BEFORE THE ORANGE TOWNSHIP

BOARD OF ZONING APPEALS

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In the Matter of:

Public Hearing - Variance Applications

- - -

PROCEEDINGS

before Members of the Orange Township Board of Zoning Members; Chair Sue D. Ross, Vice-Chair Stacey Neff, Kelvin Trefz, Joe Pax, and Steve Totzke, held at Orange Township Hall, Moffett Room, 1680 East Orange Road, Lewis Center, Ohio, called at 6:00 p.m. on Thursday, July 16, 2026.

Also Present:
Eric Gayetsky,
Senior Zoning Officer.

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P R O C E E D I N G S

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CHAIR ROSS: Okay. I'd like to call to order the BZA Orange Township Meeting for Thursday, July 16, 2026. Roll call, please.

MR. GAYESTSKY: Ms. Ross.

CHAIR ROSS: Here.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Here.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Here.

MR. GAYESTSKY: Mr. Trefz.

MR. TREFZ: Here.

MR. GAYESTSKY: Mr. Totzke.

MR. TOTZKE: Here.

CHAIR ROSS: Okay. This evening, if you would like to speak and offer testimony, anyone who intends to testify, please raise your right hand and be sworn.

Do you solemnly swear that the testimony that you shall give shall be the truth, the whole truth, and nothing but the

truth? Please state, "I do.

AUDIENCE TO SPEAK: "I do."

CHAIR ROSS: When we open the floor to hear testimony for an application, we'll ask you to step to the mic, provide your name and address, and then remind us that you've been sworn. Okay. Eric, do you have the Staff Report?

MR. GAYESTSKY: I certainly do. Good evening, Members of the BZA. We have two items of new business for you this evening.

First of those is a Conditional Use case, CU-26-13. This is for the property at 1572 Ivy Street where this Single-Family Planned Residential District Zoning. And the request, this Applicant is seeking a Conditional Use from Section 10.04(a) of the Orange Township Zoning Resolution to allow the operation of a home occupation, which is referred to as Major Home Occupation for a daycare.

The home occupation as a daycare operation is subject to all applicable requirements through the State of Ohio as

well, and any requirements through the Fire Department. So, we will take you through the zoning requirements here momentarily. The subject site is located at 1572 Ivy Street. And as mentioned, Single-Family Planned Residential District zoning.

So, for the surrounding area, Single-Family Planned Residential District, all four directions surrounding property. The land use to the north is the Ivy Street right-of-way, Single-Family Residences, and to the south, east and west is more Single-Family Residences.

So I'll take you to the aerial views. There's -- you can see it's in the midst of the neighborhood. And then there is some open space land that does abut the property to the south. So a little more zoomed-in, that trail, that is a trail access to the open space. Let's see here. And that is a 22-acre property, part of the Township park space. But aside from that, it's Single-Family Residences that surround the property.

So for this daycare, we had a Technical Agency Review that was performed by the Orange Township Fire Department. You may have had a chance to review the email that was provided by Inspector Phil Couch. But essentially, as a summary for you, this was inspected. The interior space of the proposed daycare was looked at. It was passed, subject to a couple conditions from the Fire Department, so you can see those in the email. There are a couple other attachments that we had provided that show the checklists that they were working from, but those are all standards that are handled by the Fire Department, not by Zoning. So that's more for your general awareness that that was performed.

So, in lieu of that, the Staff has provided an optional condition, if the BZA would like, and this is an optional condition that would stipulate that the fire conditions all shall be met. It is at your discretion if you would like to apply that or not.

Alright. So for the Conditional

Use, this is, I might have mentioned Section 10 earlier, but this is 5.06 for the Home Occupation, Section (c) Major Home Occupations of the Orange Township Zoning Resolution. Section (c) states that, "Major home occupations are characterized as businesses that provide services to in-person customers or clients on a regular scheduled basis. Further, major home occupations: Require an approved Conditional Use Permit, as provided in 11 Section 28.11 Conditional Uses and Variances to be legally established." So that's what the Applicant is doing tonight.

Section Subsection 2: "Shall occupy less than 50% of the floor area of the primary structure on the same property, and less than 50% of the total floor area of the accessory structures on the same property."

The applicant indicates that 643 square feet will be utilized for the home daycare. According to the Delaware County Auditor property records, the home is 2,843 square feet above grade; therefore, the daycare represents approximately 23% of the

home's gross floor area. The proposed daycare is above standard.

