

1 BEFORE THE ORANGE TOWNSHIP
2 BOARD OF ZONING APPEALS
3 - - -
4 :
5 In the Matter of: :
6 Public Hearing - :
7 Conditional Use :
8 Application, :
9 Variance Applications. :
10 :
11 - - -
12 PROCEEDINGS
13 before Members of the Orange Township Board of
14 Zoning Members; Chairman Kelvin Trefz, Joe
15 Pax, Stacey Neff, Nikolas McCoy and Steve
16 Totzke held at Orange Township Hall, Moffett
17 Room, 1680 East Orange Road, Lewis Center,
18 Ohio, called at 6:00 p.m. on Thursday, October
19 16, 2025.
20 Also Present:
21 Eric Gayetsky,
22 Senior Zoning Officer,
23 Robin Duffee,
24 Director of Development
 and Zoning.
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2 P R O C E E D I N G S

3 - - - - -

4 CHAIRMAN TREFZ: According to my
5 clock and clock on the wall at 6:00, and we'll
6 bring this meeting to order.

7 MR. GAYETSKY: I'll take roll.

8 Mr. Trefz

9 CHAIRMAN TREFZ: Here.

10 MR. GAYETSKY: Mr. Pax.

11 MR. PAX: Here.

12 MR. GAYETSKY: Ms. Neff.

13 MS. NEFF: Here.

14 MR. GAYETSKY: Mr. McCoy.

15 MR. MCCOY: Here.

16 MR. GAYETSKY: And Mr. Totzke.

17 MR. TOTZKE: Here.

18 MR. GAYETSKY: Alright. Well, we
19 have a quorum. Feel free to lead the swearing
20 again at this point, Mr. Chair.

21 CHAIRMAN TREFZ: Anyone who
22 intends to testify, please raise your right
23 hand and be sworn.

24 Do you solemnly swear that the

1 testimony you shall give shall be the truth,
2 the whole truth, and nothing but the truth; if
3 so, state I do.

4 AUDIENCE: "I do."

5 CHAIRMAN TREFZ: And when it's
6 your turn to come up and offer testimony,
7 please state your full name, address and
8 affirm to that you've been sworn in. Thank
9 you.

10 MR. GAYETSKY: Thank you.

11 Well, good evening, Members of the
12 Board of Zoning Appeals. I'm Eric Gayetsky,
13 Senior Zoning Officer. I'm going to begin
14 taking us through the first case. We have
15 three cases, all returning business for this
16 evening.

17 Our first case is No. VA-25-20.
18 We'll have the Staff Report displayed on the
19 screen as I go through that.

20 So this case is located at 6547
21 Artesian Run. This is a 3.3-acre parcel land,
22 Planned Commercial and Office District zone.
23 The applicant is seeking Area Variance here
24 from the Orange Township Zoning Resolution

1 for a wall sign to be above the allowed 15 feet
2 in height in a Planned Commercial and Office
3 District.

4 The wall sign on the north face
5 was originally approved under Zoning Permit
6 2024126. The sign installer is DaNite Sign
7 Company, who is here with us this evening.
8 And they contacted the Zoning Department in
9 July 2025 requesting a new Zoning Permit for
10 the two First Watch wall signs, due to the
11 Delaware County Building Safety Department's
12 requirement that new permit be filed. The
13 attached plan showing the wall sign height
14 above 15 feet in height for the north face --
15 actually, for the east facing side as well.

16 This prompted Staff to verify the
17 height on site with optical/laser measuring
18 tool. The measurement was confirmed as 16
19 feet and 7 inches from grade to the top of the
20 north wall sign, as well as 17 feet and 2
21 inches to the top of the east wall sign.

22 (Note, that the east wall sign is permitted to
23 be above 20 feet and 0 inches above grade, as
24 per Development Plan ZON-16-03, applicable to

1 only the facades facing U.S. 23.) They will
2 need to follow through with completing the
3 revision for that sign.

4 Based on the discrepancy of 1 foot
5 and 7 inches for the north wall sign, DaNite
6 confirmed their intention to submit a Variance
7 Request on behalf of First Watch. The subject
8 property, again, is located at 6547 Artesian
9 Run.

10 The surrounding area, all
11 directions around is Planned Commercial and
12 Office District. The land uses include
13 Olentangy Crossings Plaza and various other
14 uses to the north. To the south is Olentangy
15 Crossings Plaza, various commercial uses. To
16 the east of the site is 23 right-of-way of the
17 Olentangy Crossings East Development, and then
18 to the west Artesian Run right-of-way. And
19 then beyond that there is Single Family
20 Planned Residential District Subdivision
21 called Olentangy Crossings Residential.

22 Alright. This is a fully built
23 outside, and you can see there's both free
24 standing commercial development structures on

1 the same parcel here. The one that we're
2 talking about is north of those two, and on
3 the north face, of course, of the northern
4 building. For a zoomed-out view, you can see
5 the site along U.S. 23, just north of the
6 intersection of Lewis Center Road.

7 Down to the Staff Review, for the
8 North Wall Sign Variance Request, that's an
9 Area Variance Request from Section 22.03. It
10 states that for commercial or industrial
11 display signs: (1) such sign shall be located
12 on or along a wall of such building, which
13 faces a street, parking lot or surface drive,
14 and shall be located no more than 15 feet
15 above finished grade or the height of the
16 ceiling of the first floor of the building,
17 whichever is less.

18 So here's Exhibit 1 from the sign
19 vendor. This is the revised drawing that
20 shows the existing height at 16 feet and 7
21 inches. It had been previously approved at 15
22 feet and 0 inches. So a Variance Request of 1
23 feet 7 inches was submitted. This represents
24 roughly a 11% request from Orange Township

1 Zoning Resolution Section 22.

2 There are other Exhibits to show
3 the existing conditions. The right sign, as
4 this is pictured, is the north side, and the
5 left side would be facing to the east. And
6 Exhibit 3 contains the diagram showing
7 locations of the signs. Sign B, as labeled on
8 that Site Plan, is the north sign.

9 That's all I have for my review
10 and report. The rest is just criteria for
11 consideration and perspective Motions for the
12 Board's consideration as well. If you have
13 any questions, please, let me know.

