to the homes. No?

13 MR. AVADHANULA: No.

14 MS. NEFF: I remember it the way
15 he said it.

16 CHAIRMAN TREFZ: Okay.

17 MR. AVADHANULA: There was a
18 comment that was made, the structure was 55
19 feet from their homes window. That is not
20 true. I just wanted to clarify that.

21 CHAIRMAN TREFZ: Sure.

22 MR. AVADHANULA: Second thing,
23 there was a question about, how can a
24 nonresidential use be on a FR-1 property? The

1 answer is, a place of worship is a permitted
2 conditional use on a FR-1 property, as per
3 Orange Township Zoning. Those are the two
4 clarifications.

5 But, we are faced with the
6 question of either a continuance or making a
7 vote here today. The request for a
8 continuance is fair, but we are faced with
9 chicken and egg issue here. Whether we go to
10 the -- we spend all the money with the
11 engineer, because we all know that is a costly
12 endeavor. We first go through that costly
13 endeavor and then go to the Delaware County
14 engineer, who will again refer back to whether
15 it has been permitted by Zoning or not. Or we
16 go to the Zoning and get a conditional
17 approval with Zoning Appeals with you can put
18 a conditional -- we are requesting you put a
19 condition of approval by the Delaware County
20 engineers, if you wish.

21 CHAIRMAN TREFZ: Okay.

22 MR. AVADHANULA: And you can put a
23 condition of approval by the Delaware County
24 -- by the Fire Chief as a condition. Those

1 are possibilities. Because we are faced with
2 there are three bodies that we have to go to.
3 This the first body we came to. The other two
4 bodies have clearly told us you need to get a
5 permit before we can give you full
6 authorization. This is the only body that has
7 the ability to provide conditional approval.
8 I believe that is true, and we would like to
9 go there and spend money once we get the
10 conditional approval. With that, we would
11 like to request a vote today.

12 CHAIRMAN TREFZ: A vote today?

13 MR. AVADHANULA: Yes.

14 CHAIRMAN TREFZ: Okay.

15 MS. NEFF: Well, I do want to say,
16 as Mr. McCoy said, I'm not sure I have enough
17 information to make a positive decision on
18 this, just because not knowing where the
19 retention pond is and kind of hearing some of
20 the concerns here. I also want to say,
21 someone asked early on, maybe it was one of
22 the Board Members, if you guys had talked to
23 one another. And I just want to say,
24 personally I think just sitting down and

1 having a conversation with folks, you realize
2 that you're more on the same page than
3 different pages.

4 And to that point, the gentleman
5 who, I think it was you, who pointed out the
6 fire and the smoke what was really happening
7 there, I think you know that was really eye
8 opening. Because I know personally if my
9 neighbors had smoke. that would have really
10 frustrated me. But knowing, hey, here's what
11 happened and we talked to the contractor and
12 all that stuff, so. My two cents.

13 CHAIRMAN TREFZ: Okay.

14 MS. DONNAN: Board, one additional
15 item I'd like to bring to your attention,
16 since there have been a couple of comments
17 that there may be a feeling that there's not
18 enough information for a vote of approval.
19 And I don't know if this would happen, but
20 just a thought that comes to my mind as well,
21 is if the -- that the Board should be aware
22 of, if you were to deny the applicant and the
23 applicant were to get more information, there
24 is a concern about, the term is race judicata.

1 Basically, applicants can't resubmit the same
2 application asking for the same thing, unless
3 there's a change in circumstance.

4 And so, something for the
5 applicants to also consider in terms of timing
6 and that sort of thing is that if the Board
7 does deny the application tonight, that that
8 is something that the applicant couldn't
9 necessarily refile. But obviously if you were
10 to continue the application, you could also
11 table the application. Tabling the
12 application would mean that we have to -- I
13 believe there may be a table review, that type
14 of thing.

15 MR. GAYETSKY: Yeah.

16 MS. DONNAN: There would be a date
17 certain for the next hearing, but just in
18 terms of some potential options and things to
19 consider as we kind of move towards the end of
20 this matter. I don't if there's any other
21 questions on kind of the next steps and that
22 sort of thing.