Subsection 3: "Shall be staffed in-person, if there are in-person employees, only by individuals who maintain the subject property as their primary residence, plus up to two individuals who do not maintain the subject property as their primary residence. This provision shall not be interpreted to prevent exclusively remote-based employees from supporting the operation of the home occupation."

According to the Applicant and the materials that were provided, the daycare will be staffed in-person by the owners.

Section 4: "Shall not generate more in-person traffic, including vehicular traffic, than would be normally expected in a residential neighborhood. Additional off-street parking beyond minimum requirements for the primary residential use may be required as a condition for approval of Conditional Use and may follow the required minimum parking spaces for commercial uses

established in Table 21.13-A-Minimum and Maximum Parking Space Standards."

The Applicant indicates that the proposed daycare will meet the above standard. The driveway contains five spaces of off-street parking, according to the Applicant.

Section 5: "Shall not involve the use of equipment or processes that create noise, vibration, glare, foods, odors, or electrical interference detectable to the average person outside of the property."

The applicant indicates that the above standard will be met within the application submittals. And that all of 5.06(c).

The following is the Board Analysis Criteria for your consideration, example Motions, including that optional condition for you this evening. If you have any questions, please let me know.

CHAIR ROSS: Okay. Is the Applicant here this evening?

MS. MANCHIKANTI: Yes, ma'am.

CHAIR ROSS: Okay. Would you like to step forward and tell us about your application.

MS. MANCHIKANTI: My name is Lalitha Manchikanti. I live at 1572 Ivy Street, Lewis Center.

CHAIR ROSS: And were you sworn in?

MS. KORRAPATI: We were sworn in.

MS. MANCHIKANTI: We were sworn in. Yes, I did.

CHAIR ROSS: Okay. Tell us about the application.

MS. MANCHIKANTI: I used to work at a daycare at an elementary school. I quit last year and I'm trying to do my own daycare and this is what the application is for. And as I read about the rules and regulation, I read about this, like, 25 feet distance. And as I approached Mr. Eric and he helped me with this application.

CHAIR ROSS: Okay. Does the Board have any questions for the Applicant?

MR. PAX: Sure, a general

question. Is your property fenced or not?

MS. MANCHIKANTI: No, it's not.

MR. PAX: Okay. So, do you intend to have a fenced-in area for the children in the daycare?

MS. MANCHIKANTI: Actually, I'm not planning to put any fence or any space or anything because right behind our house is that Glenn Oak Park. I don't think I need any swings or anything. I can go to the park for the kids, so I am not planning putting a fence or any play equipment back there.

MR. KORRAPATI: Can I add something?

MR. PAX: Sure.

CHAIR ROSS: You will have to state your name and address.

MR. KORRAPATI: Yeah, I just want to --

VICE-CHAIR NEFF: Just name and address.

MR. KORRAPATI:

CHAIR ROSS: For the record, we need to have your name and address and that

you were sworn in.

MR. KORRAPATI: Yeah, I was sworn in. My name is Pavan Korrapati. My business is 1572 Ivy Street, Lewis Center, Ohio 43035. I'm her spouse.

CHAIR ROSS: Thank you.

MR. KORRAPATI: So before I answer that question, I really want to thank this group because this group has been really helpful. Okay. And then, the vibe and ambience that we get is really calm and peace. Right. And we want to maintain that in the community, right. So we want to be helping the community. She's been a teacher/intervention aide for, like, ten years, 12 years, right. We want to extend that help further for all the parents who need daycare. And by that, I actually quit my job to sell my home back in India. We want to have our own living with this kind of a daycare, right.

So with that said, the question about a fence, like, a fence wasn't even an requirement, right, for the Glenn Oak, right.

We've never build a building, right. So in the backside, we don't have any cars coming in because it's a park, right. We are actually using the park. When the school is not in, we actually have the school. With the kids, we start a little bit of summer, right, for people. We just want to try it out, and it's really helping out the parents. So we want to extend that and become a permanent, registered national daycare. That's what we call it. We don't want to go franchise and then pay a lot of money to these franchises. Right. So, we want to reduce the cost for parents and also be able to leverage that kind of energy for making -- it's like the community garden that we have in the backside, right. Instead of community garden, it's like a community daycare, right. So, again, we wish it all time.

But like for the fence question, no fence required. We will leverage our backyard and also the park and also the school.

MR. PAX: Thank you. The main

reason for my question was the security of the children. Now, if they're out, nice weather, they're outside playing in the backyard, you might have an attendant that's out there with them all the time.

MS. MANCHIKANTI: Yeah.

