

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BEFORE THE ORANGE TOWNSHIP
BOARD OF ZONING APPEALS

- - -

In the Matter of:
Public Hearing -
Variance Application.

:
:
:
:
:
:
:

- - -

PROCEEDINGS

before Members of the Orange Township Board of
Zoning Members; Co-Chairman Sue D. Ross, Joe
Pax, Stacey Neff, Steve Totzke, and Nikolas
McCoy held at Orange Township Hall, Moffett
Room, 1680 East Orange Road, Lewis Center,
Ohio, called at 6:00 p.m. on Thursday, January
15, 2026.

Also Present:
Eric Gayetsky,
Senior Zoning Officer,
Robin Duffee,
Director of Development and Zoning.

- - -

1 - - - - -

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

3 - - - - -

4 CO-CHAIR ROSS: I'll call this
5 meeting of the Board of Zoning Appeals Orange
6 Township to order.

7 MR. GAYETSKY: I'll take the role.
8 Ms. Ross.

9 CO-CHAIR ROSS: Here.

10 MR. GAYETSKY: Ms. Neff.

11 MS. NEFF: Here.

12 MR. GAYETSKY: Mr. McCoy.

13 MR. MCCOY: Here.

14 MR. GAYETSKY: Mr. Pax.

15 MR. PAX: Here.

16 MR. GAYETSKY: And Mr. Tetzke.

17 MR. TOTZKE: Here.

18 MR. GAYETSKY: We have a quorum
19 tonight. And I will let our Co-Chair -- with
20 the fact that our Chairman is not able to
21 attend, I'll have Ms. Ross, our Co-Chair, take
22 over the meeting.

23 CO-CHAIR ROSS: Okay. If there's
24 anyone out there who intends to testify,

1 please raise your right hand and be sworn.

2 Do you solemnly swear that the
3 testimony that you shall give shall be the
4 truth, the whole truth, and nothing but the
5 truth; state I do.

6 WITNESSES: "I do."

7 CO-CHAIR ROSS: When it's your
8 turn to offer testimony, please come up to the
9 podium. Please state your full name, your
10 address, and affirm that you've been sworn in.
11 Okay.

12 MR. GAYETSKY: Alright. Well,
13 thank you. I'm Eric Gayetsky, Senior Zoning
14 Officer for Orange Township. As far as our
15 Agenda tonight, we have a single item of new
16 business on the Agenda, and we have a set of
17 minutes that we're going to cover this
18 evening. So that first case, I will jump
19 right into.

20 CO-CHAIR ROSS: Before you start
21 that, Eric, we need to elect a chair.

22 MR. GAYETSKY: Oh, thank you.
23 Yes, this is the first meeting. Yes.
24 Correct.

1 CO-CHAIR ROSS: So since this is
2 the first meeting of the year, I'll take
3 nominations from the Board for a Chair of the
4 BZA.

5 MR. PAX: Is -- I mean, Kelvin,
6 what is his status? Is he planning to
7 continue?

8 MR. GAYETSKY: Good question. He
9 is supposed to continue as regular, as usual
10 starting with the next meeting. He just could
11 not attend this evening's meeting.