14 MR. TOTZKE: Eric, do you know
15 what the existing signage top of elevation is,
16 the flat one?

17 MR. GAYETSKY: Yeah, so that, just
18 to confirm, that height is 16 feet and 7
19 inches. That was measured by the Zoning
20 Department using a specific tool. It involves
21 both laser and optical componentry to
22 calculate the height of the sign off grade.
23 So that was measured at 16 feet and 7 inches,
24 which is a 1 foot and 7 inches Variance from

1 the approved height of 15 feet. And that 15
2 feet is the maximum height they can place it
3 on the north face, because of the Zoning
4 Resolution, there's nothing in the Rezoning
5 Text that refers to the north face. So it
6 differs -- I mean, the Zoning Text is what
7 dictates the height of 15 feet to the top of
8 the sign.

9 MR. MCCOY: But the Zoning Text
10 mentions the east side, the Rezoning.

11 MR. GAYETSKY: The Rezoning Text
12 mentions the east side, correct. And so the
13 east side is allowed up to 20 feet in height.
14 It's ZON-16-03.

15 CHAIRMAN TREFZ: Questions? Let's
16 hear from the applicant.

17 MR. BRINKMAN: Colin Brinkman,
18 DaNite Sign, 1640 Harmon Avenue, Columbus,
19 Ohio, 43223. And I did swear in.

20 Yeah, so we screwed this up.
21 Obviously, the sign is already installed. So
22 we are here to, yeah, just get approval for
23 the existing sign that is 16 feet 7 inches
24 from top of sign to grade. The sign is

1 installed already. And the other thing as
2 well is, Eric had photos of the existing
3 facade. They had like gooseneck lights
4 underneath the sign as well, and those were
5 there when we went to install. So, basically
6 we installed per the drawings. Our scale was
7 incorrect. So, yeah, I'm here to get it
8 approved for that additional 1 foot 7 inches
9 from top of sign to grade.

10 MS. NEFF: Thank you for your
11 honesty.

12 MR. BRINKMAN: Yeah. Absolutely,
13 yeah. So, yeah, I'll take any questions, if
14 you guys have anything for me. I guess, like,
15 the other thing, too, it's like, I don't
16 believe they have the ground sign out there,
17 so this is good visibility for, you know,
18 drivers going south on 23 as well, so you
19 don't turn your head all the way to the right
20 to see it. Obviously, if you're going north,
21 you have to do that. But yeah, that's
22 basically my speal for the night, so cool.

23 MR. PAX: Thank you.

24 MR. BRINKMAN: Thanks guys.

1 MR. PAX: The gooseneck lights are
2 an extenuating factor here, too. That does --
3 an understanding of why it was installed where
4 it was installed at least, but it's not egregious
5 at least in how high it was placed to avoid that
6 conflict, in my opinion.

7 CHAIRMAN TREFZ: Eric, are both
8 signs currently the same height?

9 MR. GAYETSKY: Relatively close.

10 CHAIRMAN TREFZ: Yeah.

11 MR. GAYETSKY: I note it in my
12 report that the other sign was some 17 feet
13 and 2 inches.

14 CHAIRMAN TREFZ: Yeah, 17 feet 2,
15 that's what I thought.

16 MR. GAYETSKY: It would have been
17 within -- yeah, I'm not sure exactly the
18 tolerance, but it's close.

19 MS. NEFF: And the other sign is
20 not an issue, it's just the one?

21 MR. GAYETSKY: They did submit an
22 application. I'll have to just make sure I
23 follow through on processing of that, because
24 that is a revision to the previously-approved

1 permit for the east face.

2 MS. NEFF: But that doesn't come
3 through us?

4 MR. GAYETSKY: No. Since the
5 Rezoning Text allows for the 20 feet on the
6 east face.

7 MS. NEFF: Okay.

8 CHAIRMAN TREFZ: Is there any
9 public comment?

10 MR. THIEDE: My name is Jon
11 Thiede, 6726 Fall Brook Trail, Delaware,
12 43015. I was sworn in earlier. I'm only
13 coming here because I had a couple of
14 residents that I live with in the Olentangy
15 Crossing subdivision. It seems like we're
16 having to come here on a regular basis for
17 everything that's being built up -- that's
18 been built up out front, and I think it's just
19 about built out. I don't think there's
20 anything else new that's coming along.

21 I'm somewhat appalled when I
22 finally heard the full thing about the sign
23 was approved at a certain height, but we
24 installed the sign at a higher height than

1 what it was. I fail to understand how that
2 ends up getting all the way through for the
3 last year or so since the sign's been up, why
4 there was no follow up to make sure that
5 everybody was within zoning stipulations of
6 what was approved. So that's going to be a
7 question to them as well. Okay.

8 MR. GAYETSKY: Just to clarify for
9 the Board and everyone, that we don't do sign
10 specific inspections. If there is a concern
11 that comes up, we will double check the
12 signage. But, I mean, this is partially
13 staffing, we can't go to every single sign and
14 verify measurements every time.

15 MR. THIEDE: Okay. All right. No
16 comment further about that.

17 All I've got to say is, look,
18 there's certain -- to me there are certain
19 stipulations that are put in place by zoning
20 and so forth that's there for a reason. I
21 understand that they can always come along and
22 ask for something different. That's what your
23 Board is made up for -- or should say they can
24 get denied and then they come in and ask for

1 your blessing or your forgiveness, if we want
2 to call it that. I'm disappointed that we
3 don't, as much building as we've got going on
4 in our Township, that we don't have more
5 validating and making sure that it's correct.

6 This was -- may be a certain way.
7 They did make it that way. I think it's kind
8 of, excuse my French, ass-backwards to say,
9 oops, it's easier for me to ask for
10 forgiveness than ask for permission to do it.
11 Okay. So, I'm just saying, please, as most of
12 the residents in our neighborhood would like
13 to see some commonality occurring within the
14 whole Zoning, that everybody's following that
15 Zoning, everybody's following by the same
16 rules. We all live by the same laws and
17 rules; thou shalt not murder, thou not shall
18 do all these different things, right. I'm
19 just asking this Board to do the same thing
20 here on this Board.