MR. PAX: But it's mainly more about the security for the children. So I'm -- that's the one, typical thing that I'm concerned about in a daycare, especially when they're running fast and you're trying to keep track of them. So, whether it has a fence or doesn't, it's not necessarily maybe even in the purview of the BZA. It's just more a general question I'm trying to understand from your --

MS. MANCHIKANTI: Yeah, we don't plan on having any fence or anything.

MR. PAX: Okay. The other question I had is, how many children are you planning on having?

MS. MANCHIKANTI: Actually, with this permit, if I get the license, I have, like, 14 children with us. Fourteen children

I can have.

MR. PAX: Fourteen?

MS. MANCHIKANTI: With the two full-time people serving them. As of now, I'm -- with how far I can go, but that's the limit. Fourteen is the limit.

MR. PAX: Fourteen.

MR. KORRAPATI: Fourteen is the limit for Ohio with the two -- like with her and me. But we also intend to have a teener like for four hours, like helper. We also intend to have a part-time helper, too, right, if needed. Because we want more because everybody we want them to hold hands, like you said, when they go especially. Right. Even when they're serving at home, we would like to do for a -- for a pleasantry we require more hand holding, right. We can certainly add more employees, if you will, part time, but then we both will actually serve them full time.

VICE-CHAIR NEFF: So I haven't had daycare-age children for a while, but as I remember the -- because I had an in-home

daycare -- or provider, the Ohio requirements are based on the mix of age of the kids, right?

MS. MANCHIKANTI: Uh-huh.

VICE-CHAIR NEFF: So when you're saying 14, is that what ages? It's not babies.

MR. MANCHIKANTI: The specification was like less than three-year olds can only be four and fourteen. And everybody above can be like age ten years. Ten above two and four below two.

VICE-CHAIR NEFF: Okay. You don't tend to have babies, infants?

MS. MANCHIKANTI: Not more than I have already.

VICE-CHAIR NEFF: Okay.

MS. MANCHIKANTI: Right now I don't have any.

MR. KORRAPATI: Actually, to clarify, she herself said that less than one we have not even taking. So it will be mostly like 18 months to two years, and then two to five.

VICE-CHAIR NEFF: Okay. So, you -- I mean, you plan to abide by the State count?

MS. KORRAPATI: Absolutely.

MS. MANCHIKANTI: I have all the rules.

VICE-CHAIR NEFF: Okay. I have one more question.

So, Eric, do they have a letter from the HOA?

MR. GAYESTSKY: Yes.

MS. MANCHIKANTI: Yes, I do.

VICE-CHAIR NEFF: Can you help me understand a little bit -- and it doesn't really impact our decision. I'm just curious. The HOA has to approve the daycare in your -- the usage?

MS. MANCHIKANTI: I'm assuming for the fence part, they might.

MR. KORRAPATI: Yeah.

MR. GAYESTSKY: Ultimately, it's a homeowner, HOA, more of a private discussion between those two parties. We would not get involved in any way, shape, or form. So, it

entails the private deed restrictions and use of the property.

VICE-CHAIR NEFF: Okay. They did reference that, but it's not part of our decision, so don't worry about it.

MR. GAYESTSKY: For us, it is not part of it. There is no requirement of the Zoning Code that HOA grant them approval prior to us making a decision, so that's correct.

MR. PAX: The other question I had. You mentioned the off-street parking. So I see that you have frontage on your property for four spaces. When I'm looking at just an average 20-foot length of space across the front of your property, there's four there. But you would have one space, you have a, you know, space on your driveway apparently that you could have a car also off of that side.

MS. MANCHIKANTI: Yeah, actually on my driveway, like, at a time five cars could be parked because of my three-car space. And I'm pretty sure, like, a lot of parents will be coming at the same time to pick up,

just at pick up and drop off.

MR. KORRAPATI: Exactly.

MR. PAX: That's the thing, too, that I wanted to clarify. So that makes sense. So you may have one employee, part-time employee, correct?

MS. MANCHIKANTI: Yes.

MR. PAX: Whether they're on the road, that's there, you still have three open spaces for someone to come and pick up their child.

MR. KORRAPATI: I just wanted to add. We sold all of our cars. We have one car now.

MR. PAX: Okay.

MR. KORRAPATI: So, the rest will come in into the garage if they need to.

MR. PAX: Okay.

MR. KORRAPATI: Like, the five that are being used -- like, say one of the kids starts at 8:15. The next one starts at 9:00. The next three start at 9:15. So there is no way -- I mean, we have observed that with the last few months, right. So there is

no way that there's any parking-related issue at all, right. And then, yeah, for the summer, actually, yeah, I mean, I can add one more.