12 MR. PAX: Okay.

13 CO-CHAIR ROSS: Okay.

14 MR. MCCOY: I don't want to be
15 Chair. (Laughter.)

16 MS. NEFF: I would like to
17 nominate Sue Ross.

18 MR. PAX: I'll second.

19 MR. GAYETSKY: Alright. A Motion
20 made by Ms. Neff, seconded by Mr. Pax. Those
21 voting:

22 Ms. Ross.

23 CO-CHAIR ROSS: Abstain.

24 MR. GAYETSKY: Ms. Neff.

1 MS. NEFF: Yes.

2 MR. GAYETSKY: Mr. McCoy.

3 MR. MCCOY: Yes.

4 MR. GAYETSKY: Mr. Pax.

5 MR. PAX: Yes.

6 MR. GAYETSKY: And Mr. Tetzke.

7 MR. TOTZKE: Yes.

8 CO-CHAIR ROSS: Okay. We will
9 take nominations from the Board for Vice-Chair
10 for 2026.

11 MR. MCCOY: I would not like to be
12 Vice-Chair. (Laughter.)

13 MS. NEFF: You would like to not
14 nominate yourself.

15 CO-CHAIR ROSS: I nominate Stacey
16 Neff as Vice-Chair of the BZA.

17 MR. PAX: I'll second that.

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

20 Ms. Ross.

21 CO-CHAIR ROSS: Yes.

22 MR. GAYETSKY: Ms. Neff.

23 MS. NEFF: Abstain.

24 MR. GAYETSKY: Mr. McCoy.

1 MR. MCCOY: Yes.

2 MR. GAYETSKY: Mr. Pax.

3 MR. PAX: Yes.

4 MR. GAYETSKY: And Mr. Totzke.

5 MR. TOTZKE: Yes.

6 MR. GAYETSKY: Alright. Well,
7 that will take care of the Chair and the
8 Vice-Chair.

9 So now I think we're in a spot to
10 move into our item of New Business. Alright.

11 So that's under Variance Case No.
12 VA 25-29. This is for the site 7719 Graphics
13 Way. This is a Planned Industrial zoned
14 parcel of 6.7 acres in size. And the request
15 is from Sherwin Williams, Signcom
16 representing, to seek an Area Variance from
17 the Orange Township Zoning Resolution for a
18 wall sign to be located above the allowed
19 height of 15 feet.

20 So, this is, again, from Section
21 22, a Variance for the proposed wall sign to
22 be above 15 feet in height. And the proposed
23 wall sign that will face the prime -- above
24 the primary entrance for that Suite D. You

1 will see a couple renderings later on. And
2 the proposed height is going to be 20 feet 0
3 inches from the finished grade to the top of
4 the sign. And that will exceed the
5 requirement by 5 feet and 0 inches.

6 The subject parcel is located
7 southeast of corner of Graphics Way and Orange
8 Point Drive. An existing industrial building
9 with adjacent park area is located on that
10 parcel with various commercial and light
11 industrial-related uses within multiple
12 suites, each with individual exterior access.

13 The site is currently zoned
14 Planned Industrial District, and it's under
15 Rezoning Case 2643. So, generally speaking,
16 this is an Planned Industrial zoned area, so
17 north, south, and east. To the north, the
18 land use is Orangepoint Drive. Commercial
19 Uses to the south is a vacant parcel that is a
20 retention basin, and then some industrial uses
21 around that. To the east is North Point Dance
22 Academy, other commercial uses. And then to
23 the west is a Planned Commercial Office
24 District parcel. Commercial uses there, a

1 retention basin. And I should note that
2 that's the Graphics Way right-of-way in
3 between that.

4 So you were looking at the aerial,
5 as I was speaking. And to orient you, there's
6 that intersection of Orangepoint Drive and
7 Graphics Way with this parcel, which is to the
8 southeast.

9 So, here's the Section 22.03(c)(1)
10 for a sign height that is limited to 15 feet
11 and 0 inches. For any commercial or
12 industrial display signs: all signs they
13 shall be located on or along the wall which
14 faces the street and our service drive, and it
15 shall be located no more than 15 feet above
16 finished grade over the height of the ceiling
17 of the first floor of the building, whichever
18 is less.

19 So, there's Exhibit 1 for you.
20 The proposed sign has a -- we did measure this
21 -- the top edge of the sign is at a maximum
22 height of 20 feet and 0 inches and it will
23 encroach 5 feet into the 15-foot height
24 requirement. And this is roughly a 33%

1 Variance request.

2 The next page will show the
3 existing condition of the building. It's a
4 blank slate as it stands. And the sign will
5 go directly above the entrance point to the
6 facility, or to that Suite, Suite D.

7 There were no Technical Agency
8 comments or concerns. The remainder of the
9 report is the Board analysis and the criteria
10 for your review. If you have any questions,
11 please let me know.

12 MR. MCCOY: I think this was
13 answered in prior meetings. But if you grant
14 a Variance for that sign for this particular
15 applicant and this particular business, it
16 doesn't carry, it doesn't run with that
17 building going forward, if there's a different
18 tenant, let's say, in that building.

