

**ZONING COMMISSION JOURNAL OF ACTIONS  
FROM MEETING HELD JULY 14, 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](http://www.orangetwp.org)

Dennis McNulty called the meeting to order.

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

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

**OLD BUSINESS**

**Zoning Application #ZON-26-02, Hwang Young c/o Caleb Wade, continued from 6/23** 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.
- Review from Other Agencies:
  - The Delaware County Regional Planning Commission voted to recommend **conditional approval** of the application at their meeting on June 25, 2026, subject to:
    - All points of access must adhere to Zoning, Delaware County Subdivision Regulations, and the County Engineer standards
    - If the pond is proposed to be filled, all necessary permits must be submitted and approved prior to construction

Caleb Wade, A to Zoning and Cortney Wade, A to Zoning are both present to answer questions.

**Board Comments:**

Mr. Avadhanula:

- Asks if Mr. Duffee for clarification on the amount of road frontage needed for an FR-1 classification
  - Mr. Duffee replies new code requires 150 feet of road frontage for FR-1 and 70 feet of frontage for Neighborhood zone. The 3 lots being proposed have widths of 70, 70 and 160

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**Public Comments:**

Richard Schrock, 7186 Slate Bend Dr.

- Asks if there are any expectations to take the road to the other properties.
  - Mr. Duffee replies that at this time there is no road proposed.

Connie Moore, 380 Parkgate Ct.

- Wonders if there is a happy medium that could be added in to this application stating that the 14 acres on the east side of the property would stay as is and not be disturbed.
  - Mr. Wade replies after discussing it with the Hwang family, they chose not to move forward with adding an easement to the application as it may restrict the family's future option.
  - Ms. Wade clarified Mr. Wade's statement adding that the Hwang's have no intention of developing the 14 acres however, adding this restriction to the deed devalues the land. Ms. Wade goes on to say the adjacent subdivision does have areas within that subdivision that are restricted to preserve the view of those residents, however, there was never any sort of easement, agreement or contract made with the Hwang's that would restrict the Hwang's property for the view of the adjacent subdivision's residents.

Bob White, 445 Home Rd.

- Asks if the west side of the property could be rezoned and the 14 acres on the east remain zoned as is
  - Ms. Wade replies prior to the new zoning code this lot split could have been done without rezoning the property. Under the new code the FR-1 designation requires a larger road frontage making the rezoning of the parcel necessary to meet the new frontage requirement.

**RESOLUTION TO RECOMMEND APPROVAL OF ZONING APPLICATION #ZON-26-02 OF A TO ZONING, LLC**

Motion by Mr. Avadhanula to recommend to the Board of Township Trustees (the "Board") the **APPROVAL** of Zoning Application #ZON-26-02 of A to Zoning LLC, the pages of which are each stamped received with ORANGE TWP. ZONING, requesting the rezoning of 18.667 +/- acres from Farm Residential ("FR-1") to Neighborhood District ("N"), 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 Mr. McNulty.

VOTE: McNulty – Yes, Avadhanula – Yes, Sundar – No, Garske – Yes

Meeting adjourned