21 CHAIRMAN TREFZ: Okay. Thank you.
22 Anyone else?

23 MS. NEFF: I just want to react a
24 little bit to the inspection thing. I know,

1 I've worked with our previous fiscal officer,
2 and I know that Orange Township runs a very
3 tight ship and uses our tax dollars very
4 wisely. Additional staff in the Zoning
5 Department will be very expensive. So, I
6 mean, is that worth being sign police? I
7 don't know. Yeah, a few things slip through
8 the cracks. Yes, this is unfortunate, but I
9 don't know that it's willing -- I wouldn't say
10 I would like my tax dollars to hire someone to
11 be Zoning police. So, my two cents.

12 MR. PAX: And I'll also comment,
13 that when we evaluate the Variances, we're
14 looking at in totality case-by-case basis. So
15 when I look at that elevation and I see the
16 raw area of wall space that is available in
17 that signage, I find that to be acceptably
18 discreet for -- it could be much worse. It
19 could be a lot larger, and it's discrete. And
20 so, I understand the point that you were
21 making about it was installed, they made a
22 mistake, so now they're seeking the Variance.
23 We easily could say, eh, take it down, lower
24 it another 1 foot 7 1/2 inches. But, when I

1 look at it in totality of the intent of the
2 Code and our evaluation, which is our
3 responsibility, it's reasonable and it is not
4 egregious on that percentage of increase above
5 the 15 feet that they're asking for. That is
6 another factor that we evaluate as a Board,
7 so.

8 MS. NEFF: I think it would also
9 look pretty weird.

10 MR. PAX: At that point, too, but
11 I'm just even saying from this standpoint of
12 we see tons of these, we see a lot of signage
13 within that community, and so that is
14 relatively discreet for what it is within that
15 area, and it does not seem unacceptable to me.
16 So, that's just a reality to it also. But
17 again, I understand your concerns about the
18 order that this happened, but here it is in
19 front of us today.

20 MR. THIEDE: May I respond to
21 that?

22 CHAIRMAN TREFZ: Sure.

23 MR. THIEDE: Joe and Stacey.

24 CHAIRMAN TREFZ: Please, come

1 closer to the microphone, because I can't even
2 hear you.

3 MR. THIEDE: Well, and I usually
4 have a very caring voice. I get what you
5 understand that it looks okay and everything, but
6 it's becoming somewhat of a joke within our
7 neighborhood. It's like, just go ahead and do
8 what you want, you'll get it approved. Okay.
9 That's where it's at now. And I --

10 MS. NEFF: I don't think that's true.
11 We've denied quite a few that you've come in and
12 spoken for.

13 MR. THIEDE: Right. Okay. We've
14 had for, like, the gentleman said they don't have
15 a monument sign out front. Okay. Well, that's
16 because it's been denied and told no.

17 MS. NEFF: Yeah. I mean, you're
18 making it sound like we're not listening. I don't
19 think that's fair.

20 MR. THIEDE: I didn't say you, okay,
21 and I didn't say your Board. Okay. I said,
22 they can come along and ask for something after
23 the fact, after they knew what it was -- I'm
24 sorry if this wasn't their first

1 go around, this wasn't their first time
2 building something. I mean, seriously, okay,
3 if everybody took that attitude every time,
4 can you imagine the kind of stuff you would
5 end up having? And to be honest, I wonder now
6 how much more we have out there that is not in
7 compliance with the Zoning Codes because, as
8 you said, we don't have enough money in the
9 Township to be able to pay for another person
10 into their Department. I just find it -- it's
11 becoming a joke. Okay. I don't understand
12 it.

13 MS. NEFF: It's not a joke. It's
14 a legal process. And I take offense to that,
15 because I -- this is not -- we're paid not a
16 lot of money to come up here and listen to you
17 and everyone else. This is a legal process.

18 MR. THIEDE: Stacey, it sounds to
19 me like you're taking it personal, and that's
20 not how it's being as personal to you. If I
21 was doing it personally to you, I would say it
22 directly to you and I'm not. Okay. I'm
23 saying overall within the Township, it's a
24 problem. And I don't seem to think, at least

1 me and others in my neighborhood that couldn't
2 be here tonight, feel the exact same way as I
3 do. So if you're taking it personally, you
4 don't think you're paid a lot, quit, find
5 another -- do something else. That's all I
6 would tell you.

7 MS. NEFF: No, I absolutely will
8 not quit. I appreciate representing. And
9 thank you for your opinion.

10 MR. THIEDE: Thank you.

11 CHAIRMAN TREFZ: Eric, are there
12 other ways of getting input from that
13 community into the Zoning?

14 MR. GAYETSKY: The only way that
15 they can be given the full weight of their
16 comments is for them to be here present with
17 us, come to the meeting and provide that
18 comment. But when we do receive written
19 correspondence, even if I was to receive a
20 phone call, that is conveyed to you in the
21 form of an email, passed along or printed out
22 before the meeting, as we sometimes receive
23 comment right ahead of meetings themselves.
24 So, we do our very best to convey the other

1 correspondence to you all. However, the only
2 way is for them to convey the way that their
3 comments is for them to be here because then
4 they're able to be cross-examined, so that is
5 the only way.

6 CHAIRMAN TREFZ: Yeah. I just
7 didn't know whether there was a way they could
8 influence the Zoning Board on enforcement and
9 other things that they may --

10 MR. GAYETSKY: Well, if they have
11 enforcement questions or concerns, they can
12 email the Zoning Department, call the Zoning
13 Department, stop in during our office hours.
14 So anytime there is a concern, we are diligent
15 to follow up to that. Which I do recall, in
16 the last few months we've had some concerns,
17 not just from this neighborhood, but some of
18 the other neighborhoods around it. We
19 followed through on those.

20 CHAIRMAN TREFZ: Okay. I just
21 wanted to get that in the record so that we
22 knew what we can do.

23 MR. TOTZKE: Like attendance at
24 the Zoning Regulation meeting -- or a

1 resolution meeting when we're updating the
2 Zoning profile, like, has there been a lot of
3 attendance from Olentangy Crossing; do we
4 know?

5 MR. GAYETSKY: I'm trying to
6 remember specific to that neighborhood. We
7 have gotten various resident participation
8 from across the Township through times. We've
9 had a series of Zoning meetings about BZA, but
10 then at least eight Zoning Commission
11 meetings. We've even heard from a developer
12 too here and there. So it's been pretty well
13 represented across the board. But I can't
14 remember anybody specific from this Olentangy
15 Crossings neighborhood, that wrote a comment.

