

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD NOVEMBER 18, 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

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

OLD BUSINESS

Zoning Amendment Application #ZON-25-08, Trilogy Real Estate Delaware, LLC c/o Joe Nawrocki, Requesting to amend currently effective Planned Commercial and Office (PC) District zoning #ZON-17-04 to allow memory care and assisted living uses and allow senior independent living facilities, including patio homes and clubhouse. The subject property is currently owned by Home High LLC c/o Brad Block and is located SW of Home Rd. & Columbus Pike, Delaware, OH 43015 with parcel number 318-230-02-001-003.

Mr. Duffee presents the Staff Report:

- A total of five divergences are being requested:
 - A divergence from Section 14.03: To permit Senior Independent Living Facilities in the Planned Commercial District.
 - A divergence from Section 14.05: To permit temporary trailers to be used for sales and/or leasing activity.
 - A divergence from Section 21.09: To reduce the building setback along U.S. 23 to 70 feet instead of 80 feet.
 - A divergence from 21.03: To allow structure separation between primary structures to be 10 feet instead of 15 feet.
 - A divergence from 21.01 d) Parking Area Location: Except in the single family districts (A-1), (FR-1), (R-2), and (SFPRD), no parking lot or parking area shall be located nearer than six (6) feet to the side or rear line of the tract on which the structure is located and parking in front of the main structure may be permitted only if not more than forty percent (40%) of the front set back area outside of the right-of-way is occupied by parking. All parking spaces required herein shall be located on the same lot with the buildings or use served. The remaining sixty percent (60%) of the front setback outside of the road right-of-way shall be green space adjacent to the road(s) frontage(s). The applicant is proposing 50% and 50%.
- Review from Other Agencies:
 - The Delaware County Regional Planning Commission recommended **conditional approval** of the amendment request at their meeting on October 30, 2025, subject to the following conditions:

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- That the amount of dedicated open space be identified (min. required is 25%)
- That a dense landscape buffer be provided along the northern proposed property line
- Appropriate sign exhibits and a lighting plan be submitted
- That the County Engineer's Office approve the driveway location
- That all other requirements in the Zoning Resolution and Development Plan requirements be met.
- The site layout has been submitted to the Orange Township Fire Department, but has not been reviewed or approved at time of writing.
- In informal conversations with the Delaware County Engineer's Office, the primary access point on Gooding Boulevard may need to be shifted to the south to better align with Daymark Drive and the Clear Creek entrance.

Catherine Cunningham, attorney with the law firm of Kegler, Brown, Hill and Ritter presents application on behalf of Trilogy. Joe Nawrocki of Trilogy, 1123 English Ridge Ct., Grand Rapids, Michigan 49544, is also present to answer questions.

- Text has been amended to prohibit independent living in excess of 30 dwelling units.
- The percentage of open space is 50.25%, twice as much as is required.
- The two detention areas will be dry basins. They will not retain any water other than for a very brief period after a big rain event.
- Separation trees have been added all the way around the site with a combination of evergreens and deciduous trees for screening on the west side
- Final approval has not yet been received, but applicant believes it meets the standards of the county engineer; county engineer is still taking it under consideration.
- Have submitted a general plan to fire but have not yet gotten fire's approval
- Signage has not been submitted because they're not ready to come forward with sign plans
- A lighting plan exhibit shows the site will have low level lighting

Board Comments:

Ms. Trebellas:

- Wants to verify they have 15 duplexes for 30 total independent units and 108 beds in the facility
 - Ms. Cunningham replies that is correct
- Asks if there will be a buffer for the residential units to the north which will be next to commercial
 - Ms. Cunningham answers Trilogy is going to purchase parcel 2A; there is a 30 foot setback to the rear of the independent living
 - Mr. Duffee adds that a commercial to residential setback is 100'; the residential setback is 30'
- States she would like the development text to address the setback along the north side of this site.
- Wonders about the divergence to raise the building height to 38 feet because from the elevations, it looks like the building is less than 36'
 - Ms. Cunningham answers the cupola is three inches too tall
- States we do not measure the cupola when measuring building height; would like to see this building at 35' which is in line with neighboring properties
- Wonders if there are any amenities for the independent living area such as walking paths or benches as there are none shown on the plan
 - Mr. Nawrocki replies this is an initial plan with sidewalks; there will be benches, but their placement has not yet been planned.