MR. GAYESTSKY: If you wouldn't mind, just make sure that we get you on the recording. Thank you. Just go up to the microphone.

MR. TREFZ: You need to be up by the microphone so we can hear you.

MR. PAX: And it's recording.

MR. KORRAPATI: Yeah. Actually, I just want to clarify that because this is being recorded in one aspect. Thanks for clarification. Yeah, absolutely. We want to answer as many questions as you have.

We have five through ten, maybe if you have five more, it will help us get the right feedback and do the right thing recommendation.

CHAIR ROSS: Okay. Any other questions?

MR. TREFZ: The only other question I was going to ask is about trash

odors. If you've got a daycare and you've got diapers and things like that, you've made accommodations so the neighbors won't smell all of that?

MS. MANCHIKANTI: I have a Diaper Genie I'm going to buy. I'm going to make sure that the trash is in my trash can and nowhere else.

MR. TREFZ: Okay.

MR. KORRAPATI: Just to add to that. She's been a mom for two. She's been actually -- she's been a mom for like ten of nieces, and then she -- we are really close to becoming grandma, right. So, we are actually practicing this for being a grandma. (Laughter.) My daughter is going to be married in three years. And my son actually he's like 25 now. She works in Intel. She might get transferred if something opens up here. She's is great working girl. She actually went to Olentangy Orange and my son went to Olentangy High. Both of them went to Ohio State. We really love this community because we grew them here so that -- not

because of us, because of the community, right. And we will ensure that the community is taken care of.

MR. TREFZ: Okay, thank you.

MR. KORRAPATI: Probably I'm talking too much, but I'm so excited to be part of this.

CHAIR ROSS: And within the report from the Fire Inspector, they had noted that you need to cover electrical outlets and buy two approved fire extinguishers. Have those already been taken care of?

MS. MANCHIKANTI: Yes. I already put them on something already. And even the fire extinguishers I already ordered.

CHAIR ROSS: Okay. We will likely put that in as a condition just to cover that.

MS. MANCHIKANTI: Sure. Yes.

CHAIR ROSS: Okay. Any other questions up here?

MR. TREFZ: No.

CHAIR ROSS: Okay. You may take a seat. And we'll see, is there anyone else in the audience who would like to speak about

this application, offer testimony?

MS. MANCHIKANTI: Thank you.

MR. KORRAPATI: Thank you.

CHAIR ROSS: Thank you. Okay.

MR. GAYESTSKY: Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Just to mention, it was in your packet, but I wanted to put it on the record that we received a, they call it a no objection letter, a support letter for the business. The individual who wrote the letter was at 1571 Ivy Street, so I believe that's across from where they live.

MS. MANCHIKANTI: Yes.

CHAIR ROSS: And you didn't -- I know notice went out to the adjacent homeowners, and you didn't hear anything from them at all?

MR. GAYESTSKY: Other than the HOA, we did not hear from anybody else.

CHAIR ROSS: Okay. Thank you. Ready for a Motion.

VICE-CHAIR NEFF: I'll make a Motion.

Based on the factors presented tonight, as well as the testimony from the Applicant, I move to approve Case No. CU-26-13 for property located at 1572 Ivy Street, Lewis Center, Ohio 43035, seeking a Conditional Use from the Orange Township Zoning Resolution Section 5.06(c) to allow the operation of a home occupation in-home daycare, as outlined in the request above, in an area zoned Single-Family Planned Residential District, with the condition that the daycare operation fulfills both conditions as described by the Orange Township Fire Department, as listed in an email dated July 6th, 2026 from Fire Inspector Phil Couch.

CHAIR ROSS: I'll second.

MR. GAYESTSKY: Motion made by Ms. Neff, second by Ms. Ross. Those voting:

Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Yes.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Yes.

MR. GAYESTSKY: Mr. Trefz.
MR. TREFZ: Yes.
MR. GAYESTSKY: And Mr. Totzke.
MR. TOTZKE: Yes.
MR. GAYESTSKY: Motion carries.
VICE-CHAIR NEFF: Congratulations and good luck.
CHAIR ROSS: Thank you very much. And you don't need to stay for the rest, unless you wish to.
MR. KORRAPATI: I believe have this meeting behind me. Thank you.