16 CHAIRMAN TREFZ: Okay. Thank you.
17 Other comments from the Board? Is there a
18 Motion to be made?

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

20 CHAIRMAN TREFZ: Okay.

21 MR. PAX: Based upon the factors
22 discussed this evening, I move to approve Case
23 No. VA-25-20 for the property located at 6547
24 Artesian Run, Lewis Center, Ohio, 43035,

1 seeking an Area Variance from Orange Township
2 Zoning Resolution Section 22.03(c) to allow
3 for the existing north side of the wall sign
4 to be 1 foot 7 inches above the allowed
5 15-foot height above grade in the area zoned
6 Planned Commercial and Office (PC) District.

7 CHAIRMAN TREFZ: I'll second.

8 MR. GAYETSKY: Motion by Mr. Pax,
9 seconded by Mr. Trefz. Those voting:
10 Mr. Trefz.

11 CHAIRMAN TREFZ: Yes.

12 MR. GAYETSKY: Mr. Pax.

13 MR. PAX: Yes.

14 MR. GAYETSKY: Ms. Neff.

15 MS. NEFF: Yes.

16 MR. GAYETSKY: Mr. McCoy.

17 MR. MCCOY: Yes.

18 MR. GAYETSKY: And Mr. Totzke.

19 MR. TOTZKE: Yes.

20 MR. GAYETSKY: Motion carries.

21 MR. BRINKMAN: Thanks, guys.

22 - - -

23 MR. GAYETSKY: Okay. Well, we
24 have two more items, New Business items left

1 tonight.

2 And the next case number is up on
3 the screen, that's CU-25-21. That's for the
4 property located at 8986 Owenfield Drive. And
5 that is for a new business that is called Moo
6 Moo Car Wash. So I'll try to find my Staff
7 Report. Since it's up on the screen, I'll
8 just refer to that right now. Okay.

9 So this is, again, for the under
10 construction, I believe, Moo Moo Car Wash.
11 This is a 3.7-acre site, a Planned Commercial
12 and Office District. The request here is
13 seeking Conditional Use from Section 22.04(a)
14 of the Orange Township Zoning Resolution to
15 allow for the installation of a monument style
16 sign on a property zoned Planned Commercial
17 and Office District, under Rezoning Case 2809.

18 This parcel is located at 8986
19 Owenfield Drive, and is currently owned by
20 Express Wash Concept LLC. The owner was
21 approved under Zoning Permit 20240642 in
22 December, 2024 for a new Moo Moo Express Car
23 Wash.

24 So the zoning districts all four

1 directions around the site are Planned
2 Commercial and Office District. To the north,
3 the land use is the Meijer store, including
4 parking area. To the south is various
5 commercial uses and Owenfield Drive. To the
6 east, other commercial uses, that includes
7 restaurant uses and Owenfield Drive, as well
8 as U.S. 23 beyond that. And I should note the
9 Meijer gas station. And then finally to the
10 west is the common space area, as well as
11 parking lot by Meijer.

12 As described, there's the site.
13 That doesn't show where the location of the
14 Moo Moo is, of course, but that is -- we'll
15 see that in subsequent Exhibit. And that's
16 the context view with the U.S. 23 and West
17 Powell Road intersection just to the south and
18 east.

19 So, the next section describes the
20 Conditional Use Criteria in full. I'm going
21 to go through and describe -- provide the
22 Staff responses to the relevant sections. So
23 this sign, firstly, Section 3(a), the sign is
24 a monument style freestanding sign. The

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

4 For (b), the maximum height of
5 such sign does not exceed 8 feet above the
6 average grade of the site, and the sign is
7 located at a distance from any street
8 right-of-way line, as required. According to
9 Exhibit 1, the proposed sign will be 5 feet
10 and 6 inches from grade to the top of the
11 sign. The sign is proposed to be
12 approximately 32 feet and 7 inches from the
13 property line adjoining the right-of-way off
14 Owenfield Drive. The sign meets this
15 standard.

16 For (c), the sign does not have
17 more than two sides or surfaces. The sign, as
18 proposed, has two sides.

19 For (d), the display area of any
20 one side or surface does not exceed 1/2 of the
21 total display area permitted. The permitted
22 area for the sign in its location is 64 square
23 feet. The sign area of each side totals 32
24 square feet, so the sign meets this standard.

1 And essentially, the section
2 describing the overall area allowed, which
3 cannot exceed 128 square feet total and no
4 more than 64 square feet per side. The
5 proposed two-sided sign will be 32 square feet
6 per side. The sign will be set back 32 feet
7 and 7 inches from the right-of-way along
8 Owenfield Drive, so 64 square feet per side
9 total is permitted. The sign meets this
10 standard.

11 For (f), not more than 5 colors
12 are used. We didn't provide a response
13 actually there.

14 For (g), no part of such sign will
15 be closer to any street right-of-way line than
16 15 feet, nor any closer to any property line
17 than the applicable building setback line, if
18 the adjoining property is in Residential
19 District. The sign will be set back 32 feet
20 and 7 inches from the right-of-way line along
21 Owenfield Drive. So that meets that standard.

22 I believe that's all the responses
23 we provided.

24 I'm going to go into the Exhibits

1 So here's the sign, 5 feet and 6 inches from
2 grade to the top of the sign, 32 square feet
3 per side. And here's the location. It's
4 described as 32 feet and 7 inches. We
5 doublechecked that, that is a scaled
6 measurement there. And location is the
7 northeast portion of the site with that pin
8 that has the A icon. Then a little bit more
9 zoomed for reference.

10 And that is the extent of the
11 report. And the rest is the Conditional Use
12 Criteria and sample Motions.

13 CHAIRMAN TREFZ: Any questions for
14 Eric? Is the applicant here?

15 MR. NORTON: Good evening. My
16 name is Jarrod Norton with the Morrison Sign
17 Company, 2757 Scioto Parkway in Columbus,
18 Ohio. I have been sworn in.

19 CHAIRMAN TREFZ: Thank you.

20 MR. NORTON: First off, I'd like
21 to thank Staff for that detailed presentation.
22 I don't have a lot to add, aside from the fact
23 that we designed this monument design to
24 complement the building, to meet Township

1 Code. It's pretty straightforward for a
2 monument sign that's along Owenfield Drive to
3 help users of the car wash find that entry
4 drive off of Owenfield. So, I'd be happy to
5 answer any questions you might have.