23 MR. AVADHANULA: Understand.

24 Understand.

1 CHAIRMAN TREFZ: One second.

2 MR. MCCOY: If you want to take a
3 recess and have a discussion, that's probably
4 possible.

5 MR. AVADHANULA: Can I counsel
6 with my trustees?

7 CHAIRMAN TREFZ: Sure.

8 MS. NEFF: Absolutely.

9 CHAIRMAN TREFZ: Definitely, yeah.

10 MR. AVADHANULA: Thank you.

11 MS. NEFF: Do we want to take a
12 ten-minute recess or a five-minute recess?

13 CHAIRMAN TREFZ: Do we have to
14 recess?

15 MS. DONNAN: You could. It's up
16 to you.

17 MR. GAYETSKY: It's up to you, if
18 you want to call that.

19 MS. NEFF: Anything we say is on
20 the record, so we just have to sit here.

21 MR. MCCOY: Five minutes?

22 CHAIRMAN TREFZ: Yeah, five
23 minutes.

24 MR. MCCOY: That's all I need.

1 VICE-CHAIR ROSS: So til 20 after.

2 MR. GAYETSKY: If you want to move
3 to do that --

4 CHAIRMAN TREFZ: Yeah. I move
5 that we go to recess for five minutes and let
6 them talk.

7 MR. GAYETSKY: Okay. Is there a
8 second?

9 MR. PAX: Second.

10 MR. GAYETSKY: Alright. So the
11 move to recess made by Mr. Trefz, seconded by
12 Mr. Pax. Those voting:

13 Mr. Trefz.

14 CHAIRMAN TREFZ: Yes.

15 MS. DONNAN: Ladies and gentlemen,
16 one additional thing in terms of the audience,
17 because this is being recorded, it is very
18 difficult when the audience is speaking
19 because it gets picked up and the folks online
20 and also for the record and that sort of
21 thing. We've got a Court Reporter here. So
22 appreciate your patience. They are moving to
23 recess right now. Thank you.

24 MR. GAYETSKY: Mr. Trefz.

1 CHAIRMAN TREFZ: Yes.

2 MR. GAYETSKY: Ms. Ross.

3 VICE-CHAIR ROSS: Yes.

4 MR. GAYETSKY: Mr. Pax.

5 MR. PAX: Yes.

6 MR. GAYETSKY: Ms. Neff.

7 MS. NEFF: Yes.

8 MR. GAYETSKY: And Mr. McCoy.

9 MR. MCCOY: Yes.

10 MR. GAYETSKY: Move to recess for

11 five minutes.

12 (Recess taken.)

13 CHAIRMAN TREFZ: I move to come

14 back into session.

15 VICE-CHAIR ROSS: Second.

16 MR. GAYETSKY: Move to come into

17 session made by Mr. Trefz, seconded by Ms.

18 Ross. Those voting:

19 Mr. Trefz.

20 CHAIRMAN TREFZ: Yes.

21 MR. GAYETSKY: Ms. Ross.

22 VICE-CHAIR ROSS: Yes.

23 MR. GAYETSKY: Mr. Pax.

24 MR. PAX: Yes.

1 MR. GAYETSKY: Ms. Neff.

2 MS. NEFF: Yes.

3 MR. GAYETSKY: And Mr. McCoy.

4 MR. MCCOY: Yes.

5 MR. AVADHANULA: Again, my name is

6 Karthik Avadhanula. My address is 1510

7 Cottonwood Drive, Lewis Center, Ohio.

8 After hearing the public
9 commentary and consulting with our trustees of
10 the temple, we have decided to ask for a
11 continuance or tabling, whichever is
12 appropriate in this case, for us to give us
13 enough time to go to the Delaware County of
14 Engineers to get more clarity. Obviously,
15 they cannot provide us the permit. They can
16 only provide us more clarity of information.
17 We can bring that back, and give us enough
18 time to do that.

19 And secondly, we would like to
20 consult and talk to the neighbors. And we
21 would invite all the neighbors to come any
22 Saturday, whenever time permits between the
23 temple hours to come and visit and talk to us.
24 But we will also try to reach out to as many

1 residents as possible that are neighbors.

2 Give us enough for that. Whichever is

3 appropriate for this. Please suggest.

4 CHAIRMAN TREFZ: Okay.

5 MS. DONNAN: So there are a couple

6 of options. And so a continuance means that

7 it would be with a time, date, place certain.

8 Do you -- I mean, in terms of timing, 30, 60,

9 90 days, or even more. And so if you have --

10 I guess, short-term, long-term. So if you

11 think that you could narrow down short-term,

12 then perhaps a continuance might be ideal. If

13 you are not sure, if it may take a very long

14 time and you don't want to set a time, date

15 and place certain, you can table your

16 application. What that means is that it's so

17 you can take care of some things, you know,

18 get yourself situated.

19 When you're ready to come back in

20 front of the BZA, you would have to pay a

21 tabling fee, which would then -- and then

22 Patrick would then republish notice of the

23 hearing, everyone who received notice would

24 get the same notice of that hearing, that type

1 of thing.