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MR. GAYESTSKY: Alright. Well, let's move into our next item on the Agenda, and that is Variance Case No. VA-26-14. It's for the property at 10030 Columbus Pike. That's a 9.4-acre parcel. It's planned Commercial and Office District zone.
So the Applicant is requesting Variances from the Orange Township Zoning Resolution Section 21 for three proposed warehouse buildings to encroach into the 100-foot setback abutting residential

districts.

I should actually make a clarification. There is the fourth one on the south side. So the project consists of five proposed 8,976 square foot warehouse buildings to the west of the existing buildings on the property, as well as accompanying utilities to serve the proposed buildings in a gravel laydown area.

The Applicant had previously appeared before the BZA on May 21st, 2026 requesting seven variances to allow five proposed warehouse buildings to encroach into required setbacks. Two buildings proposed along the north side property line were granted Variances to be located 75 feet and 0 inches from the north side. While other Variance requests from the rear and south side were denied applicable to buildings No. 2 through 5. A comparison of the previous Site Plan and current Site Plan is included later in this report. See Exhibit No. 2.

Since the decision on May 21st, 2026, the Applicant submitted a new

application on June 22nd, 2026. Within the new application, the Applicant requested three variances to allow for the five warehouse buildings to approach into the 100-foot setback. Note: Based on consultation with legal counsel, it was found that a total of four Area Variances are required due to the northern two buildings, No. 1 and 2 being reoriented 90 degrees as compared with those previously granted setback Variances in May 2026.

The subject site is located 10030 Columbus Pike, and it's abutting -- it's on the west side of U.S. 23 abutting Highbanks Metro Park on the west to the rear and south lot lines.

So, I will refresh your memory with this surrounding area and the aerial photos. Alright. To the north, there's a residential -- a Farm Residential District zoned parcel, which is Single-Family Residence land use. To the south, there is Farm Residential District with the stated is Highlands Metro Park. To the east is Planned Commercial and

Office District. The land uses are Nissan Dealership/Crash Champions Collision, and to the west Farm Residential District Zoning and Highbanks Metro Park.

You can see the zoomed-in view, there's a yellow line denoting the property boundaries, and those three sides, north, west, south there is general tree cover and primarily undeveloped.

Okay. So onto Exhibit No.1, which is the Site Plan, the current Site Plan. You can see those five building locations, and then the proposed basin centralized in the parcel. Exhibit No. 2, we thought would be helpful for your reference. It shows the current Site Plan, which is Exhibit No. 1 to the left side. And then the previous Site Plan to the right. So

you can see both the -- really all of the buildings, aside from Building No. 5, have been reoriented and to some degree or another, I guess minutely for Building No. 5 there has been some moving of the buildings as well. So, we measured each one to verify what

setbacks are being requested. So the locations of Buildings 1 through 5 were adjusted since the previous case. The current plan shows the three buildings along the north side property line, each of which require a 25-foot Variance. Buildings No. 1 through 4 have also been reoriented from the east-west configuration, north-south now. And all the buildings are proposed, between Buildings 3, 4 and 5 are at least 100 feet away from the rear property line to the west. Building No. 5's location has been adjusted by approximately 25 feet northward and 25 feet eastward, and that will require a 25-foot Variance, approximately 25 feet from the south property plan.

Okay. So, as I mentioned, we measured the setbacks, and this helps to illustrate where those Variances are needed now. So Buildings 1, 2, and 3 each require the 25-foot setback Variance. And then from the south side, Building No. 5 still requires a Variance. We'll get to that measurement here in a second.

So, these are Area Variances from

Section 21.04 Dimensional Standards. I will not read this text each and every time, but it's on your paper for reference.

The Applicant is proposing for Building No. 1 to have a setback of 75 feet from north side property line, representing a Variance of 25 feet or 25 percent from the requirement of Section 21.04(C). So this is going to be similar for the other two buildings.

The Applicant is proposing that Building No. 2 have a setback of 75 feet from the north side property line, representing a Variance of 25 feet or 25 percent from the requirement of 21.04(C).

And then for Building No. 3, the Applicant is proposing to also have a setback of 75 feet from the north side property line, representing a Variance of 25 feet or 25 percent from the requirement of 21.04(C).

And then for Building No. 4 -- let's see here. I meant to state that this is for Building No. 5. I do apologize for that note. So, there is no Variance needed for

Building No. 4.

The Applicant is proposing that Building No. 5 have a setback of 79 feet and five inches from the south side property line, representing a Variance of 20 feet and 7, roughly 20 percent of the requirement of 21.0 4(C).