6 MR. TOTZKE: Is it backlit?

7 MR. NORTON: It is. It is
8 internally illuminated, yes.

9 MR. TOTZKE: No lights --

10 CHAIRMAN TREFZ: Cannon lights,
11 meaning uplights?

12 MR. NORTON: No.

13 CHAIRMAN TREFZ: Okay.

14 MR. PAX: Will the sign be
15 illuminated only during business hours?

16

17 MR. NORTON: I would assume so,
18 yes. I assume so.

19 MS. NEFF: What are business
20 hours?

21 MR. NORTON: I do not know that.

22 MS. NEFF: Okay.

23 MR. NORTON: I could ask, if you
24 need me to.

1 MR. TOTZKE: Can we put that as a
2 condition, just business hours?

3 MR. PAX: As a condition?

4 MR. TOTZKE: What if they change?

5 MS. NEFF: Can we put that as a
6 condition?

7 MR. GAYETSKY: I don't think we
8 have explored that extension of internally lit
9 being restricted to the business's operation
10 hours.

11 MS. NEFF: Okay. I'm not sure I
12 have a problem with that because that area is
13 all commercial right there.

14 CHAIRMAN TREFZ: Yeah.

15 MR. PAX: Yeah.

16 MS. NEFF: I mean there, there are
17 those, they're not apartments, what are they
18 townhouses nearby, but I mean, they're already
19 sitting right beside Steak and Shake, which is
20 much closer, and I think it is lit. I mean,
21 it's some pretty crazy hours.

22 CHAIRMAN TREFZ: Any questions?

23 MR. MCCOY: I don't have any
24 questions.

1 CHAIRMAN TREFZ: Thank you. Any
2 comments from the public? Okay. Seeing none,
3 is someone willing to make the Motion?

4 MR. MCCOY: I'll move. Based on
5 the factors discussed in the presentation by
6 Eric and the applicant, I moved to approve
7 Case No. CU-25-21 for the property located at
8 8986 Owenfield Drive, Lewis Center, Ohio,
9 seeking a Conditional Use from Orange Township
10 Zoning Resolution Article 22.04(a) to allow
11 for the construction of a monument sign
12 identified in Exhibit No. 1 of the Staff
13 Report in area zoned Planned Commercial and
14 Office District (PC).

15

16 MS. NEFF: I'll second.

17 CHAIRMAN TREFZ: Motion made by
18 Mr. McCoy, seconded by Ms. Neff. Those
19 voting:

20 Mr. Trefz.

21 CHAIRMAN TREFZ: Yes.

22 MR. GAYETSKY: Mr. Pax.

23 MR. PAX: Yes.

24 MR. GAYETSKY: Ms. Neff.

1 MS. NEFF: Yes.

2 MR. GAYETSKY: Mr. McCoy.

3 MR. MCCOY: Yes.

4 MR. GAYETSKY: And Mr. Totzke.

5 MR. TOTZKE: Yes.

6 MR. GAYETSKY: Thank you.

7 MR. NORTON: Thank you.

8 - - -

9 MR. GAYETSKY: Two down. And this
10 is the third case for the evening. This is
11 Case No. VA-25-22. This is a residential
12 Variance request for applicant/owner Chris and
13 Margaret Noble. The site here is 394 Glenside
14 Lane, Powell, Ohio. The Zoning in this
15 neighborhood is Single Family Planned
16 Residential District, and the lot size is .26
17 acres.

18 The applicant is seeking an Area
19 Variance from Rezoning Case 1704 Fox Ridge to
20 allow for a front porch to encroach 3 feet and
21 3 inches into the required 30-foot front
22 setback, which is 60 feet from center line, in
23 the area zoned Single Family Planned
24 Residential District.

1 Alright. For the surrounding
2 area, this is in the middle -- the midst of
3 that neighborhood. All four directions, the
4 zoning is Single Family Planned Residential.
5 The land use to the north is Single Family
6 Residences, to the south is Meadowview Drive,
7 also Single Family Residences, as this is a
8 corner lot. To the east is Single Family
9 Residences, and then to the west is Glenside
10 Lane, as well as Single Family Residences.

11 We have a zoomed-out view first.
12 And this, as you can see, is positioned --
13 it's a corner lot, which we'll show you a
14 zoomed-in point of view. There it is. And
15 the front porch will be fairly centered with
16 the front facade. You'll see some diagrams in
17 a moment. It will cover that front stoop,
18 that existing front stoop there.

19 So we have a couple site photos
20 for a better point of reference. This porch
21 will stretch from the garage, from that corner
22 part of the garage across the left, all the
23 way across the facade and covering a new --
24 establish a new front porch area, covered

1 porch. There's a second site photo from the
2 corner.

3 And the Staff Review is an Area
4 Variance from Rezoning Case 1704 Fox Ridge.
5 It's a front yard setback, which is 30 feet,
6 and stated as 60 feet from the center line of
7 the road as well. The measurements indicate
8 that the proposed porch would extend 6 feet
9 and 8 inches from the existing front wall,
10 resulting encroachment of 3 feet and 3 inches
11 into the required 30-foot front yard setback,
12 as indicated by the build line. This
13 encroachment represents approximately an 11%
14 Variance from the standards established under
15 Rezoning Case 1704 Fox Ridge.

16 We did a measurement with our
17 engineering software. It shows that 6 feet
18 and 8 inches depth to the proposed porch. And
19 that means there's 3 feet and 3 inches of
20 encroachment into the build line, 30-foot
21 front setback. The next Exhibit is a
22 zoomed-in view of that same drawing there.

23 The next several Exhibits give you
24 an illustrative view of the rendering showing

1 conceptually what it will look like. This
2 includes some porch columns, as well as
3 railing surrounding the new covered porch and
4 some stairs as well. There's more of a
5 schematic showing the construction of the
6 porch, the 6 feet and 8 inch depth.

7 And that is the extent of the
8 Staff Review and the Exhibits. I'd be happy
9 to answer any questions that you might have.

10 CHAIRMAN TREFZ: Eric, the actual
11 building will be inspected by normal
12 inspection teams, right?

13 MR. GAYETSKY: They would be
14 required to follow through with permits at the
15 Building Safety Department. Building Safety,
16 as I understand, has their own process to do
17 those inspections, but that's nothing through
18 Zoning, as far as the inspections.

