ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD AUGUST 25, 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
Karthik Avadhanula, Vice Chair - Present
Les Pierce, - Present
Pam Foster - Present
Punitha Sundar, - Present

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

NEW BUSINESS

i. **Zoning Application #ZON-26-03, JLP Orange LLC c/o Decisive Dynamics LLC,** Requesting to amend the currently effective development plan to change the configuration of outparcels and to allow for additional signage on 15.715 acres zoned Planned Commercial and Office (PC) District. The subject property is currently owned by JLP Orange LLC and is located at 8425 Orange Centre Dr., Lewis Center, OH 43035 with parcel number(s) 318-321-01-010-004 and 318-321-01-010-006.

Mr. Duffee presents the Staff Report:

- Divergences being requested by the applicant:
  - Section 22.08 (E)
    - To allow for monument signs to be greater than the maximum permitted height (20' and 12' respectively; 8' is the maximum height permitted by code).
  - Section 22.08 (E)
    - To allow for monument signs to have a larger display area than permitted by code (144' and 100'; 75' is the code maximum).
  - Section 22.06
    - To permit electronic message centers on monument signs to display fuel pricing
- Review from Other Agencies:
  - As an amendment to a currently existing Planned District, Delaware County Regional Planning is not required to review this application.

Applicant (no name given), presents application.

- Access into and out of the BJ's site is confusing, contributing to underperformance
- Would like to reduce parking to parking standards in current code for more flexibility
- Asking for 1 large pylon sign rather than 4 smaller pylons for increased visibility
- Directional sign to assist people trying to access the site

Board Comments:

Ms. Foster:

- Asks applicant if sign height they are requesting is increasing from 12 to 20 feet.
    - Applicant states they are proposing 20 feet. Applicant goes on to say the requested pylon sign is smaller than others in the area
- States she likes the idea of a directional sign because it's easy to go past if you are not familiar.
    - Mr. Duffee clarifies the directional sign is not visible from 23 itself

Mr. Pierce:

- Asks Mr. Duffee if he recalls the reason the monument sign standards remained the same when the zoning code was updated
    - Mr. Duffee says he doesn't know that there was any one reason. He believes the zoning commission and trustees were satisfied with the aesthetic at the time.
- Asks if what is currently approved on the site now are four different signs with the outparcels included
    - Applicant replies currently approved, is a sign for each of the three outparcels at a maximum height of 8 feet and a maximum square footage of 75 ft plus the BJ's sign with a maximum height of 12 ft and sq ft of 125 which comes to over 300 square feet of signage. They are asking to combine all 4 signs into one 12 x 12 for 144 sq ft
- Wonders if there is any interest in the outparcels
    - Applicant replies two of the out lots do have some interest however, there was also a third interested party that ended up going in next to Kroger due to the access issue.
- Asks for clarification on how many signs are being requested
    - Applicant states three total signs are being requested. One larger sign on 23 that would combine the pylons; a second sign on Highfield, behind BJ's; and a third sign on Orange Center to be a directional sign

Mr. Avadhanula:

- Asks Mr. Duffee if the outparcels can ask for additional signage when they develop
    - Mr. Duffee replies that this request is for the plan district. Any other signage on the site would have to follow the regular signage standards of Orange Township. Outparcels would not be able to request additional freestanding monument signs.

Mr. McNulty:

- States he is inclined to go with one larger sign on 23 for all three of the outparcels. Says a sign on Highfield makes sense however, he believes the standard height of 8 feet is sufficient for the Highfield sign

Public Comments:
There were no comments from the public on Zoning Application #ZON-26-03

RESOLUTION TO RECOMMEND APPROVAL WITH MODIFICATIONS OF ZONING APPLICATION #ZON-26-03 OF DECISIVE DYNAMICS LLC

Motion by Ms. Foster to recommend to the Board of Township Trustees (the "Board) the **APPROVAL WITH MOFICIATIONS** of Zoning Application #ZON-26-03 of Decisive Dynamics, the pages of which are each stamped received with ORANGE TWP. ZONING on 7.24.25, requesting the amendment of the currently effective development plan for property owned by JLP Orange, LLC (application #ZON-21-07), 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, and including additional modifications listed below:

1. Applicant shall reduce the height of the monument sign labeled MS-1 to a maximum of height of 8 feet.

Motion seconded by Mr. Avadhanula.
VOTE: McNulty – Yes, Avadhanula – Yes, Pierce - No, Sundar - Yes, Foster - Yes

ii. <u>Zoning Amendment Application #ZON-26-04, John E Leppert, Trustee c/o Addison Properties,</u> Requesting to rezone a 30.4-acre Farm Residential (FR-1) District property to Planned Unit Development (PUD) District to allow for 118 residential dwellings. The subject property is currently owned by John E. Leppert, Trustee and is located at 6217 Africa Rd., Galena, OH 43021 with parcel number(s) 318-140-04-013-000.

