

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD AUGUST 26, 2025
ORANGE TOWNSHIP - DELAWARE COUNTY**

The electronic recordings of this meeting serve as the official meeting minutes.

A full and accurate account of this meeting's audio and video can be found at www.orangetwp.org

Christine Trebellas called the meeting to order.

ROLL CALL: Christine Trebellas, Chair – Present
Les Pierce, Vice-Chair - Present
Dennis McNulty – Present
Karthik Avadhanula – Present
Punitha Sundar, Alternate – Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Philip Ambler, Zoning Compliance Officer

OLD BUSINESS

Zoning Amendment Application #ZON-25-04, Vikram Apadala c/o Kai Raab, MKC Architects,

Requesting rezone approximately 9.24 acres from FR-1 to PC to allow a mixed use commercial and residential development as a Planned Commercial and Office District. The subject property is currently owned by Vikram Apadala and is located at 5917 North Road, Lewis Center, OH 43035 with parcel number 318-210-01-014-000.

Mr. Duffee presents the Staff Report:

- Divergences Requested
 - o Section 14.05(f) – To allow residential uses in the PCD.
 - o Section 21.01(f) – Revision of off-street parking requirements.
- Staff Comments
 - o Letters from utility providers were included with the application.
 - o Building elevations should show the maximum height to the top of the buildings on all elevations. For some buildings this was shown, but not for all buildings.
 - o Staff recommends that the applicant provide a site plan that clearly labels all buildings and uses.
 - o Staff recommends the consideration of a pedestrian facility to cross North Road, either by a HAWK signal or a RRFB signal.
 - o Staff notes that the zoning map included in the application is not accurate.
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- Review from Other Agencies:
 - o The Orange Township Fire Department has had preliminary conversations with the applicant, but has not reviewed or approved the site plan. Their approval will need to be secured prior to approval of the rezoning by the Board of Trustees.
 - o The Orange Township Operations Department requests that a multi-use path be installed along the North Road frontage.

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- o The Delaware County Regional Planning Commission voted to recommend **denial** of the application at their meeting on July 31, 2025 “based primarily on the intensity of the proposed residential density and the location of non-residential uses, both of which are in conflict with the Comprehensive Plan.” The full version of RPC’s staff comments has been provided to the Zoning Commission in a separate document.
 - Township staff does note that the applicant has updated their plans since the July 31 RPC meeting.

Matthew Tiesmann, MKC Architects, 6611 Hillmark Court Westerville Ohio 43082 and Kai Raab, MKC Architects presents revised plan.

- Mixed use buildings have been split into two smaller buildings to break down the massing. This is in response to ZC request to not have large apartment looking buildings. This has resulted in a few extra units being added.
- All buildings do now comply with setbacks; positioning of buildings and drives throughout the development has changed and more green space has been created
- Landscape buffering has been provided more thoroughly throughout the site for privacy.
- Privacy fence added to the east providing separation from the railroad tracks
- Townhouses have their own fenced in yards
- Community Building footprint and height decreased; second floor dining mezzanine has been changed to a ground level patio, allowing improved accessibility to restaurant customers
- Accessible walking and bike paths have been added to front and rear of property
- Sight lighting has been revised to illuminate walking paths in the public green space
- Provided commercial loading zones and widened the drive; 9’ x 20’ parking spaces throughout development
- Refuse collection revised include trash compactors to the northeast corner of the site, allowing reduced dumpster enclosures throughout the site
- Provided access to retail signage
- Revised the development text to reflect these changes

Board Comments:

Mr. McNulty:

- Asks how high the buildings are
 - o Mr. Tiesmann replies that no buildings in the development are taller than 35’
- States it seems the parking may been cut too short to accommodate commercial use. Goes on to say the Comprehensive Plan does not recommend commercial here, he has concerns that going against the Comp Plan may open the area up to more commercial
 - o Mr. Tiesmann asks if the commercial aspect were removed, would the development be looked at more favorably as residential only
 - Mr. McNulty replies that it would be more favorable without the commercial
 - Mr. Pierce adds as a reminder, Mr. McNulty is speaking for himself

Ms. Trebellas:

- In reference to DCRPC comment regarding residential density and the location of non-residential uses, being in conflict with the Comprehensive Plan Ms. Trebellas asks Mr. Duffee what the comprehensive plan has for this area