19 MR. GAYETSKY: Yeah. The only
20 instance that the sign could be changed is if
21 it is applied for as a face change, which
22 would necessitate that the sign still be
23 there. So a face change or cabinet change
24 replacement would allow for the sign to be

1 updated, as long as that sign is kept at that
2 location and it's not a brand new sign being
3 brought in.

4 MR. MCCOY: Okay. Thank you.

5 CO-CHAIR ROSS: Is the applicant
6 here?

7 MR. GAYETSKY: Uh-huh.

8 CO-CHAIR ROSS: Would you like to
9 come up and tell us about this application?

10 MR. BRAAM: Niels Braam. I'm with
11 Signcom. The address is 527 West Rich Street,
12 Columbus, Ohio 43215.

13 My understanding is that this
14 awning already exists, and the awning would
15 have to come down in order to lower the sign.
16 Other than that, I understand that there's
17 tall mounding that separates this from the
18 roadway, so the elevation, having the sign
19 higher would be a benefit for people trying to
20 find this business.

21 This entrance faces the warehouse.
22 It doesn't have any doors or anything like
23 that on the other side of the road, so it's
24 not really a visual garbage for somebody to

1 look at, but instead it actually serves a
2 function for people wayfinding and trying to
3 find a spot.

4 And then I know that the far end
5 of the building there's a large sign that's
6 already higher than even this one that is
7 proposed. So it's not like it's going to
8 stand out on the building as being the highest
9 sign on the building. It really sort of
10 nestles in there fairly comfortably.

11 MR. MCCOY: Is that the Fabrisonic
12 you're talking about? I think it's listed on
13 this paper.

14 MR. BRAAM: I think maybe it's a
15 church building at the very end.

16 MS. NEFF: Is it Lifepoint?

17 MR. PAX: Yeah, it's an old one.

18 MS. NEFF: It's the old Lifepoint
19 sign?

20 MR. PAX: It's where it used to
21 be.

22 CO-CHAIR ROSS: It's the old one.

23 MS. NEFF: Oh, yes.

24 MR. GAYETSKY: That was at a

1 higher height. I believe that's been removed.
2 I don't know how recently. But it certainly
3 was at a fairly high height.

4 MS. NEFF: Okay. That's what it
5 was.

6 CO-CHAIR ROSS: Any other
7 questions for the Applicant?

8 MR. PAX: I just have one
9 question. On the graphics provided, there's a
10 notation for signage, or is it E03 on the
11 corner.

12 MR. BRAAM: I think that's just a
13 tenant panel a the monuments sign. That's at
14 the -- I think that's at the north corner.

15 MR. PAX: Yeah, I believe so,
16 there at Graphics and Orangepoint. And I was
17 just curious what the -- if that's -- well, I
18 can't see any -- in the documents --

19 MR. BRAAM: I don't see it in
20 there. I think that's probably the existing
21 monument sign where we're replacing a tenant
22 panel, as opposed to this, which I think this
23 is actually looking for a Variance, since we
24 want to mount to this building mounted sign

1 higher than what's allowed.

2 MR. PAX: Sure. That's fine. I
3 just was clarifying what that was. And if
4 indeed it was a monument sign and if there was
5 something being modified on it.

6 MR. GAYETSKY: A tenant panel can
7 be done administratively as a face change.

8 MR. PAX: That's fine.

9 MR. BRAAM: I can't give you
10 insider information because it's not a project
11 that I'm actually working on.

12 MR. PAX: That's fine.

13 CO-CHAIR ROSS: Any other
14 questions?

15 MS. NEFF: Is everyone okay if I
16 make a Motion?

17 MR. PAX: Yes.

18 MS. NEFF: Okay. Based on the
19 factors discussed this evening, I move to
20 approve Case No. VA-25-29, the property
21 located at 7719 Graphics Way, Lewis Center,
22 Ohio 43035, seeking an Area Variance from the
23 Orange Township Zoning Resolution Section
24 22.03(c)(1) for a proposed wall sign above

1 Suite D, as shown in Exhibit 1 of the Staff
2 Report, to be installed at a height of 20 feet
3 0 inches from grade to the top of the sign in
4 an area zoned Planned Industrial District.