Mr. Duffee presents the Staff Report:

- Proposal is for 118 townhomes with gross density of 3.89 units per acre
- Open space is 10 acres or 33% of the property
- A 25-foot buffer is to be provided along the perimeter of the property with trees for screening
- Amenities include a dog park, pavilion, and walking path around the retention basin
- Additional Staff Comments:
    - Staff notes that no lighting plan was submitted with the application and would like the applicant to confirm that no street lighting or common area lighting is proposed to be included.
    - Two cul-de-sacs encroach into the 25' perimeter buffer zone. While staff does not necessarily object to this, we do recommend that the applicant add language to the text that would permit these encroachments. Additionally, staff would recommend adding some type of landscape buffer, if at all possible, to the north side of the western cul-de-sac to prevent headlight sweep from vehicles onto the neighboring property.
    - The temporary signage indicates that one of the units would be a model home – staff recommends identifying which unit(s) would be used as the model on the development plan.
    - The width of the proposed right-of-way and public street was not provided, but street parking may be restricted by the Fire Department on one side of the street.
    - While not a zoning requirement, it is typical for developments of this size to include parking for the mail kiosks. Staff recommends the applicant consult with the Delaware County Engineer's Office to determine if parking spaces would be a requirement on public streets.
    - While Africa Road is owned and maintained by Delaware County, the Orange Township Active Transportation Plan does recommend that a future multi-use path be installed along Africa Road. Staff recommends that an easement for a future multi-use path along the Africa Road frontage of this property be dedicated, subject to consultation with the Delaware County Engineer's Office.
    - The project would be required to comply with Orange Township's Economic Development policy, which would require the property to join a New Community Authority (NCA), wherein additional property tax millage would be placed upon the property in the future.
- Review from Other Agencies:

- The site layout has been submitted to the Orange Township Fire Department for their review; however, they have not yet issued their approval of the plans. The Fire Department's approval will be required prior to approval of the rezoning by the Township Trustees.
- The Delaware County Regional Planning Commission has not yet issued a recommendation on this application; therefore, the Zoning Commission cannot vote until RPC's recommendation has been received.

Mike Medvedkov and Jake Kozberg of Addison Properties, 5 S. Liberty St., Powell, OH present application.

- Traffic improvements are already planned for Africa Road and Big Walnut Rd. Traffic management and internal requirements as per the county engineer are part the plans. There is an emergency only access point that was addressed by the co engineer
- The pond location on the site plan is due to how the property drains
  - Mr. McNulty adds Delaware County will look at water issues and won't allow anything to be built until water issues are taken care of.
- Homes live like single family although they are attached multi family. Architectural standards will be adhered to. It's a high-quality product home

Board Comments:

Mr. Pierce:

- Asks if the garages are two car garages
  - Mr. Medvedkov replies they are two car garages, two car driveways and additional parking for kiosks (mail)
- Wonders if a playground may be planned as there are a lot of single families planned here
  - Mr. Medvedkov replies they are open to a playground and would love to hear feedback
- Asks Mr. Duffee where the future multi-use trail is planned to rest
  - Mr. Duffee replies it is staff's recommendation to have an easement for a future path along the Africa Rd frontage on the southwest side. The transportation plan also recommends a path along Big Walnut but that would be on the north side, not the south side

Ms. Sundar:

- Asks if these are three bedrooms
  - Mr. Medvedkov replies yes

Mr. McNulty:

- Asks if the development has a clubhouse for the community
  - Mr. Medvedkov replies there is not a clubhouse for this property.
- States these are townhomes that are like single family, but they are together, so multi family
  - Mr. Medvedkov responds that is correct. This is an individual plat townhome which will have individual ownership.

Ms. Foster:

- States it is to be thought of more as a home than an apartment
  - Mr. Medvedkov replies this townhome is designed and lives like a single-family home with all the living space.

Mr. Avadhanula:

- Wonders if there are any development standards for distance from a major highway due to noise
  - Mr. Duffee answers there is no prescriptive distance, these things are more market driven.

Public Comments:

Amy Bock, 6112 Africa Rd.

