

**BOARD OF TRUSTEES JOURNAL OF ACTIONS
FROM ZONING HEARINGS HELD AUGUST 12, 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

Mrs. Fouss to call the meeting to order at 6:00 p.m.

PRESENT:

Erica Fouss, Chair
Lisa Knapp, Vice Chair
Michael Ringle, Trustee

ALSO PRESENT:

Michele Boni, Township Administrator
Robin Duffee, Development and Zoning Director

**RES.26-219 TO DENY THE RECOMMENDATION OF DENIAL OF THE ZONING
COMMISSION AS TO ZONING APPLICATION #ZON-26-01 OF REAL PROPERTY
DESIGN AND DEVELOPMENT FOR OAK KNOLL PLANNED UNIT
DEVELOPMENT (PUD), WITH MODIFICATIONS**

Mt. Ringle moved the adoption of the following Resolution:

WHEREAS, the Zoning Commission, by its *Resolution* adopted on June 9, 2026, which is incorporated herein by reference, recommended the denial of Zoning Application #ZON-25-07 of applicant Real Property Design and Development LLC (the “Applicant”), requesting the rezoning of 8.34+/- acres located at 6980 S. Old State, Lewis Center, Ohio 43035 (parcel IDs 318-240-01-018-000, and 318-240-01-019-000) (the “Property”) from a Farm Residential District (FR-1) to a Planned Unit Development District (PUD); and

WHEREAS, the version of the application that was the subject of the *Resolution* was that submitted by the Applicant in a binder titled *Oak Knoll*, the pages of which are each stamped RECEIVED with ORANGE TWP. ZONING above and AUG 5 2026 superimposed by Orange Township Zoning, (collectively, the “Development Plan”); and

WHEREAS, the application seeks to create a new Planned Unit Development (PUD) in which to include the Property; and

WHEREAS, public notice was given in accordance with Ohio Revised Code Section 519.12(F) and a public hearing regarding Application #ZON-26-01 was held on July 15, 2026, and continued to August 12, 2026, before the Board; and

WHEREAS, the Board, following the required public hearing, determines that the Development Plan, should be adopted and approved.

NOW THEREFORE BE IT RESOLVED that the recommendation of the Zoning Commission of denial of the Zoning Application #ZON-26-01 of Real Property Design and Development, is denied, thereby rendering the application approved, as hereafter further modified as follows:

1. Condition 1 – Tree Survey for Tree Preservation Zones (“TPZs”): The Applicant shall submit to Township Staff a tree survey identifying all healthy trees with a DBH of 8” or greater, consistent with industry standard, located within the designated TPZs along the north and south property lines as shown on the Development Plan. The survey shall identify the diameter and species of trees to be preserved. There is an additional TPZ on the western side of the property, outside of any construction limits, that is not depicted on the tree survey but is outlined on the Development Plan. All trees within the TPZ on the western side of the property shall be undisturbed by the development.
2. Condition 2 – Increase Width of TPZs: The Applicant shall increase all TPZs from fifteen (15) feet in width to twenty (20) feet in width as depicted on the Development Plan.

**BOARD OF TRUSTEES JOURNAL OF ACTIONS
FROM ZONING HEARINGS HELD AUGUST 12, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY**

3. Condition 3 – Screening Along Northern Property Line: The Applicant shall provide screening along the northern property line, specifically in the area adjacent to the neighboring residence to the north, as depicted on the Development Plan.
4. Condition 4 – Increased Screening Behind Lot Nos. 7-11: The Applicant shall increase the tree screening plantings along the southwest property line by a minimum of fifty percent (50%) above the quantity shown on the July 8, 2026, landscape plan. Specifically, the Applicant shall provide 27 spruce trees along the southwest property line, which includes Lot Nos. 7-11, as depicted on the Development Plan.
5. Condition 5 – Increased Screening Behind Lot Nos. 12-14: The Applicant shall provide consistent screening behind lots 12, 13, and 14, as depicted on the Development Plan.
6. Condition 6 – Road Opening Width: The entry road opening at Oak Knoll Court at its intersection with South Old State Road shall be widened to thirty-six (36) feet in width.
7. Condition 7 – Northern Sidewalk Connection to South Old State Road: The five-foot sidewalk along the north side of Oak Knoll Court shall be extended and connected continuously towards South Old State Road, consistent with the sidewalk connection provided on the south side of Oak Knoll Court, as depicted on the Development Plan.
8. Condition 8 – Reserve Access for Future Easement: The Applicant shall designate Reserves D and E as passive open space reserved for future access to the adjacent properties to the north subject to an agreement between the Applicant and owner(s) of adjacent properties.
9. Condition 9 – Deed Restrictions for Lots Within the TPZs: For all lots that include a TPZ, the Applicant shall record deed restrictions that: (a) prohibit the removal of any healthy, preserved tree within the TPZ; and (b) in the event that a healthy, preserved tree within the TPZ is removed, require that the tree be replaced at a one-to-one (1:1) ratio.
10. The maximum number of residential units shall be 16 as shown on the development plan.
11. The word “possible” shall be struck from General Note #1 on sheet #2 of the development plan.
12. Along Reserve E, the Norway Spruce trees shown on the landscaping plan shall be planted with 16’-18’ spacing on center.

Seconded by Mrs. Fouss

VOTE:	Fouss -	Yes	Knapp -	No	Ringle -	Yes
-------	---------	-----	---------	----	----------	-----

MEETING ADJOURNMENT

Motion by Mrs. Fouss to adjourn.

Notice: Copies of documents referred to in this journal can be obtained by contacting the Orange Township Administrator.


Erica Fouss
Chair

BOARD OF TRUSTEES JOURNAL OF ACTIONS
FROM ZONING HEARINGS HELD AUGUST 12, 2026
ORANGE TOWNSHIP - DELAWARE COUNTY

Lisa Knapp
Vice Chair

M. R. Ringle
Michael Ringle
Trustee

Attest: Donna Batten
Donna Batten, Fiscal Officer