2 So it depends on if you want to
3 make a time, date and place certain or if
4 you're not sure and you just want the
5 possibility of coming back at a later date,
6 but there will be a fee associated with -- if
7 you want to come back at a date unknown.

8 MR. AVADHANULA: Can I get an
9 amount on what is the tabling fee?

10 MR. GAYETSKY: I believe that's
11 one-half of the original fee. I think that
12 would 300 -- either 300 or 600.

13 MR. AVADHANULA: Understand. We
14 would request to table because we do not yet
15 know how much time it would take for the
16 County engineers to give us that certainty and
17 enough information that we feel confident
18 enough to come back here.

19 CHAIRMAN TREFZ: Okay. They're
20 still discussing.

21 MS. DONNAN: And the Board does
22 not need to take any action with respect to
23 the tabling. The applicant has the absolute
24 right to table.

1 CHAIRMAN TREFZ: Okay. I think he
2 got the signals from the field again.

3 MS. NEFF: Are you switching?

4 MS. DONNAN: Okay. Never mind.

5 MR. AVADHANULA: Continuance for
6 60 days out.

7 CHAIRMAN TREFZ: Okay. That we
8 need to vote on, so if that's your wish. I
9 move that we continue this -- wait a minute.

10 MR. GAYETSKY: I want to make
11 clear that the date that the BZA has as far as
12 regular meeting is September 18th, so that's
13 approximately 60 days.

14 CHAIRMAN TREFZ: Yeah.

15 MR. GAYETSKY: And that would be
16 in the same location at 6:00 p.m. in this
17 location.

18 MS. NEFF: Eric, can I ask a
19 question? Is that firm or if they get close
20 to that, can they may push it again?

21 MS. DONNAN: So, if the -- if
22 again, as we move towards the September 18th?

23 CHAIRMAN TREFZ: Yeah.

24 MS. DONNAN: As you move towards

1 the September 18th, if you need additional
2 time, you can contact Staff and request an
3 additional continuance. And then the BZA
4 could then -- you would have to open the
5 hearing on the 18th, but then you could
6 continue it to another time, date and place
7 certain.

8 CHAIRMAN TREFZ: Okay.

9 MR. AVADHANULA: Understand.

10 CHAIRMAN TREFZ: So continuance?

11 MR. AVADHANULA: So we would
12 request a continuance for 60 days out for
13 September 18th.

14 CHAIRMAN TREFZ: Okay.

15 MR. AVADHANULA: With more
16 information, we'll come back with more
17 information.

18 MR. GAYETSKY: And so you will,
19 having received that feedback, you would make
20 a vote, so I turn it to you.

21 CHAIRMAN TREFZ: Okay. I move
22 that we continue this application to September
23 18th, 2025 at 6:00 p.m.

24 MR. MCCOY: I second.

1 MR. GAYETSKY: Motion made to
2 continue the application to September 18th at
3 6:00 p.m. at this location by Mr. Trefz,
4 seconded by Mr. McCoy. Those voting:

5 Mr. Trefz.

6 CHAIRMAN TREFZ: Yes.

7 MR. GAYETSKY: Ms. Ross.

8 VICE-CHAIR ROSS: Yes.

9 MR. GAYETSKY: Mr. Pax.

10 MR. PAX: Yes.

11 MR. GAYETSKY: Ms. Neff.

12 MS. NEFF: Yes.

13 MR. GAYETSKY: And Mr. McCoy.

14 MR. MCCOY: Yes.

15 MS. DONNAN: And one additional
16 item, just for the residents, since we've gone
17 back and forth on tabling and continuing,
18 because the application has been continued,
19 you will not receive an additional
20 notification because the Board has set the
21 date it will be heard next. I just want to
22 make sure that that was clear.

23 VICE-CHAIR ROSS: So put that on
24 your calendar, if you want to attend.

1 CHAIRMAN TREFZ: Yeah, add that to
2 your calendar. Anything else?

3 MS. NEFF: We have one more.

4 MR. AVADHANULA: Thank you.

5 CHAIRMAN TREFZ: Well, yeah, but I
6 mean in regards to this.

7 MR. AVADHANULA: Thank you.

8 CHAIRMAN TREFZ: You're welcome.
9 Sir.

10 MR. CARSON: Hi, Frank Carson,
11 8007 Summitpoint Place, Lewis Center. And I
12 have been sworn in. My question is, since
13 this has been tabled, if he's taking this --

14 CHAIRMAN TREFZ: It's continued.

15 MR. PAX: It's continued.

16 MR. CARSON: It continued, okay.
17 If he's taking this to the local County
18 officials and they make a change to this,
19 doesn't that require a whole new application?