19 CHAIRMAN TREFZ: Okay.

20 MR. MCCOY: And this is a
21 disappearing encroachment because it's
22 triangular, it's because the road is curved?

23 CHAIRMAN TREFZ: Yeah.

24 MR. GAYETSKY: It's a taper.

1 MR. MCCOY: I'm going to need them
2 to adjust the build to -- (laughter.)

3 MR. GAYETSKY: That wouldn't be
4 any kind of a porch design that from what I've
5 seen anywhere, so.

6 MR. MCCOY: You just sort of walk
7 off of it.

8 CHAIRMAN TREFZ: I'd thought maybe
9 if they would just twist the house a little
10 bit. (laughter.)

11 MR. NOBLE: We can put it on
12 swivels. (laughter.)

13 CHAIRMAN TREFZ: Yeah, there you
14 go. Any questions for Eric?

15 MR. MCCOY: So it's 11% at its
16 widest point?

17 MR. GAYETSKY: Correct. That's
18 the farthest left.

19 MR. MCCOY: Yeah. And then, so --

20 MS. NEFF: So it's just that
21 little triangle that we're approving?

22 MR. GAYETSKY: Yeah. Well, you're
23 approving the maximum extent of the
24 encroachment.

1 MS. NEFF: Okay.

2 MR. GAYETSKY: It tapers, as you
3 can tell.

4 CHAIRMAN TREFZ: Would the
5 applicants like to talk with us?

6 MR. NOBLE: Good evening.

7 CHAIRMAN TREFZ: Good evening.

8 MR. NOBLE: My name is Chris
9 Noble. This is my wife, Meg.

10 MS. NOBLE: Hi.

11 MR. NOBLE: We live at 394
12 Glenside Lane, Powell, 43065. And we verify
13 we've been sworn in.

14 MS. NOBLE: Yes.

15 CHAIRMAN TREFZ: Okay. Thank you.

16 MR. NOBLE: Thank you for giving
17 us the opportunity to meet with you tonight
18 and present our case for a Variance.

19 We've been residents of Orange
20 Township for 33 years this December. We've
21 raised our two daughters here, and they both
22 moved away. And one just got married
23 Saturday, and the other one was coming up next
24 June. And we've decided to make this our

1 home, once they've moved out.

2 MS. NEFF: You're going to stay.

3 MS. NOBLE: Yeah. We're going to
4 get it how we like it.

5 MR. NOBLE: After 33 years, we've
6 finally had the opportunity to -- we're doing
7 a major renovation on the exterior, roof,
8 siding, shutters, gutters, doors, new basement
9 windows, the front porch. We just want to
10 basically increase our outdoor living space.

11 And I grew up in -- we both grew
12 up in Eastern Ohio where the porches were out
13 front and the garages were in the alleys out
14 back, and it's where everybody congregated,
15 and just an opportunity to meet your neighbors
16 and have conversations and get to know your
17 neighbors better. So that's pretty much it.

18 CHAIRMAN TREFZ: Okay.

19 MR. NOBLE: I have Mike Schlabach
20 here from Country Roofing in Orrville, Ohio.
21 They're going to be the ones that do all of
22 the work for us.

23 CHAIRMAN TREFZ: Okay.

24 MR. TOTZKE: Thank you for

1 submitting the entirety of the Construction
2 Plans.

3 CHAIRMAN TREFZ: Yes.

4 MR. TOTZKE: Very helpful.

5 MR. NOBLE: You're welcome.

6 MS. NEFF: Thanks. And you have
7 some nice letters from your neighbors we saw
8 them here. I don't have any more questions.

9 CHAIRMAN TREFZ: No other
10 questions. Thank you.

11 MR. NOBLE: Thank you.

12 CHAIRMAN TREFZ: Public comments?

13 MR. GAYETSKY: I'm not sure this
14 public comment made it to you, but it's
15 another letter of support for the project. It
16 states, Joe Mazzola, 425 Glenside Lane. I'm
17 not sure if it's in your packet or submitted
18 originally.

19 MS. NEFF: It was in.

20 MR. GAYETSKY: It's in there.

21 Okay. Great.

22 MS. NEFF: If you guys don't have
23 anything further, I'll make a Motion.

24 CHAIRMAN TREFZ: Okay.

1 MS. NEFF: Based on these factors,
2 I move to approve Case No. VA, 2522 for a
3 property located at 394 Glenside Lane, Powell,
4 Ohio 43065, seeking an Area Variance for
5 Rezoning Case No. 1704 Fox Ridge, to allow for
6 a front porch to encroach 3 foot 3 inches into
7 the 30-foot front setback in a Single Family
8 Planned Residential District.

9 MR. TOTZKE: I'll second.

10 MR. GAYETSKY: Motion made by Ms.
11 Neff, seconded by Mr. Tetzke. Those voting:

12 Mr. Trefz.

13 CHAIRMAN TREFZ: Yes.

14 MR. GAYETSKY: Mr. Pax.

15 MR. PAX: Yes.

16 MR. GAYETSKY: Ms. Neff.

17 MS. NEFF: Yes.

18 MR. GAYETSKY: Mr. McCoy.

19 MR. MCCOY: Yes.

20 MR. GAYETSKY: And Mr. Tetzke.

21 MR. TOTZKE: Yes.

22 MR. GAYETSKY: That Motion

23 carries.

24 MR. NOBLE: Thank you, everyone.

1 CHAIRMAN TREFZ: Thank you.

2 MS. NEFF: Good luck on your
3 project. It looks beautiful.

4 MS. NOBLE: Thank you.

5 MR. MCCOY: I hope you have enough
6 money after paying for the wedding. And
7 saving for the next wedding, too. (laughter.)

8 - - -

9 MR. GAYETSKY: Most of our business
10 if finished, but we do have a couple of sets of
11 minutes that I had sent out previously, and it
12 sounded like several of you had a chance to look
13 those over. Those were the July and August
14 minutes. August specific to the 21st. I will
15 note, we'll get those August 28th minutes to you
16 before the next meeting at this rate.

17 And so if any of you have discussion
18 or wanted to make a Motion on July minutes. I
19 think we had one set of corrections from one of
20 the Members that were very light and more
21 grammatical-related, but that was about it.

22

23

24 CHAIRMAN TREFZ: I move to approve

1 the July 17th minutes.

