

**BOARD OF ZONING APPEALS JOURNAL OF ACTIONS
FROM SPECIAL MEETING HELD AUGUST 28, 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

Kelvin Trefz called the meeting to order.

ROLL CALL: Kelvin Trefz, Chair - Present
Susie Ross, Vice-Chair - Present
Stacey Neff - Present
Joe Pax - Present
Nick McCoy - Present

ALSO PRESENT: Eric Gayetsky, Senior Zoning Officer
Philip Ambler, Zoning Compliance Officer

OLD BUSINESS

Update/discussion on the Zoning Resolution Rewrite

Mr. Gayetsky presents the draft zoning code going over the timeline, Comprehensive Plan and Zoning Diagnostics before going over proposed changes and updates to the zoning code. Board of Zoning Appeals members provide input.

- Mr. Gayetsky states the draft code proposes the maximum height for wall signs be removed – focus will be on the size of sign.
 - Ms. Ross appreciates the focus being on the size of sign rather than height as most of the signs that come before the BZA are for height. She does not feel that 15' height is a reasonable height today.
 - Ms. Neff asks if maximum height is removed, what could come through zoning without needing BZA approval
 - Mr. Gayetsky states there wouldn't be a change of height for the freestanding signs, those will remain at 8'. The wall sign height would be subject to building heights in each individual district; signs mounted or protruding above the building will not be permitted
 - Mr. Pax asks if there is language that prohibits the sign from protruding above the building, and how is that regulated
 - Mr. Gayetsky states we can look at that.
 - Ms. Ross asks if there are size restrictions
 - Mr. Gayetsky replies the maximum sign size is based on the lineal feet of the facade. The building can have multiple signs as long as they don't exceed the total maximum allowed sign size
- Mr. Pax asks if there are any restrictions on illumination of signs
 - Mr. Gayetsky replies they may be internally or externally illuminated

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- Mr. Trefz believes signs projected on a building from a light source (laser) should be addressed
- Ms. Ross states trucks parked for prolonged period of time with signage on their sides should be addressed
- Ms. Neff wonders what are the proposed changes in FR-1 and what the new FR-1 side setback would be
 - Mr. Gayetsky replies the lot size will be reduced from 1.98 acres to 1 acre and the side setback will be adjusted to 15'
 - Mr. McCoy states with the minimum lot width being 75' on a 1 acre lot that would be a very long skinny lot which he would have issue with. Further states he would keep the 25' side setback. He doesn't feel if you have an acre of land you need to get closer to the side lot line than 25' without a variance. He does however agree with the proposed rear setback for FR-1
 - Did not like the overlay for Lewis Center Village, he believes "it's a rezoning without rezoning" and there's no argument a neighbor can use against it being used
- Ms. Ross wonders where the farm residential lots are located and what their sizes are. Feels when looking at permitted uses for FR-1, there should be 2 levels with one level of uses for larger parcels and one level for smaller parcels. States many FR-1 lots are comparable in size to subdivisions where these uses would not be permitted. Believes too many allowed uses in this district is also a form of "rezoning without rezoning"
 - Mr. Gayetsky states he will make note of uses board members may find objectionable in the FR-1 district however, we also have to be careful not to be too restrictive. There has been effort put into making sure when it comes to commercial buildings on FR-1 parcels they have to abide by commercial building regulations such as buffer zones and a 100' setback from residential properties.
 - Mr. Trefz adds a place of worship in FR-1 has a 5 acre requirement

Public Comment

Paul Tout 1385 Franklin St

Says he is mainly interested in Farm Residential and the Lewis Center Area; he does not have a lot of land but prefers to be considered farm vs residential when the two concepts disagree. It is important to him to be able to use his property however he sees fit to support his family. He is in favor of the revisions he sees that help enable home based business and agriculture activities. States he supports the decision to remove the Lewis Center Village Overlay District. He believes the permitting and variance process to be valuable and fair.

Meeting adjourned