20 MR. DONNAN: No.

21 MR. CARSON: Well, why wouldn't
22 it?

23 MR. DONNAN: Well, I'll tell you.

24 MR. CARSON: Okay.

1 MS. DONNAN: So, what will happen
2 is, if there are any updates, we will work
3 with -- the applicant will work with Staff and
4 that information would be presented as part of
5 a modified to the same application.

6 MR. CARSON: Okay. Thank you.

7 CHAIRMAN TREFZ: You're welcome.
8 Sir.

9 MR. ROBINETTE: Yeah. Dennis
10 Robinette, 8053 Summitpoint Place. I've been
11 sworn in. I understand what's going on, but
12 will people in the neighborhood who are
13 affected by this, or potentially affected by
14 it, will we get additional information?

15 MS. NEFF: She answered that. You
16 will not.

17 CHAIRMAN TREFZ: You will not get
18 a notice like you did this time.

19 MR. ROBINETTE: I got that, not a
20 notice.

21 CHAIRMAN TREFZ: Okay. And we
22 won't send any additional information. You
23 can call in and get that information, or you
24 can show up here and get it.

1 MR. GAYETSKY: Now, typically
2 about a week before the meeting, we will put
3 materials on our website, that's accessible on
4 the Zoning page under Zoning applications,
5 current Zoning applications. So if you click
6 onto that, you would see the packet, which
7 includes materials for that case, so. About a
8 week in advance, certainly by the Monday
9 before that meeting, again, Zoning page of our
10 website and under current Zoning applications
11 click into that.

12 MR. ROBINETTE: That's how we
13 would get access to the updated plans?

14 MR. GAYETSKY: Correct.

15 CHAIRMAN TREFZ: Correct.

16 VICE-CHAIR ROSS: I'm sure if you
17 can't access them on a computer, you could
18 come here and Eric would provide that for you.

19 MR. GAYETSKY: Correct. Staff is
20 always happy to provide any copies for those
21 interested. Correct.

22 CHAIRMAN TREFZ: Does that answer
23 the questions about our procedure? Alright.
24 Thank you.

1 We're now going to move on to the
2 next case. You all are welcome to stay and
3 enjoy this wonderful atmosphere. (Laughter.)

4 VICE-CHAIR ROSS: And they ran
5 like rats from the sinking ship.

6 (Audience talking as leaving.)

7 - - -

8 MR. GAYETSKY: Alright. So the
9 final item of new business is a Variance Case
10 VA-25-14. That's for the site at 6417
11 Columbus Pike. And the applicant for this is
12 Sign Vision Co. This is owned by The Kroger
13 Company. The plot size is 13.67 acres. And
14 the Zoning District is Planned Commercial and
15 Office District.

16 The applicant is requesting a
17 variance from the Orange Township Zoning
18 Resolution Section 22 for a wall sign to be
19 moved higher than the permitted 15 feet in
20 height above finished grade, from its current
21 location. The sign proposed to be moved will
22 remain the same size as the sign currently
23 located at 14 feet in height, which is a 9
24 foot 10 by 16 foot sign. The existing wall

1 sign is located on the west building
2 elevation, and that states "Pickup Pharmacy
3 Drive Thru." A second wall sign is also
4 located on this facade, which serves as the
5 primary sign and it states "Kroger".

6 On August 16th, 2024, Staff
7 approved a Zoning permit for the existing
8 "Pickup Pharmacy Drive Thru" wall sign at the
9 height -- its current height of 14 feet above
10 grade under Permit No. 20240378. Prior to
11 this, the primary wall sign above the main
12 entry, which is lettered -- full lettering is
13 "Kroger Marketplace," was granted a sign
14 height variance under Case No. 08-0524, and
15 approved under sign Permit No. 08-0672, with a
16 sign height of roughly 41 feet from grade to
17 the top of the sign.

18 The subject site is located at
19 6417 Columbus Pike, which is a 13.76 acre lot
20 located on the east side of Columbus Pike and
21 west side of Rail Timber Way. Access to the
22 parking lot is served from U.S. 23 from the
23 west, Olentangy Crossings East from the north,
24 and Rail Timber Way along the northwest

1 boundary of the parcel. The parcel contains
2 both the Kroger Company grocery store, as well
3 as the Kroger Fuel Center at west entrance.