Alright. Moving into the site photos. You have these site photos shared by the Applicant showing the from the northeastern area of the property facing those existing three buildings. And then they provided a selection of aerial views, so you can see the buildings currently on the property with that green space surrounding.

And that should do it for our Exhibits. The rest of this refers to the Board analysis. Let me know if you have any questions.

VICE-CHAIR NEFF: Anything from the public this time?

MR. GAYESTSKY: We did not receive any letters from the public this time, correct.

CHAIR ROSS: Any other questions for Staff?

MR. TOTZKE: Does Highbanks ever, like the Metro Park, they don't comment on this type of thing?

MR. GAYESTSKY: We did not receive any correspondence from Highbanks. You're more than welcome to check with the Applicants and find out.

MR. TOTZKE: Thank you.

CHAIR ROSS: Okay. Is the Applicant here to come forward and tell us about the application?

MR. RUSSMAN: Over here or here?

MR. GAYESTSKY: Wherever you're comfortable.

CHAIR ROSS: Whatever is comfortable for you.

MR. RUSSMAN: Will Russman, 3363 Braumiller Road, Delaware, Ohio. I have been sworn in.

CHAIR ROSS: Does anyone else speak? You might as well identify yourselves now.

MR. BLIND: Chad Blind with Tenby Construction. My address is 2 Miranova Place, Columbus, Ohio. I have been sworn in.

CHAIR ROSS: Thank you.

MR. COLLINS: Wesley Collins, 1715 North Star Road, Columbus, Ohio. I have been sworn in.

MR. FRANK: Josh Frank with American Structurepoint at 954 Pavers Drive. I have been sworn in.

CHAIR ROSS: Thank you very much. Please tell us about your application.

MR. RUSSMAN: So, just to answer your question about the reaching out to the Park. We did send them an email and notification of our intentions and they sent us an email back stating that they don't comment or don't have any objections, but they're not going to approve or disapprove.

MR. TOTZKE: Thank you.

MR. RUSSMAN: So that's pretty much same response we got.

The Application is -- this has been going on through Zoning for multiple

months. We've gone through many revisions to get to this point, and we're hoping with the latest drawings that most of you understand this project very well. And if you have any further questions for us, I mean, we're just trying to again bring business to the community and then also utilize the full 10 acres that we've purchased.

As mentioned before, it is owner occupied, so we -- the reason that we sent most of the photos is because the existing buildings that we occupy now is setting the standard for what we intend to lease with like businesses.

CHAIR ROSS: I'd like to say, I think I can speak for the Board, that we appreciate all the trouble that you've gone to to try to meet the requirements within this Code. That you've really -- you've made a lot of changes that I see as positive. I'd wait and hear from the other people on the board, but we really appreciate the extra effort and the time that you've lost, and are hopeful that this is a plan that will work for you.

MR. RUSSMAN: We have gone through far more revisions than you see, so.

CHAIR ROSS: I bet.

MR. RUSSMAN: It has been a painstaking process, but I think we've come to a design that will work for us.

MR. PAX: I'd just like to go on what Chairwoman Ross mentioned, that, yeah, this is a win-win situation in my mind. This is our job, actually, in representing the interests of the neighborhood property owners, and almost an eye and a voice for them.

And you've addressed a lot of those concerns, and that to me is really our job, and that you've responded to that, so it's very encouraging. And, yeah, I want to say more of the fact that I do really appreciate the improvements. I think it's a much better plan from that standpoint, especially working towards your set -- minimizing your setbacks, so I do appreciate that -- or your encroachments, I should say.

MR. RUSSMAN: Yeah, you're welcome.

CHAIR ROSS: Any other comments or questions from the Board? Okay. Is there anyone in the audience who would like to speak?

MR. KORRAPATI: Yeah.

CHAIR ROSS: Okay. If you'll come to the mic and identify yourself. Just state your name, address and that you've been sworn in.

MR. KORRAPATI: Pavan Korrapati. I live at 1572 Ivy Street, Lewis Center, Ohio. I just want to thank the city for promptly addressing all of the questions and responses today. How long has it been take for you to apply? When you apply, when you started?

MR. RUSSMAN: Our first application I believe was in April.

MR. KORRAPATI: April of this year?

MR. RUSSMAN: Uh-huh.

MR. KORRAPATI: Because I take it with the basis for that conference of today. You also own the land back in -- I take it. I think 175, these are required by

zoning for specific purposes. So why did you have --

CHAIR ROSS: If you can address your questions to us.

