ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD JUNE 23, 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

Dennis McNulty called the meeting to order.

ROLL CALL: Dennis McNulty, Chair - Present
Pam Foster - 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

Zoning Application #ZON-26-02, Hwang Young c/o Caleb Wade, Requesting to rezone an 18.667 acre Farm Residential (FR-1) District property to Neighborhood Zone (N) to allow for residential dwellings. The subject property is currently owned by Hwang Yong & Myoung Suk and is located at 449 Home Rd., Delaware, OH 43015 with parcel number(s) 318-220-03-010-000.

Mr. Duffee presents the Staff Report:

- Staff Comments
  - The 20% minimum open space requirement would need to be addressed in the proposed layout.
  - Because the Delaware County Regional Planning Commission has not yet reviewed this application, the Orange Township Zoning Commission cannot make a recommendation on this application at this time. Staff recommends continuing the hearing to the July 14th Zoning Commission meeting.
- Review from Other Agencies:
  - Delaware County Regional Planning Commission will review this application at their meeting on June 25, 2026.

Caleb Wade, A to Zoning presents the plan.

- States it is nothing more than a lot split for the owner's children. Applicant goes on to say this lot split could have been done under the previous code requirements for FR-1 but with the new code FR-1 regulations it now needs to be rezoned to Neighborhood Zone.

Young Hwang, 449 Home Rd.

- States he is the property owner and he does not have any plans for the 14 acres on the east side of the property; he just wants to split the west side so he and his adult children can build their homes there and live close to each other

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Board Comments:

Mr. McNulty:

- Asks if Mr. Wade has any information about the watershed
    - Mr. Wade answers that this was sent to Delaware County and various county offices. Delaware County does not review any lots over 5 acres for watershed. The 14 acre lot would be surveyed and cut out, it will need it's own deed but it won't be reviewed.

Public Comments:

Art Tate, 390 Morning Mist Ct.

- Wonders how close the single family dwellings will be to the existing properties and if there will be a buffer. Objects to any development on the side of the property closest to the existing homes on neighboring properties.

Warren Downhour, 390 Parkgate Ct.

- States there is no plan to look at, no lot sizes, no setback information
    - Mr. McNulty replies there will be a plan once there is a developer

Harry Kaiser, 385 Morning Mist Ct.

- Asks what will happen to the wood line if a dwelling goes in close to the side lot line.
    - Mr. Wade responds that a dwelling can only go so close to the lot line due to the side setbacks. Further states what happens to the tree line is not up to him.

Robert McKenney, 364 Restoration Dr.

- Asks who sets boundaries, such as how many trees are to remain, when a property is rezoned
    - Mr. Duffee replies there are ways an applicant can address these issues such as tree preservation easements or a dedicated open space.

John White, 445 Home Rd.

- Asks Mr. Wade if there are any intentions of developing the 14 acres beyond the 3 lots being proposed
    - Mr. Wade replies no intentions

Bruce Massa, 225 Parkgate Ct.

- Would like the commission to consider requiring a 50' buffer along the side that runs along the courtyard properties.

Jenny Howard, 400 Parkgate Ct.

- Has no issue with building on the west side, her issue is the remaining 14 acres and what might happen if it is zoned neighborhood.

Todd Moore 380 Parkgate Ct.

- Asks Mr. Wade if the 14 acres is being zoned neighborhood to sell for development
    - Mr. Wade replies the reason they are trying to rezone is to conform to the zoning standards. If the 14 acres is not rezoned, it would be an unbuildable lot. A nonconforming lot would not get approved for the lot splits for the family

Kris Stiteler, 2909 Pleasant Colony Dr. speaking for her mother Diane Edward, 386 Restoration Dr.

- States when she built, Epcon talked about a preserve behind her lot that was never defined. Wonders if there is a watershed that would make the 14 acre lot unbuildable
    - Mr. Wade replies there are Delco lines along the southern property line that cannot be built on. There are also power lines with he believes a 100' easement that a driveway could go

under but no septic system or structures could be built under. He is not aware of a preservation easement. Mr. Wade states he will look into that to see if there is a recorded document of any kind of preservation

Connie Moore, 380 Parkgate Ct.

- States that she has nothing against building on the west side of the property however, she and her neighbors all paid premium fees for the wooded view they have on the east side. They were all told nothing could be built there and that it was protected. She 100% objects to anything being built on the 14 acres on the east.

Greg Eckert, 394 Restoration Dr.

- Wonders if the 14 acres is buildable, and if there is a watershed. Also objects to having anything built on the 14 acres on the east. Asks if it would be possible to only rezone the west side of the property and leave the 14 acres to the east as they are.

William Dee, 340 Restoration Dr.

- States it does not make sense that there is not a requirement for plans with sewers, water access, and road access
    - Mr. McNulty replies this is just a rezoning case for a lot split, it isn't to approve development plans

Dennis Richards, 7207 Slate Bend Dr.

- Commented that with the water line and high tension wires it would be very difficult to develop the south end of the property.

Scott and Dana Schisler, 575 Home Rd.

- Owns property on the west side. States there is a lot of wildlife. Absolutely opposes this being rezoned.

MOTION TO CONTINUE ZON-26-02

Motion by McNulty
Second by Foster

VOTE: McNulty – Yes, Foster – Yes, Sundar - Yes, Puckett - Yes, Garske - Yes
ZON-26-02, Continued to July 14, 2026, 6:30PM

Meeting adjourned