4 So the surrounding area, at all
5 four directions we have the Zoning District of
6 Planned Commercial and Office District. Land
7 use to the north includes commercial uses,
8 that's dentist office, daycare and Rail Timber
9 Way. To the south land uses are shopping
10 center use, Olentangy, which is Olentangy
11 Crossings Plaza, restaurants and OSU
12 Outpatient Medical Office. To the east the
13 land uses are the commercial plaza, as well as
14 the outlots for that. And to the west, U.S 23
15 and other commercial uses.

16 We have our aerial views. You can
17 make up the order of the plaza here just north
18 of Lewis Center Road. The Kroger Plaza parcel
19 at the end includes the grocery store, as well
20 Kroger Fuel Center. A tighter view on both of
21 those elements, and you can see the parking
22 area predominantly in between Kroger Fuel
23 Center and in front of the store.

24 So for the Staff Review the

1 exhibit, labeled Exhibit 1, we're calling it
2 Wall Sign A. That refers to the proposed new
3 location at the Pickup Pharmacy Drive Thru
4 sign that is currently located as approved
5 location of 14 feet above grade on the same
6 facade that is proposed to be retired at. So
7 there's that existing 14 foot height. The
8 next feature is showing the Wall Sign A at the
9 proposed height of 24 feet and 4 inches above
10 grade. This is a repeat -- well, it's the
11 more semantic view with that 24 feet and 4
12 inches labeled.

13 So the wall sign is proposed to be
14 relocated to 10 feet and 4 inches higher than
15 its current location, to a height of 24 feet
16 and 4 inches above finished grade, which
17 exceeds the 15 foot height requirements per
18 Section 22.03(c)(1) by 9 feet and 4 inches.
19 This is roughly a 62% variance request.

20 The following Exhibits are for
21 your visualization, to allow you to visualize
22 the difference between the existing and the
23 proposed. I believe the top photo was taken
24 by the applicant, and the bottom is a

1 rendering on the backdrop of the protocol.

2 Alright. And there's no Technical Agency

3 Review here. The final section is the Board

4 Analysis criteria for consideration, as well

5 as example Motions.

6 MR. MCCOY: So same sign moved up.

7 MR. GAYETSKY: Correct.

8 MR. MCCOY: Good. Just to make

9 sure. I simplified it in my head just to make

10 sure it was that simple.

11 MR. PAX: There's some

12 discrepancies though on the height, proposed

13 heights I'm seeing in the documents. I mean,

14 for instance, one is stating the top of sign

15 is 24 feet and 4 inches on the wall sign.

16 CHAIRMAN TREFZ: Yeah.

17 MR. PAX: And then on the back

18 Exhibit -- well, there's another place.

19 VICE-CHAIR ROSS: On the variance

20 application on the first page the applicant

21 says, "to allow a wall sign to be installed at

22 a height of 19 feet for a variance of 5 feet."

23 MR. GAYETSKY: Correct. To be

24 clear, that 24 feet and 4 inches came from our

1 software's review, or our software's
2 measurement. That was based on this
3 particular plan view. So, if the applicant
4 has made some kind of an error, and this is not
5 the correct plan to be measuring from, the
6 applicant can shed light on that; however, we
7 did base it on the scale provided in that
8 specific plan view.

9 VICE-CHAIR ROSS: Okay.

10 MR. MCCOY: Yeah, there's three
11 different dimensions there.

12 MR. PAX: Yes.

13 MR. MCCOY: 24 - 4, 25 - 4 and
14 then 19 in the application.

15 MR. PAX: It's confusing. It
16 seems to me, when I'm looking at the
17 illustration of the existing proposed, and I'm
18 just counting the brick course, it looks like
19 they're lifting it up about 4 foot 8, so
20 basically 18 foot 8 inches is what it seems on
21 that proposed photograph, which proportionally
22 looks appropriate to the building, instead of,
23 you know, that frieze element at the top. You
24 definitely don't want to be covering it. I'm

1 just -- I don't -- something -- it's just, I
2 won't say anything further. It's just hard to
3 make a vote without -- or a consideration without
4 clarity on those dimensions.

5 MR. GAYETSKY: Perhaps the
6 applicant is aware of the height of the
7 building itself. So I do see a label 25 feet
8 4 inches on the drawing that we measured from.

