BOARD OF TRUSTEES JOURNAL OF ACTIONS
FROM ZONING HEARING HELD OCTOBER 21, 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 4:00 p.m.

PRESENT: Erica Fouss, Chair
Michael Ringle, Trustee

ALSO PRESENT: Michele Boni, Township Administrator
Robin Duffee, Development and Zoning Director

RES.26-308 TO ADOPT THE RECOMMENDATION OF APPROVAL OF THE ZONING COMMISSION AS TO ZONING APPLICATION #ZON-26-03 OF DECISIVE DYNAMICS LLC, WITH MODIFICATIONS

Mrs. Fouss moved the adoption of the following Resolution:

WHEREAS, the Zoning Commission, by its Resolution adopted August 25, 2026, recommended to the Board of Township Trustees (the "Board) the APPROVAL of Zoning Application #ZON-26-03 of NOVA Lands LLC, the pages of which are each stamped received with ORANGE TWP. ZONING on 10.1.26, requesting the amendment of the currently effective development plan for property located at 8425 Orange Centre Dr, Lewis Center, OH 43035 (PIDs# 318-321-01-010-004 & 318-321-01-010-006), totaling approximately 15.715 acres, (application #ZON-21-07, collectively "Development Plan"); and

WHEREAS, public notice was given in accordance with Ohio Revised Code Section 519.12(F) and a public hearing regarding Application #ZON-26-03 was held on September 16, 2026 before the Board, and continued to October 7, 2026 before the Board, and continued to October 21 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 approval of the Zoning Application #ZON-26-03 of Decisive Dynamics, is adopted, rendering the application approved, hereafter further modified as follows:

1. The outparcels shall follow the standards of Sections 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, and 21.11 of the currently approved Orange Township Zoning Resolution.
2. The currently existing directional sign located near the fuel station shall be removed.
3. The EMC (Electronic Messaging Center) portion of any sign shall only be used to display fuel prices.
4. The height of the proposed directional sign base (D1) shall be reduced by one foot, making overall height six feet.

BE IT FURTHER RESOLVED that all portions of the previously approved applications, Development Plans, and other documents and exhibits of applications #ZON-21-07 that are unaffected hereby shall continue in full force and effect.

Seconded by Mr. Ringle
VOTE: Fouss – Yes Knapp – Absent 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.

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Erica Fouss
Chair

Lisa Knapp
Vice Chair

Michael Ringle
Trustee

Attest: _____
Donna Batten, Fiscal Officer