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- Mr. Duffee replies the parcel in question is marked as single family on the land use map. There were some subarea recommendations for this area, some being in favor of this type of development and some against.
- Is concerned that if this mixed use development is approved with the commercial uses, it could open up the area to more intense commercial uses.
 - Mr. Duffee states the development text could specify allowed uses and/or prohibited uses
- States the site plan does not label the buildings as to what each building is and does not clearly indicate how the mixed use is to be designated. Goes on to add the buildings that we do know are residential have a large amount of retail parking located with them, surrounding them be the railroad and retail parking
 - Mr. Tiesmann replies they may be able to move the retail parking to the front and move more residential to the rear
- States this mixed use development has 74 residential units which is twice as many residential units as our code would allow a multi family development on the same size parcel.
- Reiterates the county and EPA are responsible for storm water and environmental issues and the site will have to comply

Mr. Pierce:

- Asks if all of the RPC's comments were addressed in the updated plans
 - Mr. Tiesmann indicates their revisions were made based on ZC comments, public comments and RPS's comments
- Doesn't feel parking will be too difficult based on the number of spaces office will be using during the day, those should be open in the evening for restaurant patrons

Mr. Avadhanula:

- Asks Mr. Duffee if the DCRPC based their recommendation for denial solely on the intensity of residential use
 - Mr. Duffee replies that was the majority of their comments
- Asks if there is a specific aspect of commercial – what kind of commercial.
 - Their intention in a mixed use development is to have items such as a coffee shop, ice cream shop, barber and in the larger community area building a restaurant and maybe a gym
- Asks Mr. Duffee if there is a way to have commercial use align with residential use
 - Mr. Duffee replied the applicant looked at allowed commercial uses and said they would comply. The commercial permitted uses list is pretty broad. It is possible as a planned district to narrow those uses
- Feels there is not enough parking to support the residential and commercial which includes a restaurant and other uses that will use parking in evening hours making it difficult for residents and patrons to find parking during the overlap hours

Public Comments:

Thomas Hutt, 1317 Short St

- Concerned about dirt that will be produced during building. States apartments don't fit in this location; they will produce, light pollution, trash, additional traffic and noise including noise from trash trucks and dumpsters. Says there is an underground water table where they want to build. Adds there is an Indian mound on the property, with arrow heads and Indian artifacts.

Jai Thar, 5740 Somersworth Loop

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- Believes this is corporate greed; taking farm land and making it multi family and commercial in a single family neighborhood. This will be a safety hazard for pedestrians crossing North Road. Commercial will bring crime. Says currently utilities have a difficult time keeping up with current residences, concerned about utilities being able to carry the load of the development.

Paul Tout, 1385 Franklin St.

- Has concerns over commercial in this location, the density of the residential, and traffic. States it seems they are trying to fit as much as possible in a space that is just too small for it. Would like to know the price of the units and if they will be rentals or owner occupied
 - o Ms. Trebellas states the rental vs. condo is a form of ownership. Zoning looks at land use, not ownership.

Kate Cavote, 959 Lewis Center Rd

- Agrees with comments of her neighbors. Has concerns over density; states DCRPC recommends development be denied; single family is on the comprehensive plan and is concerned about what may be coming next if commercial is allowed this location.

Ashley Hunn, 5959 North Rd

- States she does not feel this development is compatible with what is there. This development is too dense and out of character with the surrounding community. Concerned it will bring down property values.

Andrew Hunn, 5959 North Rd

- Wonders if the proposed units will be owner occupied or rentals; how many commercial spaces are in the commercial area, for example 1 large shop or several small shops – this should be considered when thinking about parking spaces; overflow parking will end up parking at North Road Park which already doesn't always have enough parking. Echoes DCRPC comment that the development is too dense

Matt Everly, 6000 North Rd

- Agrees with neighbors comments Is concerned with rentals and noise.

Preston Page, 1411 Short St

- Agrees with neighbors, concerned if this is approved, more like it will come to this area. Concerned with more light pollution

Mr. Tiesmann states they would like to table the application.

MOTION TO TABLE ZON-25-04, BONDADA PARKTOWN

Motion by Pierce

Second by Avadhanula

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Avadhanula – Yes, Sundar - Yes
ZON-25-04, Tabled

Meeting adjourned