9 CHAIRMAN TREFZ: Yeah. That's to
10 the top of the --

11 MR. GAYETSKY: Top of the
12 building.

13 CHAIRMAN TREFZ: Or bottom of the
14 -- whatever that banner or border around the
15 top is, right?

16 MR. GAYETSKY: Based on their
17 drawings.

18 CHAIRMAN TREFZ: I assume you are
19 the applicant. Would you like to come up and
20 clarify this?

21 MS. GREEN: So I will told that it
22 would be --

23 CHAIRMAN TREFZ: Name?

24 MS. GREEN: My name is Rebecca

1 Green. I'm working with Sign Vision today.

2 My address is 74 Glen Drive, Worthington,

3 Ohio. And I was sworn.

4 CHAIRMAN TREFZ: Thank you.

5 MS. GREEN: Thank you. Starting
6 again. I was told that we would be placing
7 this at a 19 foot height, 19 foot height. And
8 I was confused, as you are, about that
9 particular measurement, but they want to only go
10 5 feet from its existing location. It's going
11 to be the same sign. They're just going to
12 lift it up just underneath the corners leaving a
13 little brick kind of to frame it.

14 The purpose of -- I brought this,
15 but I'm not going to -- we had a long meeting
16 so we'll just kind of go through it quickly.
17 This is, if you can just kind pop through it.
18 The purpose of this is --

19 VICE-CHAIR ROSS: Would you mind
20 speaking up just a little bit. I'm a little
21 hard of hearing.

22 MS. GREEN: I'm sorry. I
23 apologize. I'm a little dry from sitting
24 still so long. well, the purpose of this

1 really is just because keep all the traffic
2 for pickup services on the north side of this
3 lot. If you could like go to just kind of
4 flip through it a little bit, a little more, a
5 little more. If we could go back there,
6 that's what we're wanting it to look like. It
7 currently looks like this, if you can go back
8 one, it currently looks like this. And so
9 it's a little low and it gets blocked by
10 trucks and pickups and delivery items. And
11 our goal is to keep all the traffic on the
12 north side of this lot.

13 So if you could scootch along a
14 little bit more on the -- again. So you can
15 see here that this is a pretty substantial
16 parking lot that's been put together. The
17 facade of the building is not right against 23.
18 It's obviously covered by the outlot and
19 commercial uses there. It's quite a long way
20 from the access points to Kroger across that
21 parking lot.

22 And we want to keep all those
23 guys, all those traffic people, who are
24 wanting to use our pickup services and our

1 drive thru services, to -- we want them to go
2 up north and then straight east to those
3 services. So when you're hitting that lot,
4 you're not in a place where people are walking
5 or putting their carts away or trying to
6 control the kids and put the groceries in the
7 back. We want everyone on that north side.

8 So if you could go a little
9 farther. The purpose, obviously it's quite a
10 long way as you access that lot to the sign,
11 so if we lifted it a little bit, then it would
12 be easier to see, and that's really what we're
13 doing. Here's a view of one of the access
14 points. You can kind of see it over there
15 behind some pickups. And then let's go again.
16 This is the north side of the building where
17 most all of the pickup services are. You can
18 see the row of the curbside pickup locations.
19 And then, of course, the canopy where the
20 drive thru services are.

21 If you could go a little further.
22 From the aerial view, you can see just above
23 the green landscapy are, that area there, that
24 is where the pickup services are. And again,

1 our goal is to keep people moving on the
2 exterior part of this lot towards these pickup
3 and drive thru services. And we believe that
4 pushing that up a little bit will help us keep
5 that lot safer. And that's the purpose for the
6 variance.

7 I don't know what else is in
8 there. Oh, these are signage in the pickup
9 area. And then just a little summary. I'm
10 happy to take any questions. And I'm just
11 wanting the 19. I don't want the --

12 MR. MCCOY: I would make a Motion
13 to approve, if we are certain that the
14 language is correct in the approval now based
15 on the 19 feet.

16 MR. GAYETSKY: It looks like the
17 applicant is -- so the sign drawing that says
18 Cummins, that's the one that we had measured
19 from. It sounds like that that's not the one
20 that they're requesting. That they're only
21 requesting 5 feet, so. Correct?

22 MS. GREEN: Correct.

23 MR. GAYETSKY: Okay. So that's
24 the variance request that they're asking for

1 is 5 feet.

2 MS. NEFF: So on page --

3 MR. MCCOY: Page 7. That's what
4 I'm trying to figure out is to be 9 feet and 4
5 inches above the allowed 15 feet and 0 inches,
6 are those the correct numbers now or no?