2 MS. NEFF: I'll second.

3 MR. GAYETSKY: Motion made by Mr.

4 Trefz, seconded by Ms. Neff. Those voting:

5 Mr. Trefz.

6 CHAIRMAN TREFZ: Yes.

7 MR. GAYETSKY: Mr. Pax.

8 MR. PAX: Yes.

9 MR. GAYETSKY: Ms. Neff.

10 MS. NEFF: Yes.

11 MR. GAYETSKY: Mr. McCoy.

12 MR. MCCOY: Yes.

13 MR. GAYETSKY: And Mr. Tetzke.

14 MR. TOTZKE: Abstain.

15 MR. GAYETSKY: I do you have the

16 August 21st minutes for your consideration.

17 MS. NEFF: Did you get more
18 feedback? I know I didn't have any changes.

19 MR. GAYETSKY: I don't think
20 anybody chimed in with changes, even though
21 those were sent out I think that was last
22 week.

23 MS. NEFF: Are you guys
24 comfortable -- I'll make a Motion --

1 MR. MCCOY: That was the longer of
2 the two.

3 MR. GAYETSKY: That was longer.

4 MS. NEFF: Yes.

5 MR. MCCOY: I actually think I
6 have to go back --

7 MS. NEFF: Do you want to take
8 some time to review them?

9 MR. MCCOY: The July one was the
10 dog grooming?

11 MS. NEFF: Yes.

12 MR. MCCOY: I should not have
13 voted yes on that one. I mixed those two up,
14 because I was not a participant in the dog
15 grooming --

16 MS. NEFF: Can he --

17 MR. DUFFEE: To be clear, you
18 don't have to abstain.

19 MR. MCCOY: I should have
20 abstained. I just flipped the two.

21 MR. DUFFEE: You don't have to.
22 There's no obligation to. You can vote on
23 meeting minutes where you were not present.

24 MR. MCCOY: I was here, just not

1 --

2 MR. PAX: Present.

3 MS. NEFF: I know, you were here.

4 MR. MCCOY: I didn't want to point
5 that out, though. Yeah, I'm fine with this
6 one.

7 MS. NEFF: Okay. I'll make a
8 Motion to approve the minutes from August
9 21st, 2025.

10 CHAIRMAN TREFZ: I'll second.

11 MR. GAYETSKY: Motion made by Ms.
12 Neff, seconded by Mr. Trefz. Those voting:
13 Mr. Trefz.

14 CHAIRMAN TREFZ: Yes.

15 MR. GAYETSKY: Mr. Pax.

16 MR. PAX: Yes.

17 MR. GAYETSKY: Ms. Neff.

18 MS. NEFF: Yes.

19 MR. GAYETSKY: Mr. McCoy.

20 MR. MCCOY: Yes.

21 MR. GAYETSKY: And Mr. Totzke.

22 MR. TOTZKE: Abstain.

23 MR. GAYETSKY: I don't have any
24 further business or discussion items for any

1 of you. Do any of you have anything for the
2 good of the Order?

3 MR. DUFFEE: So I do have one
4 thing that I want to jump in on, if you will
5 permit me the time. So this is -- I'm passing
6 down on the passing down a draft schedule for
7 2026 for this Board. You know, it's obviously
8 with a growing community, we're starting to
9 see a lot of cases come your way. And so
10 we've had some internal discussions as to, you
11 know, obviously, understanding that we don't
12 want four- or five-hour meetings, and it can
13 be difficult for you as the Board, difficult
14 for us as Staff, and difficult for members of
15 public who come to give valuable feedback.

16 So what we've done here -- and
17 we're not looking for you to approve this
18 tonight, but just to reflect on it. Maybe we
19 can have some further discussion at a later
20 meeting, or if you want to email Eric and
21 myself. What we've done with this is -- the
22 way we have it set up now is we have one
23 meeting per month with BZA. We have a set
24 application deadline, and that's it. What we

1 did on this sheet is we have basically that
2 same format, but then have a possible
3 continuous date, basically an overflow date.
4 That you know, depending on the number of
5 cases, you know, the depth and length of time
6 that it takes to get through those cases, then
7 you could continue those cases to the
8 following week.

9 The other option, which is, and
10 this is how we do the Zoning Commission, is
11 basically there's two submittal deadlines per
12 month and two meeting dates per month. But
13 then that, you know that has the effect of if
14 somebody doesn't submit for the first date but
15 they submitted the second date, then you would
16 maybe have weird meeting dates. And you know,
17 we thought maybe we would try to avoid that,
18 but that could be an option as well, depending
19 on how you as the Board would like to handle
20 this moving forward.

21 MR. MCCOY: I like the first
22 option that you presented, because having
23 another submittal deadline, then there's an
24 expectation that you're going to have it at

1 that meeting. But when you get like the last
2 meeting we had that lasted, I don't now how
3 many hours, the issue with those.

4 But it's not only the amount of
5 time that we're spending if we're here for
6 three-and-a-half hours talking about
7 something, it's if one Variance Request or
8 Conditional Use is going first and it is the
9 three-hour one, while somebody has a very
10 simple Variance Request or Conditional Use is
11 waiting for three hours, the majority of the
12 time we can kind of know that, hey, if you
13 want to continue to next week, you can come
14 back without making them come back whole month
15 later to revisit something. It's not only
16 convenient for us to not sit here for four
17 hours, it's convenient for the applicant to
18 have that proposed to them at our discretion.

19 MS. NEFF: And the residents who
20 want to speak up and then aren't expected to
21 sit there for three-and-a-half hours.

22 MR. MCCOY: Yes.

23 MS. NEFF: Yeah, I like this.

24 MR. MCCOY: Not at their

1 discretion. That's what I don't like about
2 the second submittal date, because that's
3 putting it in the applicant's discretion to
4 well, I don't we go on the January 15th date,
5 I want to go on the January 22nd date. So
6 we're here January 15th for a three-hour
7 meeting and we come back for 15 minutes or one
8 application on the 22nd. So, that makes much
9 sense to me. That's a good idea.

10 MR. DUFFEE: And just to point
11 out, so you as the Board have the option to
12 rearrange the agenda, or if you so choose.
13 You know, we kind of make recommendations as
14 Staff, you know, here's the order that -- you
15 know, typically it's the order that we receive
16 the cases. But if you know that one is going
17 to be three hours and one is going to be five
18 minutes, you do have the discretion to
19 rearrange and put the shorter one first.