MR. KORRAPATI: Sure. So, why is that what you're really asking. What are the reasons, because I think there was 100-foot came for specific reason. I think they were commercial versus residential versus -- but the landowner said I'll set back, then probably the case was something. Why was that came up?

CHAIR ROSS: Eric, do you want to answer that?

MR. GAYESTSKY: Yeah. So we look at the zoning districts and all of the land north, west and to an extent south, most of that south side property line are farm residentially zoned. So, given the zoning district requirement for a residential district is for any commercial use to be at least 100 feet set back. They have to fulfill that requirement in order for us to approve of their zoning permit. So, given that they

weren't able to meet that, that's the reason they're here tonight for the Buildings 1 through 3 and Building No. 5. And so, we did go through the Variance, the discrepancy, which we called the encroachment, and that's between 20 and 25 feet.

MR. KORRAPATI: Sure. That's not my question. The basic question that I have is, are you going to get rid of the land? Is the greenery being taken? Because a lot of questions are being raised on about data centers. Is the greenery being taken?

CHAIR ROSS: Okay. Thank you.

MR. PAX: I mean, I can answer it. The Applicant did maintain treeline along the north property line, so they became very sensitive to that and to the property owner of that property, so that's part of that that we are hearing in the application that was discussed at the last hearing.

VICE-CHAIR NEFF: We discussed it. I wasn't here in May, but we discussed it in April meeting, too, the Highbanks, the tree

lines.

MR. PAX: Correct. And so, that's part of the plan, it does respect that. So, that was another provision that we put in. The Applicant has basically complied.

MR. KORRAPATI: Sure. And yeah, that's my last question. And if given a chance, I would really love partnering with these guys to increase more involvement in our lives.

VICE-CHAIR NEFF: And I'll just say, I've been following all of the data center conversations as well. And one of the things that we can do is put data centers in brownfield locations. I would consider what they're doing, they're putting their new buildings in a brownfield location. It's all -- it's already gravel and it's already being used for this. They're not cutting down a bunch of trees or taking out a pond. So, from my perspective, I don't have the same issues I would have if they were, you know, building new things.

MR. KORRAPATI: Yeah, I

really appreciate the depth of thought and the time that they've taken to come back with real, real paperwork. Appreciate both parties. Thanks.

CHAIR ROSS: Okay. If there's no one else, we'll close that portion of the meeting. Any other questions for the Staff or the Applicant? If not, we're ready for a Motion, the first Motion.

MR. PAX: I'll make the Motion. Regarding Area Variance Request Building No. 1, based on the factors presented this evening, I move to approve Case No. VA-26-14 for the property located at 10030 Columbus Pike, Lewis Center, Ohio 43035 seeking one Area Variance from Orange Township Zoning Regulation Section 21.04 Dimensional Standards to allow a commercial building identified in the application as Building 1 to encroach 25 feet and 0 inches into a 100-foot 0 inch required setback in an area zoned Planned Commercial and Office PC District.

MR. TREFZ: I'll second.

MR. GAYESTSKY: Motion made by Mr.

Pax, seconded by Mr. Trefz. Those voting:

Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Yes.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Yes.

MR. GAYESTSKY: Mr. Trefz.

MR. TREFZ: Yes.

MR. GAYESTSKY: And Mr. Totzke.

MR. TOTZKE: Yes.

MR. GAYESTSKY: Motion carries.

CHAIR ROSS: Okay, the second.

MR. PAX: Regarding Area Variance Request Building No. 2, I move to approve based on factors presented this evening Case No. VA-26-14 for the property located 10030 Columbus Pike, Lewis Center, Ohio 43035, seeking one Area Variance from Orange Township Zoning Resolution Section 21.04 Dimensional Standards to allow a commercial building identified in the application as Building 2 to encroach 25 feet and 0 inches into the 100-foot 0 inch required setback in an area

zoned Planned Commericial and Office (PC) District.

CHAIR ROSS: I'll second.

MR. GAYESTSKY: Motion made by Mr. Pax, seconded by Ms. Ross. Those voting:

Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Yes.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Yes.

MR. GAYESTSKY: Mr. Trefz.

MR. TREFZ: Yes.

MR. GAYESTSKY: And Mr. Totzke.

MR. TOTZKE: Yes.

MR. GAYESTSKY: Motion carries.

MR. PAX: Regarding Variance Request Building No. 3, based on factors presented this evening, I move to approve Case No. VA-26-14 for the property located at 10030 Columbus Pike, Lewis Center, Ohio 43035 seeking one Area Variance from Orange Township Zoning Resolution Section 21.04 Dimensional Standards to allow a commercial building

identified on the application as Building 3 to encroach 25 feet and 0 inches into the 100 - feet 0 inch required setback in an area zoned Planned Commercial and Office (PC) District.