7 CHAIRMAN TREFZ: No.

8 MR. GAYETSKY: So that would need
9 to be revised to 5 feet and 0 inches.

10 MR. MCCOY: Okay.

11 MS. NEFF: Is the applicant, are
12 you okay with that?

13 MS. GREEN: Yes.

14 MS. NEFF: Okay.

15 MR. MCCOY: And I then will make a
16 Motion. Based on that testimony that we've
17 heard and the factors considered, I move to
18 approve Case No. VA-25-14 for the property
19 located at 6417 Columbus Pike, Lewis Center,
20 Ohio 43035, seeking one Area Variance from
21 Orange Township Zoning Resolution Section 22,
22 to allow for the wall sign identified in this
23 report as Wall Sign A to be 5 feet and 0
24 inches above the allowed 15 feet and 0 inches

1 in an area zoned Planned Commercial and Office
2 District (PC). Does anybody second that
3 Motion?

4 MS. NEFF: I'll second it.

5 VICE-CHAIR ROSS: Wait, wait. 5
6 feet above 15 is 20.

7 MR. MCCOY: That's what I'm
8 confused about.

9 MR. PAX: Modify it to 4.

10 MR. MCCOY: 4 feet, okay. Let me
11 go back over it.

12 Based on the testimony and the
13 factors considered, I move to approve Case No.
14 VA-25-14 for the property located at 6417
15 Columbus Pike, Lewis Center, Ohio 43035
16 seeking one area variance from Orange Township
17 Zoning Resolution Section 22 to allow for the
18 wall sign identified in this report as Wall
19 Sign A to be 4 feet and 0 inches above the
20 allowed 15 feet and 0 inches in an area zoned
21 Planned Commercial and Office (PC) District.

22 MS. NEFF: Second.

23 MR. GAYETSKY: Motion made by Mr.
24 McCoy, seconded by Ms. Neff. Those voting:

1 Mr. Trefz.

2 CHAIRMAN TREFZ: Yes.

3 MR. GAYETSKY: Ms. Ross.

4 VICE-CHAIR ROSS: Yes.

5 MR. GAYETSKY: Mr. Pax.

6 MR. PAX: Yes.

7 MR. GAYETSKY: Ms. Neff.

8 MS. NEFF: Yes.

9 MR. GAYETSKY: And Mr. McCoy.

10 MR. MCCOY: Yes.

11 MS. GREEN: Thank you.

12 MR. PAX: Thank you for your

13 patience.

14 MR. GAYETSKY: Okay. So, I think
15 we have two more items to discuss, albeit
16 briefly, one being the Minutes that were sent
17 out. I didn't know if everybody had a chance
18 to review those. Those would have been from
19 the May meeting. I have not gotten June's. I
20 wanted to see if anybody had feedback. I
21 don't believe anybody has emailed me with any
22 comments.

23 CHAIRMAN TREFZ: No. I emailed
24 you saying I didn't have comments.

1 MR. GAYETSKY: Correct. What was
2 your comment?

3 VICE-CHAIR ROSS: I'm really
4 sorry, I just did not have, because of some
5 family commitments, I just did not have enough
6 time. So if you wouldn't mind waiting another
7 month.

8 MS. NEFF: I didn't have time
9 either.

10 MR. GAYETSKY: And we'll probably
11 have June's along with it.

12 CHAIRMAN TREFZ: Okay.

13 MR. GAYETSKY: And not make a
14 Motion on that tonight.

15 The last item we wanted to, based
16 on internal discussions, we wanted to see
17 about your openness or your schedule
18 availability for talking again about the
19 Zoning Code rewrite. We haven't had a
20 discussion at BZA for approximately, I think
21 it is coming up on one year, and in that time
22 certainly the Code has changed quite a bit, as
23 far as some draft modifications that were made
24 via Zoning Commission discussions, and also

1 soliciting feedback of some of you who have
2 provided that to me. So, we're grateful for
3 your participation there.

4 So I wanted to talk to you and see
5 when your schedules might allow us to discuss
6 next month. And we do have I realize a BZA
7 meeting scheduled for August 21st. We would
8 plan to do a standalone meeting, especially
9 because we have some business likely for that,
10 and so I wanted to see if you -- it could do a
11 Thursday, if anybody has feedback about August
12 and their schedules. Likely we could do a
13 6:00 p.m. meeting. It could be on Thursday,
14 on the 14th.

15 MR. MCCOY: Is this prior to
16 approval of those changes by the Board of
17 Trustees or?

18 MR. GAYETSKY: So the Board of
19 Trustees is planning to open discussions at
20 their next meeting, but that -- to my
21 awareness, that's going to be a lengthy
22 process of multiple meetings. So this would,
23 timing-wise, this would allow you as a Board
24 to review and to provide more feedback or just

1 ask questions or combination thereof.

