

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD OCTOBER 14, 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

Les Pierce called the meeting to order.

ROLL CALL: Les Pierce, Vice-Chair - Present
Pam Foster - Present
Punitha Sundar, Alternate – Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Eric Gayetsky, Senior Zoning Officer

NEW BUSINESS

- i. **Zoning Amendment Application #ZON-25-05, Pacific Bells LLC c/o GBC Design, Inc. – Allen Wiley**, Requesting to amend the currently effective Planned Commercial and Office (PC) District zoning #15785 to exempt canopies that are attached or visually attached from four sided architecture and peaked roof requirements and to allow a drive-through restaurant without dining room on a PC parcel. The subject property is currently owned by UV Land Lease LLC and is located at 6274 Pullman Dr., Lewis Center, OH 43035 with parcel number 318-220-01-058-024.

Mr. Duffee presents the Staff Report:

- No divergences from the Orange Township Zoning Resolution were requested by the applicant, however, staff identified the following issues which would require divergences:
 - A divergence from Section 21.01(e) to allow fewer parking spots than required per code. **An updated site plan with 25 parking spaces has been received, text will also need amended to cancel the need for a divergence.**
 - A divergence from Section 22.03(c)(1) to allow for wall signs to be placed on a building higher than the 15' maximum height.
- Review from Other Agencies:
 - As a use-based amendment to the existing Planned District, the Delaware County Regional Planning Commission has not reviewed this application.
 - At time of writing, the Orange Township Fire Department has not reviewed or approved the site layout.

Drew Ponton, 5529 Lexington Drive, Hilliard, Ohio presents application.

- 7 Brew is a drive through only coffee business. They do not serve any food however, they do have other beverages (energy drinks, sparkling sodas)
- Employees are out in drive through lane taking orders/directing traffic
- Average time to get through drive through and exit parking lot is 4 minutes

Board Comments:

Ms. Sundar:

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- Asks Mr. Duffee if there is any precedent for permitting 2 restaurants on the same parcel
 - Mr. Duffee replies there isn't precedent for permitting 2 restaurants on the same parcel, however there is precedent for permitting 2 businesses with one of those businesses being a restaurant on the same parcel (Biggby Coffee on Meijer parcel)
- Asks if they have a pickup window for online orders
 - Mr. Ponton replies they do not have online orders, only onsite orders

Ms. Foster:

- Wonders how the traffic flow will be managed for the two drive throughs

Mr. Pierce:

- Wonders if Mr. Duffee has seen the additional parking spaces on a new site plan and requests clarification that this is not a divergence but needs to be amended in text
 - Mr. Duffee replies yes, the new plan with additional parking has been received; the text will need amended but a divergence is not required
- Asks Mr. Duffee for clarification as to what the application is asking to be amended
 - Mr. Duffee replies 2 items are being requested. The first is to allow for a drive through business, the second is architectural requirements. The current text has certain requirements for 4 side architecture and materials. The applicant is asking that the canopy over the drive through be exempt from those requirements.
- Asks if it is a franchise or a corporate store
 - Mr. Ponton states it is a franchise
- Wonders how traffic will flow in the parking lot with two different drive throughs.
 - Mr. Ponton states they have employees in the drive through lanes directing traffic and moving people along
- Asks applicant about number of signs being requested to be above 15' and how high applicant is requesting those signs to be. Goes on to ask Mr. Duffee for examples of other signs that have been allowed above 15'
 - Unknown speaker for applicant states there is one sign on the front of 7 Brew that they are requesting be at 18'; there are 2 logo signs, (one on each side) they are requesting be at 15'7 1/2"; for Taco Bell they are asking for two signs on the tower to be at 22'
 - Mr. Duffee states across 23 there are several places where signs exceed 20' in height
- Would like this amendment, if approved, to be for this parcel only and not the entire development

Public Comments:

There was no public comment

RESOLUTION TO RECOMMEND APPROVAL WITH MODIFICATIONS OF ZONING APPLICATION #ZON-25-05 OF PACIFIC BELLS LLC

Motion by Ms. Foster to recommend to the Board of Township Trustees (the "Board) the **APPROVAL WITH MODIFICATIONS** of Zoning Application #ZON-25-05 of Pacific Bells LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 9.10.25, requesting the amendment of the currently effective development plan for property owned by UV Land Lease, LLC (application #15785), upon finding that it is in the interest of the public convenience, comfort, prosperity, or general welfare, or sufficiently in accordance with the comprehensive plan, and including additional modifications listed below:

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1. The applicant shall obtain approvals for the site plan from the Orange Township Fire Department prior to approval of the zoning by the Board of Trustees.
2. The applicant shall revise their site plan to include at least 25 parking spaces.
3. The applicant shall update their signage plan to request divergences for 5 total wall signs to be installed above the 15 foot height limit, however, no sign shall exceed 20' in height measured from finished grade to the top of the sign.
4. The applicant shall update their signage plan to remove references to the freestanding monument sign.
5. The applicant shall revise the development text to limit the drive-through only use to be permitted only on parcel having PID 318-220-01-058-024.

Motion seconded by Ms. Sundar.

VOTE: Pierce - Yes, Foster – Yes, Sundar - Yes

- ii. **Zoning Amendment Application #ZON-25-06, NOVA Lands LLC Attn: Daniel Miller**, Requesting to amend the currently effective Planned Commercial and Office (PC) District zoning #ZON-19-07 to permit a new model home in place of the existing, on-site, northern house on a PC parcel. The subject property is currently owned by NOVA Lands, LLC and is located at 6601 Columbus Pike, Lewis Center, OH 43035 with parcel number 318-220-04-023-000.

Mr. Duffee presents the Staff Report:

- Review from Other Agencies:
 - As a minor amendment to the currently effective Planned District, the Delaware Regional Planning Commission did not review this amendment request.
 - Because there were no proposed changes to the street network, the Orange Township Fire Department did not review this amendment request.

Tony Eyerman, 1907 River Rd., Delaware, Ohio 43015 presents application.

- Due to disrepair it became to expensive to renovate the existing structure
- Client is also a homebuilder, he would like to tear down the existing structure and put a model home in its place. There is not a usable septic system, model home will have bathroom fixtures for viewing purposes but there will not be running water or sanitary
- Clarifies 2 errors in the text that need corrected as they pertain to the previous rezoning

Board Comments:

Mr. Pierce:

- Asks if we have any history as to why the current development text states no new permanent structures are to be permitted and no additional construction is to occur
 - Mr. Eyerman indicates the reason this was put in was because at the time his client's intent was to take the existing north, stone structure and renovate it for office use
- Wonders if this amendment would open up the development to allow more new construction; states he would not want to see more model homes popping up there

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- Mr. Duffee states in theory it could, however any new development would have to comply with the development standards and setbacks
- Mr. Eyerman adds the applicant was intentionally specific in wording the text that the only permitted use is the existing northern home be removed and replaced with a model home

Ms. Foster:

- Asks about staff use of restrooms if the model home is to have no water
 - Mr. Eyerman replies there is a building on the property with an office and restrooms that the staff would use. It is not the intention that staff will be working out of the model home
- Wonders if this is the model, where are the houses (development) proposed to be built.
 - Mr. Eyerman states these are homes to be built on an individual's lot

Ms. Sundar:

- Wonders about the parking
 - Mr. Eyerman replies there are 24 spaces on the site

Public Comments:

There was no public comment

RESOLUTION TO RECOMMEND APPROVAL OF ZONING APPLICATION #ZON-25-06 OF NOVA LANDS LLC

Motion by Ms. Sundar to recommend to the Board of Township Trustees (the "Board) the **APPROVAL** of Zoning Application #ZON-25-06 of NOVA Lands LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 9.11.25, requesting the amendment of the currently effective development plan for property owned by NOVA Lands, LLC (application #ZON-19-07), upon finding that it is in the interest of the public convenience, comfort, prosperity, or general welfare, or sufficiently in accordance with the comprehensive plan.

Motion seconded by Ms. Foster.

VOTE: Pierce - Yes, Foster – Yes, Sundar - Yes

MOTION TO APPROVE JUNE 17, 2025 MINUTES (ZON-24-05); JULY 8, 2025 MINUTES (ZON-25-03); JULY 15, 2025 MINUTES (ZON-25-04); AUGUST 26, 2025 MINUTES (ZON-25-04)

Motion by Foster

Second by Sundar

VOTE: Pierce - Yes, Foster – Yes, Sundar - Yes

Meeting adjourned