

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 10, 2026
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

Mr. Duffee called the meeting to order.

ROLL CALL: Dennis McNulty - Present
Karthik Avadhanula - Present
Punitha Sundar - Present
Gerry Puckett, Alternate – Present
Tom Garske, Alternate – Present

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

NEW BUSINESS

MOTION TO ELECT THE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2026

Motion by Avadhanula
Second by Sundar

VOTE: McNulty – yes Avadhanula – yes Sundar – yes Puckett – yes Garske - yes
Dennis McNulty elected Chair

MOTION TO ELECT THE VICE CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR 2026

Motion by Avadhanula
Second by McNulty

VOTE: McNulty – yes Avadhanula – yes Sundar – yes Puckett – yes Garske - yes
Karthik Avadhanula elected Vice Chair

OLD BUSINESS

- i. **Zoning Application #ZON-25-07, Real Property Design & Development,** Requesting to rezone an 8.34 acre Farm Residential (FR-1) District property to Single Family Planned Residential (SFPRD) District for a new 21-lot single family neighborhood with onsite amenities. The subject property is currently owned by 6980 SOS LLC and is located at 6980 South Old State Rd., Lewis Center, OH 43035 with parcel number(s) 318-240-01-018-000 & 318-240-01-019-000.

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 10, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY**

Mr. Duffee presents the Staff Report:

- Divergences being requested by the applicant:
 - Section 10.07 (a) Intensity of Use
 - A divergence is requested to allow 2.5 units per acre rather than 2 units per acre
 - Section 10.07 (c) Lot Width
 - A divergence to reduce the lot width from 75' to 70'
 - Section 10.07 (d) Lot Depth
 - A divergence to reduce the lot depth from 135' to 120'
 - Section 10.07 (e) Side Yard Setback
 - A divergence of two and a half (2.5) feet is requested, reducing the minimum side yard setback to 10 feet from 12½ feet
 - The development is still compliant with Section 21.03 Structure Separation, requiring a 15-foot separation
- Additional Staff Comments:
 - The Orange Township Trustees approved the Zoning Resolution update, which took effect March 5th. However, because this rezoning request is for the SFPRD, those are the standards that apply to this application.
 - Township staff notes that the density approved in the Neighborhood Zone in the newly approved zoning resolution is 2.5 units per acre, however, the SFPRD standard remains at 2.0 units per acre.
 - The Orange Township Operations Department recommends that no parking signs be installed around the cul-de-sac.
- Review from Other Agencies:
 - At time of writing, the site layout has not been submitted to the Orange Township Fire Department. It will need to be reviewed and approved by the Fire Department prior to approval of the rezoning by the Township Trustees.

John Wicks, Real Property Design and Development, 15 N. Liberty St., Powell, OH, 43065, presents application, stating the following changes have been made:

- Reduced the number of new homes to 20
- Increased the minimum lot width to 70'
- Increased the rear yard setback to 35'
- Provided mounding and additional landscaping behind homes on Chicory Ct.
- Willing to install an aluminum fence on the Summerfield Village HOA property for additional barrier
- Placed a tree preservation zone around perimeter
- Requires standard fence design
- Relocated park to the north side of the property and took out the connection to the Summerfield Village path
- A minimum 20' between houses
- Increased screening on north side of entrance road
- Mr. Wicks goes on to point out Regional Planning recommended denial based on the Orange Township Comprehensive Plan. This comprehensive plan from 2018 recommends 2 units per acre however, the new zoning code guideline is 2.5 units per acre.
- States he did not formally submit a plan to the fire department but did speak with the fire department. The fire department said if the project is developed to Delaware County Engineering standards, the

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 10, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY**

fire department will approve it. This development is designed to Delaware County Engineering standards. Cul-de-sac is sufficient radius to turn a fire truck

Board Comments:

Mr. Avadhanula:

- Requests clarification on which zoning resolution this application uses, the newly approved version or the old version. Further asks how the side setbacks in the proposed plan compare with the new zoning resolution.
 - Mr. Duffee replies the application was submitted before the new resolution was approved so it is under the old zoning resolution. Mr. Duffee goes on to say the new zoning code has straight districts. In the new code the neighborhood zone has 12'6" side setbacks; what is being proposed here is 10' side setbacks.

Mr. McNulty:

- Wonders why Regional Planning would have recommended denial
 - Mr. Duffee replies he can't speak for Regional Planning but he believes they looked at the density, not the setbacks, basing their decision on the Orange Township Comprehensive Plan which says two units per acre.
 - Mr. Wicks reiterates Regional Planning stated they based their denial on their guidelines which require them to review applications as they relate to the comprehensive plan
- Asks Mr. Wicks why this plan was developed under the previous code's SFPRD and not developed under the new code's Neighborhood zone
 - Mr. Wicks replies timing; when the application was submitted, the new code had not yet been approved
- Asks Mr. Duffee if the dilemma between the new zoning code and the comprehensive plan was anticipated
 - Mr. Duffee replies it is rare to see a comprehensive plan and zoning code adopted at the same time, there is almost always a lag time. Mr. Duffee goes on to explain the comprehensive plan helps make recommendations for land use decisions and is not binding. The zoning code is the "law" that needs to be followed. Tonight's request is for a single family planned residential zone and those are the standards to be judged by. You are allowed to bring in divergences at your discretion. It is this commission's job to recommend land use changes, the ultimate decision is made by the Orange Township Board of Trustees.