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- Comments on the one entrance/exit access point and the need for approval from both the county engineer and the fire department

Mr. Avadhanula:

- Wonders about lighting spilling out of the site
 - Mr. Nawrocki replies they will comply with the zoning ordinance and not allow light off the site
- Would like an updated photometric plan that shows footcandle levels for the entire property
- Asks if both detention ponds connect to Home Road
 - Mr. Nawrocki answers yes, the storm water will be routed along the north side of the site until it empties into an existing storm water structure that they will tap into.

Public Comments:

Richard Kight, 326 Parkgate Ct., Delaware, Ohio:

- Stated he would like to see the setback requirements amended to be 30 feet for the building and 30 feet for parking lot; the landscape plan gives symbols for the plants and a key at the bottom but it doesn't say which plant is going where; wonders if there is any mounding, with the landscaping on Gooding Blvd; wonders if there is a symbol along the north edge is a fence; asks if the storm water flow will be controlled so that it is not above pre-construction levels; voices concern about the access point being right in right out.
 - Ms. Trebellas states the right in right out access is something the county engineer will look at.
 - Mr. Nawrocki replies with regards to the setback, the setbacks submitted work with this layout and comply with the zoning text; the landscaping plan is a preliminary plan, the final set of plans will have where the plantings will go, their sizes, specifications and locations; regarding to the mounding along Gooding, there will be a combination of mounding and plantings; as far as the landscaping edging and the fencing on the north side, we typically will do a nice white vinyl fence at the six foot height; the basins are going to collect water and then they're going to seep down and then ultimately be a dry basin, the capacity, the flow rates, that all is discussed with the county engineer and will be approved at the county level
 - Ms. Trebellas suggests a modification that an updated landscape plan with, mounding, shrubs, fencing, and site amenities, be added to this development before it goes to the trustees, further stating it should also include the dumpster screening

Michelle Shough, 7015 Star Hollow Lane

- Is concerned with where the curb cut is currently shown, headlights from cars will shine into houses
 - Mr. Nawrocki replies the curb cut meets the distance requirement for a curb cut and where the curb cut is shown is the only place that works for the development

**RESOLUTION TO RECOMMEND APPROVAL WITH MODIFICATIONS OF ZONING
APPLICATION #ZON-25-08 OF TRILOGY REAL ESTATE DELAWARE LLC**

Motion by Mr. Avadhanula to recommend to the Board of Township Trustees (the "Board) the **APPROVAL** of Zoning Application #ZON-25-08 of Trilogy Real Estate Delaware LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 11.10.25, requesting the amendment of the currently effective development plan for property owned by Home High, LLC (applications #17033, and #ZON-17-04), upon finding that it is in the interest of the public convenience, comfort, prosperity, or general

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welfare, or sufficiently in accordance with the comprehensive plan, and including additional modifications listed below:

1. Applicant will submit an updated photometric plan that shows footcandle levels the entire property.
2. Applicant will update the landscaping plan to show any proposed mounding, specific plantings, and site amenities.
3. Applicant will clarify the text and site plans to clearly delineate the setbacks from the northern property line.

Motion seconded by Mr. Pierce.

VOTE: Trebellas - Yes, McNulty - Yes, Pierce - Yes, Avadhanula - Yes

OTHER BUSINESS

- The board would like more time to review minutes before approving.
- Mr. Duffee stated the December 16th meeting has been cancelled due to the applicant requesting to table the application (ZON-25-07).

Meeting adjourned