2 MS. NEFF: So our feedback
3 complements the feedback you receive at the
4 Trustee meeting?

5 CHAIRMAN TREFZ: Correct. This
6 would be an opportunity for you to do so.

7 MS. NEFF: Okay.

8 MR. GAYETSKY: Absolutely.

9 VICE-CHAIR ROSS: I have pretty
10 busy Thursdays, of course, that month. Could
11 we set it up for the 28th, and if we don't
12 have enough on the agenda for the 21st, that
13 we could push it onto there? Or because of
14 notices or whatever, does that mess it up?

15 MR. GAYETSKY: To be I believe
16 that the 28th is viable. Let me check one
17 other source.

18 VICE-CHAIR ROSS: If that's not
19 good for everyone else, I could --

20 CHAIRMAN TREFZ: I'm okay with the
21 28th.

22 MR. GAYETSKY: Any other feedback
23 or thoughts on the 28th?

24 MR. MCCOY: That's fine with me.

1 MR. PAX: Good with me.

2 MR. MCCOY: The excitement of
3 talking about Zoning regulations.

4 MS. NEFF: I'm old school and have
5 a paper calendar and it's at home.

6 MR. MCCOY: We could do it on a
7 Saturday night if you guys would like to do
8 that.

9 VICE-CHAIR ROSS: There would have
10 to be beer involved. (Laughter.)

11 MS. NEFF: Exciting stuff. What
12 did you say?

13 VICE-CHAIR ROSS: That there would
14 have to be beer involved. (Laughter.)

15 MS. DONNAN: Well, then it
16 couldn't be here because I happen to know this
17 is an alcohol-free zone.

18 MR. GAYETSKY: Thanks for the
19 disclaimer. And I don't see anything on the
20 Township calendar for that date. So if
21 everybody is open to doing it, it would be a
22 special Board of Zoning Appeals meeting to
23 discuss the Code rewrite, that would be for
24 August 28th at 6:00 p.m. Right?

1 CHAIRMAN TREFZ: Okay. You'll
2 send a notice out?

3 MR. GAYETSKY: Yes, we will send
4 reminders out. This would be a public meeting,
5 so the public could attend if they have any
6 comments for that meeting.

7 CHAIRMAN TREFZ: So we have to
8 send notices to everyone in the Township?

9 VICE-CHAIR ROSS: Yeah, on the
10 website.

11 MR. GAYETSKY: Yeah, the minimum.
12 Certainly you'll see that on the calendar on
13 the website. Make a Motion.

14 MR. MCCOY: Right, I move to have
15 the meeting, schedule the meeting for August
16 28th at 6:00 p.m. to discuss the Zoning Code
17 rewrite, as proposed.

18 CHAIRMAN TREFZ: I'll second.

19 MR. GAYETSKY: Motion made by Mr.
20 McCoy to schedule a meeting for draft Zoning
21 Code discussions, again, August 28th at 6:00
22 p.m. in this location, 1680 East Orange Road,
23 second by Mr. Trefz. Those voting:

24 Mr. Trefz.

1 CHAIRMAN TREFZ: Yes.

2 MR. GAYETSKY: Ms. Ross.

3 VICE-CHAIR ROSS: Yes.

4 MR. GAYETSKY: Mr. Pax.

5 MR. PAX: Yes.

6 MR. GAYETSKY: Ms. Neff.

7 MS. NEFF: Yes.

8 MR. GAYETSKY: And Mr. McCoy.

9 MR. MCCOY: Yes.

10 MR. GAYETSKY: Motion is approved.

11 So we will see you also on August 28th.

12 CHAIRMAN TREFZ: Okay.

13 MR. GAYETSKY: That's all the

14 business I have tonight. So if anyone doesn't

15 have anything else for the good of the group

16 --

17 CHAIRMAN TREFZ: I move we're

18 adjourned.

19 MR. GAYETSKY: All in favor say

20 Aye.

21 BOARD MEMBERS: "Aye."

22 (Thereupon, the proceedings

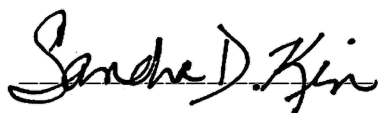
23 concluded at 8:46 p.m.)

24 - - -

- - -

CERTIFICATE

The undersigned do hereby certify that the foregoing proceedings were digitally recorded, electronically transmitted, by Jennifer L. Koontz, and transcribed via audible playback, and that the foregoing transcript of such proceedings is a full, true and correct transcript of the proceedings as so recorded.



Sandra D. Kin,
Registered Professional Reporter,
Certified Digital Reporter and
Certified Digital Transcriber
Notary Public - State of Ohio.
My Commission Expires May 14, 2027.

- - -