Ms. Sundar:

- Asks if we (zoning commission) can reach out to Regional Planning about our views and ask for their suggestions
 - Mr. Duffee replies no, Regional Planning has made their recommendation. Mr. Duffee further explains Regional Planning staff makes a recommendation to the full Regional Planning Commission, which consists of representatives from municipalities around Delaware County. They held a meeting and the full commission voted to recommend deny

Mr. Puckett:

- Asks about the additional green space considerations applicant mentioned and how that correlates to the overall greenspace
 - Mr. Wicks replies he did not suggest that more green space was created, but that amenities were added to the green space
- Wonders how this plan would be impacted if they complied with the setbacks

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 10, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY**

- Mr. Wicks responds if they complied 100% with the neighborhood zone they would have a road with lots on one side; if they just go by side yard setback and don't get the reduced side yard setback they won't change to plan, the houses will just 45 feet instead of 50 feet
- Wonders when looking at the timeline, if construction of the proposed development will be during the S. Old State Rd. construction
 - Mr. Wicks answers yes, under that timeline that sounds correct
- Asks the acreage of the largest lot.
 - Mr. Wicks replies 11,500 square feet, not including the existing home
- Wonders if the density was figured on existing acreage or the acreage after the S. Old State widening
 - Mr. Wicks replies gross density on the existing acreage
 - Mr. Duffee adds the density is a gross density on the parcels as they exist today. We can speculate as to the amount of acreage that is going to be lost in the future but he does not believe anyone can say the certainty what that future acreage will be.
- Asks if Mr. Wicks has talked to the school district
 - Mr. Wicks replies yes, and the school district believes something as small as this is manageable.
- Wonders if this commission recommended the applicant to lower the number of houses to match the 2 units per acre, if the applicant would be opposed
 - Mr. Wicks states he would not proceed with the current proposal.
 - Mr. McNulty adds the applicant could resubmit this plan under the new code

Public Comments:

Brian Hunts legal counsel for Amanda Bliemeister

- States Regional Planning recommended denial based on this development not conforming to the density recommendations of the township's comprehensive plan. Goes on to say the applicant is asking for multiple divergences to increase the density. Adds this application was not submitted under the new code, it was submitted under the old code and should be viewed under the old code. Requests the board to follow the comprehensive plan and recommend denial.

Brian Szuch, 2230 Jaxton Ct.

- Believes applicant is trying to put too much density on this parcel. Concerned that a fire truck would not be able to maneuver this road to access the development. Feels the applicant is using screening with the thought that no one will worry about it if it is hidden by screening

Peter DeGaia, 6976 S. Old State Rd.

- States the density of the project is being misrepresented as the applicant will be losing acreage due to the road widening project. Agrees that this development does not comply the comprehensive plan. Says the applicant stated the development is surrounded by single family development when it is in a FR-1 neighborhood. Feels something out of character with a single family neighborhood would not be allowed in single family so something out of character with FR-1 should not be allowed in FR-1.

Kristina Difranco 7377 Trillium Dr.

- Says the infrastructure cannot support 20 more homes with 40 more drivers. Also has concerns about burdening the school system

Susie Ross 6792 S. Old State Rd.

- Agrees with the previous comments. States the culvert where the applicant says the water will be diverted is in her front yard and it is a failure. Urges the zoning commission to weigh the concerns heard, the zoning code and the comprehensive plan when making their decision

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD MARCH 10, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY**

Eric Kaiser 2092 Chicory Ct.

- Feels the terrain of the property would make development challenging

RESOLUTION TO RECOMMEND DENIAL OF ZONING APPLICATION #ZON-25-07 OF REAL PROPERTY DESIGN AND DEVELOPMENT LLC

Motion by Ms. Sundar to recommend to the Board of Township Trustees (the “Board”) the **DENIAL** of Zoning Application #ZON-25-07 of Real Property Design and Development LLC, the pages of which are each stamped received with ORANGE TWP. ZONING, requesting the rezoning of 8.34 +/- acres from Farm Residential (“FR-1”) to Single Family Planned Residential District (“SFPRD”), including requested divergences, upon finding that it is not in the interest of the public convenience, comfort, prosperity, or general welfare, or sufficiently in accordance with the comprehensive plan.

Motion seconded by Mr. Puckett.

VOTE: McNulty – no Avadhanula – no Sundar – yes Puckett – yes Garske – yes

OTHER BUSINESS

MOTION TO APPROVE 2026 ZONING COMMISSION SCHEDULE (as presented)

Motion by McNulty

Second by Puckett

VOTE: McNulty – yes Avadhanula – yes Sundar – yes Puckett – yes Garske - yes

MOTION TO APPROVE OCTOBER 14, 2025 MINUTES (ZON-25-05 & ZON-25-06); OCTOBER 28, 2025 MINUTES (ZON-25-07 & ZON-25-08); & NOVEMBER 18, 2025 MINUTES (ZON-25-08)

Motion by Avadhanula

Second by Sundar

VOTE: McNulty – yes Avadhanula - yes Sundar – yes Puckett – yes Garske – abstain

Meeting adjourned