- Concerned that infrastructure and public services are not keeping pace with development. Goes on to say there is no traffic study in the proposal; states there is only one public street connection with a separate gated emergency only access connection; concerned with effects on law enforcement and EMS; says there are density discrepancies in the application that need clarified; concerned about runoff and drainage problems this development may create

Benjamin Wenner, 6125 Africa Rd.

- Has traffic concerns. Says the density is deceptive because only 20 acres of the 30-acre parcel are available for development which increases the density from 3.9 to 6.2.

Les Ridout, 4791 St Medan Dr.

- Has concerns that the planned townhomes have no masonry firewall

Jeremy Jefferson, 6100 Africa Rd.

- Concerned about the impact on public safety and first responders response time. Also has traffic concerns.

David Cannon, 6147 Africa Rd.

- Agrees with previous statements. Says this development is not characteristic of surrounding properties; concerned about density and the exterior characteristics of the townhomes. Asks the commission if there is to be a traffic light installed Noth of I71 on Africa Rd.
    - Mr. McNulty replies traffic light is a Delaware County question.

John Duffy, 4688 Medalist Ct.

- Wonders if there will be a liner and pump in the retention pond and who will maintain that; further concerned about additional traffic, and the impact the development will have on fire and EMS services, also concerned about the added students to schools. Wonders if a sound wall will be installed between the highway and the back of the development and if so, who will pay for it.
    - Mr. McNulty states Delaware County takes care of all water issues and traffic issues

David Haugh, 4370 Lewis Center Rd.

- Agrees with traffic concerns; states he is concerned the sewer system's eight-inch sewer line is too small for 118 units, worries about the homes downhill from this location, that were built before backflows were required, if the lift station fails

Rob Eggeman, 7004 Africa Rd.

- Says the plan is project efficiency and optimization but unfortunately it does not fit in the surrounding neighborhood. Echoes traffic concerns

Jason Walker, 4930 Agusta Dr.

- States he agrees with a lot of what has been said. Says he bought a home in this area because there was no multifamily and no place for multifamily.

Natalie Cannon, 6147 Africa Rd.

- Says agrees with all past statements, also concerned about drainage. Does not support this development but if it were to be approved believes there needs to be a fence and larger buffer for everybody that abuts

Rob Koblenzer, 6034 Tournament Dr.

- Says there is no high density anywhere around this development. When this is voted on, he would like each of the commission members to state the reason for their vote. Believes this meeting should not have been scheduled until all information was received.

John Gardner, 4864 President's Cup Dr.

- Echoes traffic concerns, asks at what point it is possible for this development to change from townhomes to rental units
    - Mr. McNulty answers he doesn't believe there are any restrictions, it's like any private home, owner can decide they want to rent it

Fran Ridout, 4791 St Medan Dr.

- Asks if the builder can change the development to rentals after if this plan is approved.
    - Mr. Duffee answers yes, he believes they could

Paul Newkirk, 4893 St. Medan Dr

- States his HOA prohibits converting your home to a rental, subleasing the basement, or running a business. While he prefers this development not go through, he believes if the developers came up with some covenants and put a strong HOA in place that maintains the quality of the neighborhood and maybe reduce the density, that may help their argument for this development.

Mike Medvedkov and Jake Kozberg respond to comments saying it is about responsible growth and working with regional planning, fire department, schools, county engineer and sanitary engineer.

- There's backflow prevention that is taken into consideration, traffic management, access from creek side, density, infrastructure, public services, all those things are addressed
- Traffic impact study can be finalized now that school is back in session so accurate counts can be obtained.
- Storm water management will be better because we're building structured water detention. This is engineered.
- Funds for emergency services come from revenue from income taxes, from property taxes, and all of that is part of the growth.
- They appreciate the comments, and are happy to answer questions, whether it's in a public forum or a town hall session or any other zoning hearing or township trustee hearing.

MOTION TO CONTINUE ZON-26-04, CREEKSIDE GLEN

Motion by McNulty
Second by Sundar

VOTE: VOTE: McNulty – Yes, Avadhanula – Yes, Pierce - Yes, Sundar - Yes, Foster - Yes
ZON-26-04, Continued to September 8, 2026, 6:30PM

MOTION TO SET MEETING FOR ZON-26-05, ZONING CODE AMENDMENTS

Motion by McNulty
Second by Foster

VOTE: VOTE: McNulty – Yes, Avadhanula – Yes, Pierce - Yes, Sundar - Yes, Foster - Yes
ZON-26-05, Meeting set for September 22, 2026, 6:30PM

Meeting adjourned