VICE-CHAIR NEFF: I'll second.

MR. GAYESTSKY: Motion made by Mr. Pax, seconded by Ms. Neff. Those voting:

Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Yes.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Yes.

MR. GAYESTSKY: Mr. Trefz.

MR. TREFZ: Yes.

MR. GAYESTSKY: And Mr. Totzke.

MR. TOTZKE: Yes.

MR. GAYESTSKY: Motion carries.

CHAIR ROSS: Now the next one is actually for Building 5, is that correct, Because Building 4 is not required?

MR. GAYESTSKY: Correct. And it is listed as 5 in the Motion itself.

CHAIR ROSS: Okay. Thank you.

MR. PAX: Based on the factors presented, I move to approve Case No. VA-26-14 for the property located at 10030 Columbus Pike in Lewis Center, Ohio 43035, seeking one Area Variance from Orange Township Zoning Resolution Section 21.04 Dimensional Standards to allow a commercial building identified in the application as Building 5 to encroach 20 feet and 7 inches into the 100-feet 0 inch required setback in an area zoned Planned Commercial and Office (PC) District.

CHAIR ROSS: I'll second.

MR. GAYESTSKY: Motion made by Mr. Pax, seconded by Ms. Ross. Those voting.

Ms. Ross.

CHAIR ROSS: Yes.

MR. GAYESTSKY: Ms. Neff.

VICE-CHAIR NEFF: Yes.

MR. GAYESTSKY: Mr. Pax.

MR. PAX: Yes.

MR. GAYESTSKY: Mr. Trefz.

MR. TREFZ: Yes.

MR. GAYESTSKY: And Mr. Totzke.

MR. TOTZKE: Yes.

MR. GAYESTSKY: That Motion carries. That's all the Motions.

MR. RUSSMAN: Thank you, Mr. Pax, for reading that multiple times.

MR. BLIND: Are there any additional fees that we need to pay associated with these Variances?

MR. GAYESTSKY: I don't think so. So you're done with your BZA fees. You've already done the applications, of course. The final step for zoning is to apply for the Commercial Zoning Permit. We will assess those fees at the time with when you submit. But basically, the submittals will entail what's been submitted for the BZA. And will allow you to do that either if you want to bring it in as a hard copy or submit it through our portal, you're welcome to do either.

MR. RUSSMAN: Thank you.

MR. GAYESTSKY: You're welcome.

CHAIR ROSS: Thank you very much.

MR. GAYESTSKY: Alright. That is all we have for our New Business items. I

think the last item on our Agenda is approval of the Minutes. You were sent out a copy of those with the two cases. So, if anybody has any comments on the previous set of minutes, that should come from Robin and an email attachment. So please let me know if there are any comments, if someone wishes to make a Motion or make any changes. I don't believe anyone sent any feedback or concerns over the last set of Minutes.

CHAIR ROSS: I also don't remember whether I read those or not.

VICE-CHAIR NEFF: I didn't read them.

CHAIR ROSS: Can we push those to the next meeting?

MR. GAYESTSKY: Absolutely. You're more than welcome to.

CHAIR ROSS: Does anyone have any objections?

VICE-CHAIR NEFF: Also, resend them.

MR. GAYESTSKY: Yeah, I will send

them and any new set, and will give you as much time as we can. Try to give you at least a minimum of the weekend, but ideally, I know a week would be helpful. So I'll do my best once the other set of minutes comes through as well.

CHAIR ROSS: Thank you. Appreciate that.

MR. GAYESTSKY: You're welcome.

CHAIR ROSS: With nothing else before the Board, I move that we adjourn.

VICE-CHAIR NEFF: Second.

MR. GAYESTSKY: All in favor say aye.

BOARD MEMBERS: "Aye."

MR. GAYESTSKY: Thank you, all.

(Thereupon, the proceedings concluded at 6:43 p.m.)

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CERTIFICATE

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The undersigned do hereby certify that the foregoing proceedings were digitally recorded by Orange Township Staff, then electronically transmitted and transcribed via audible playback, and that the foregoing transcript of such proceedings is a full, true and correct transcript of the proceedings, as so recorded.



Sandra D. Freeman, RPR,
Certified Digital Reporter,
Digital Transcriber and
Notary Public in and for the
State of Ohio.

My Commission Expires May 14, 2027.

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