5 MR. MCCOY: I second.

6 MR. GAYETSKY: A Motion made by
7 Ms. Neff, seconded by Mr. McCoy. Those
8 voting:

9 Ms. Ross.

10 CO-CHAIR ROSS: Yes.

11 MR. GAYETSKY: Ms. Neff.

12 MS. NEFF: Yes.

13 MR. GAYETSKY: Mr. McCoy.

14 MR. MCCOY: Yes.

15 MR. GAYETSKY: Mr. Pax.

16 MR. PAX: Yes.

17 MR. GAYETSKY: And Mr. Totzke.

18 MR. TOTZKE: Yes.

19 MR. GAYETSKY: Motion carries.

20 Thank you.

21 MS. NEFF: Thank you.

22 MR. GAYETSKY: Well, I figured we
23 would have fairly efficient meeting on our
24 hands. (Laughter.)

1 CO-CHAIR ROSS: Just for the
2 record, I apologize I didn't open it to public
3 comment, but there is no public to comment,
4 just for the record. Unless it's your
5 children. (Laughter.)

6 MR. TOTZKE: They're in their own
7 world right now.

8 MR. PAX: It's a little different
9 from last month.

10 MS. NEFF: Nice and refreshing way
11 to start the year.

12 CO-CHAIR ROSS: Okay. We have
13 just one set of Minutes to approve?

14 MR. GAYETSKY: That's absolutely
15 correct. You did I'm sure see in the email
16 with October. So if anyone has any last
17 second changes for the good of the order, or
18 if someone wants to make a Motion to approve
19 those minutes.

20 MR. MCCOY: I move to approve the
21 Minutes.

22 CO-CHAIR ROSS: I'll second.

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

1 Ms. Ross.

2 CO-CHAIR ROSS: Yes.

3 MR. GAYETSKY: Ms. Neff.

4 MS. NEFF: Yes. And thanks to Sue
5 for doing our homework for us.

6 MR. GAYETSKY: Mr. McCoy.

7 MR. MCCOY: Yes.

8 MR. GAYETSKY: Mr. Pax.

9 MR. PAX: Yes.

10 MR. GAYETSKY: And Mr. Totzke.

11 MR. TOTZKE: Yes.

12 MR. GAYETSKY: Great. And those
13 are the Minutes that I have so far, so I'm
14 sure we'll have more to send out here shortly,
15 and I'll keep you all in tune.

16 MS. NEFF: Do we have a resolution
17 on the calendar, we talked about having the
18 overflow days? Is that still --

19 MR. GAYETSKY: I seemed to have --

20 MR. DUFFEE: I believe that was
21 passed at the Zoning meeting.

22 MS. NEFF: So it is passed, okay.
23 I'm sorry.

24 MR. GAYETSKY: And if you need a

1 copy, I will set that out.

2 CO-CHAIR ROSS: Yeah, if you
3 wouldn't mind sending me a copy, I'd
4 appreciate that.

5 MS. NEFF: December was
6 overwhelming.

7 MR. MCCOY: I defer to the Chair
8 and the Vice-Chair to get a copy of those to
9 you. (Laughter.)

10 CO-CHAIR ROSS: Okay. If there's
11 no further business before the Board, I move
12 that we adjourn.

13 MR. PAX: Second.

14 MR. MCCOY: Second.

15 MR. GAYETSKY: All in favor.

16 BOARD MEMBERS: "Aye."

17 (Thereupon, the proceedings
18 concluded at 6:15 p.m.)

19

20

- - -

21

22

23

24

- - -

CERTIFICATE

The undersigned do hereby certify that the foregoing proceedings were digitally recorded, electronically transmitted by Orange Township; and then 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Sandra D. Kin



Sandra D. Kin,
Registered Professional Reporter,
Certified Digital Reporter and
Certified Digital Transcriber

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

- - -