20 MS. NEFF: At the beginning of the
21 meeting, is that how that would work?

22 MS. DUFFEE: Yes. So you can --

23 MS. NEFF: We would just make a
24 Motion?

1 MR. DUFFEE: Yeah -- you really,
2 you don't even need a Motion. It would be the
3 Chair of the meeting that decides that.

4 MS. NEFF: I wish we would have
5 done that last time.

6 CHAIRMAN TREFZ: Yeah.

7 MR. DUFFEE: And, you know,
8 obviously it's probably better if you
9 communicate that to us first, you know, just
10 so we can -- if we have a printed agenda, then
11 we don't have to deviate from that.

12 MS. NEFF: Sure.

13 MR. DUFFEE: But that is -- you
14 know, we will defer to you as the Board as to
15 how you want to handle business.

16 MR. MCCOY: If there are any other
17 ones next month, put them first.

18 MS. NEFF: I was going to say the
19 same thing. Go ahead and do it. We're going
20 to recommend that.

21 CHAIRMAN TREFZ: Yeah. If you
22 need a Motion, I'll make a Motion.

23 MS. NEFF: But, I mean, upfront,
24 we know that's going to be needed.

1 MR. GAYETSKY: We have enough
2 history to know.

3 CHAIRMAN TREFZ: Yes.

4 MS. NEFF: I think we do.

5 MR. MCCOY: I appreciate the
6 thought with going into that. That makes a
7 lot of sense to me.

8 MS. NEFF: And I appreciate having
9 the date on the calender.

10 MR. DUFFEE: Again, this is not
11 set in stone. Probably, you know, November or
12 December we'll look for a formal action for me
13 to approve the schedule for 2026, but just to
14 get it in front of you now for feedback.

15 MR. GAYETSKY: I'll add it to the
16 email for your awareness going into the
17 meeting, just as a preview that will be
18 decided on the schedule so that you can bring
19 your paper calendars, if you them, just have
20 the calendars ready to go.

21 CHAIRMAN TREFZ: I can't remember
22 the last time I had a paper calendar.

23 MS. NEFF: I have a paper
24 calendar. I love it. I will never be --

1 MR. THIEDE: I just want to make a
2 quick comment. I don't think this is really
3 -- since I really am not voting on any of
4 that.

5 But one of the considerations I
6 heard him say is that like having a meeting
7 tonight, but you'd have some things to say
8 because we have such a long meeting, we're
9 going to move it to next week, another meeting
10 to set up. Right. The only thing I would
11 think is make that consideration of what the
12 people that come to the meeting for how they
13 would feel about having, oh, I've got to come
14 back again for another meeting when I thought
15 I was going to be heard tonight. That would
16 be my only other suggestion.

17 CHAIRMAN TREFZ: Yeah. We'll try
18 to consider that when we're rearranging.

19 MR. THIEDE: I mean, can you
20 imagine you've got a bunch of people that said
21 -- come in for it and then say, oh, no, now
22 it's being moved and we are just now getting
23 that notice at the meeting.

24 CHAIRMAN TREFZ: Yeah, I

1 understand.

2 MR. THIEDE: That was just my own
3 thought. I think it's a good idea. If I was
4 you guys, I wouldn't want to be here for four
5 hours.

6 CHAIRMAN TREFZ: Okay. Do you
7 need other directions or a Motion?

8 MR. DUFFEE: Not at this time.

9 CHAIRMAN TREFZ: Okay.

10 MR. THIEDE: Would there have ever
11 been a thought of like having a maximum number
12 of applications being reviewed for a
13 particular night? You know, why I'm saying
14 that if you suddenly have 20, that's going to
15 be a long night. But as you said, if you made
16 a maximum of certain amount per night and if
17 you know you've already hit that maximum, then
18 it's up to you guys to decide add another
19 meeting then to be able to put that
20 notification out that that meeting is moving
21 10 more to another week.

22 CHAIRMAN TREFZ: Yeah.

23 MR. PAX: I mean, it's an interest
24 point. I don't think that's ever even

1 happened.

2 MR. THIEDE: I mean, I don't know
3 how many you ever get, maybe four or five.

4 MR. DUFFEE: I think the issue
5 with having just a set number two is, you
6 know, some of these do genuinely take five
7 minutes and some do take three hours. So if
8 you say, well, we're only doing five cases,
9 you could have five cases that are five hours.

10 CHAIRMAN TREFZ: Yeah, five hours
11 long.

12 MR. THIEDE: And then you have the
13 case when you think it would be five minutes,
14 and it comes in and it ends up being an hour,
15 so this is true.

16 MR. DUFFEE: So I don't know that
17 there is a perfect solution.

18 MR. THIEDE: Yeah, there's not. I
19 agree. I tell you the most perfect solution
20 is that you have a set date, you have a set
21 number of applications that you'll be able to
22 hear for that. If you have it twice a month
23 where you're doing that, then, I mean, if like
24 you're saying you're getting to a point where

1 you're having more and more and more -- like I
2 do on audits. I end up being asked by the
3 board to not do 150 audits a year and I'll do
4 200 audits a year. And I'm like, but I can't
5 do it with the number of people I have.
6 There's just so many hours that you have. So
7 it's the same thing.

8 You know, if you know you've got
9 more, then expand your meetings, not just make
10 a decision that night to move it, you know,
11 not review it that night. Because I think
12 that's the difficulty. Because I think part
13 of that to me in my mind, is you're sending
14 out notifications to the public of a meeting.
15 If you've moved it, are you meeting that
16 obligation to let people know, the public that
17 that application is being moved? So I'd ask
18 that question, too.

19 CHAIRMAN TREFZ: Yeah, it's a good
20 question. Alright. Any other business.

21 MR. THIEDE: That's my two
22 cents. CHAIRMAN TREFZ: Thank you.

23 MR. THIEDE: And it's only worth
24 two cents.

1 CHAIRMAN TREFZ: Alright. Hearing
2 no other business, I move we adjourn.

3 MR. GAYETSKY: Thank you all.

4 (Thereupon, the proceedings
5 concluded at 6:51 p.m.)

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CERTIFICATE

The undersigned do hereby certify that
the foregoing proceedings were digitally
recorded, electronically transmitted, 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.

- - -