

## Zoning Commission

1 **Rezoning Application #ZON-17-08**

January 4, 2018

2  
3  
4 **Rezoning Application #ZON-17-08, 8659 Columbus Pike – Wal-Mart Real Estate Business Trust**

5  
6 Requesting amendment of the currently effective development plan for one parcel, being 17.71 +/- acres,  
7 within the Planned Commercial and Office District (PCD) approved under Application #1342, Triangle  
8 Investments, to allow for temporary outdoor storage as well as outdoor display and sale of merchandise.  
9 The subject property is located at 8659 Columbus Pike, Lewis Center, OH 43035, being Lot Number  
10 8439 in the Northpointe Plaza subdivision, having permanent parcel number 318-324-12-007-000. The  
11 applicant and property owner is Wal-Mart Real Estate Business Trust.  
12

13  
14 Mr. Duell called the meeting for Rezoning Application #ZON-17-08 to order at 7:00 p.m.

15  
16 Roll: Mark Duell, Todd Dove, Katie Stenman, Roy Wilson, Dennis McNulty

17  
18 Mr. Duell: Ms. Trebellas will not be here this evening

19  
20 Township Officials Present: Michael McCarthy Township Counsel  
21 Michele Boni Planning and Zoning Director  
22 Jeff Beard Zoning Inspector  
23

24 Mr. Duell: As this is our first meeting of 2018, we need to elect a Chair and Vice-Chair for 2018.  
25

26 **MOTION TO ELECT CHAIR & VICE-CHAIR FOR 2018**

27  
28 Mr. Dove made a motion to nominate Mr. Mark Duell for Chair of the Orange Township Zoning  
29 Commission for 2018; seconded by Mr. McNulty.

30  
31 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
32 Motion carried  
33

34 Mr. Dove made a motion to nominate Ms. Christine Trebellas for Vice-Chair of the Orange Township  
35 Zoning Commission for 2018; seconded by Ms. Stenman.  
36

37 Mr. Duell: In an email, Ms. Trebellas indicated that she would wholeheartedly accept that nomination.  
38

39 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
40 Motion carried  
41

42 **MOTION TO RETURN FROM RECESS FOR REZONING APPLICATION #ZON-17-08**

43  
44 Ms. Stenman made a motion to return from recess for Rezoning Application #ZON-17-08, Wal-Mart Real  
45 Estate Business Trust, seconded by Mr. Wilson.

46  
47 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
48 Motion carried  
49

50 Mr. Duell: The applicant has indicated that they need some additional time to make a submission, so they  
51 have asked to table that to our regularly scheduled January 23, 2018 meeting at which time we will also

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52 discuss our implementation strategies for the Comprehensive Land Use Plan, so I think that's totally  
53 appropriate.

### MOTION TO RECESS REZONING APPLICATION #ZON-17-08

56  
57 Ms. Stenman made a motion to recess Rezoning Application #ZON-17-08, Wal-Mart Real Estate  
58 Business Trust, until Tuesday, January 23, 2018 at 7:00 p.m. at the Orange Township Hall; seconded by  
59 Mr. McNulty.

60  
61 Vote on Motion: Mr. Duell-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
62 Motion carried

### APPROVAL OF MEETING MINUTES

63  
64  
65  
66 Ms. Stenman made a motion to approve the meeting minutes of the Orange Township Zoning  
67 Commission for Rezoning Application #ZON-17-05, Home High LLC for Clear Creek Single Family  
68 dated October 12, 2017, with the following correction:

- 69  
70 • Line 237: change the word "illumination" to "elimination"

71  
72 Seconded by Mr. Wilson

73  
74 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
75 Motion carried

76  
77 Mr. Wilson made a motion to approve the meeting minutes of the Orange Township Zoning Commission  
78 for Rezoning Application #ZON-17-04, 216 Home Road & Home High LLC for Clear Creek Planned  
79 Commercial dated October 30, 2017, as written; seconded by Ms. Stenman.

80  
81 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
82 Motion carried

83  
84 Ms. Stenman made a motion to approve the meeting minutes of the Orange Township Zoning  
85 Commission for Rezoning Application #ZON-17-05. Home High LLC for Clear Creek Single Family  
86 dated October 30, 2017, with the following correction:

- 87  
88 • These minutes should reflect Application #ZON-17-05 only; take out reference to Application  
89 #ZON-17-04.

90  
91 Seconded by Mr. McNulty

92  
93 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
94 Motion carried

95  
96 Mr. Wilson made a motion to approve the meeting minutes of the Orange Township Zoning Commission  
97 for Rezoning Application #ZON-17-04, 216 Home Road & Home High LLC for Clear Creek Planned  
98 Commercial dated October 30, 2017, as written; seconded by Ms. Stenman.

99  
100 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
101 Motion carried

102

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103 Ms. Stenman made a motion to approve the meeting minutes of the Orange Township Zoning  
104 Commission for Rezoning Application #ZON-17-08, Wal-Mart Real Estate Business Trust, dated  
105 November 9, 2017 with the following correction:

- 106  
107 • The comment made by Mr. McCarthy beginning at Line 286 should read as follows: “That’s an  
108 issue we also need to discuss. This used to be one parcel. About .8 acres of your parcel was  
109 joined with another close property in a rezoning and approved south lots, and that is under  
110 separate zoning. The lot number you’ve got now is probably what we need to limit this to or we  
111 need to consider if we really want to amend the application on the zoning of Wal-Mart’s original  
112 parcel included in Zoning Application #14-0370 of Tuller Square North Point LLC which I  
113 anticipate they wouldn’t favor too much. So you’ve got that write around to put in there and I’ll  
114 share the information with you.”

115  
116 Seconded by Mr. McNulty

117  
118 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
119 Motion carried

120  
121 Mr. McNulty made a motion to approve the meeting minutes of the Orange Township Zoning  
122 Commission for Rezoning Application #ZON-17-04, 216 Home Road & Home High LLC, for Clear  
123 Creek Planned Commercial dated November 14, 2017, with the following corrections:

- 124  
125 • On Lines 158, 166, 173, 178, 188 and 194 reference was made to an anonymous audience  
126 member; that gentleman’s name is Len Fisher

127  
128 Seconded by Ms. Stenman

129  
130 Vote on Motion: Mr. Duell-yes, Mr. Dove-abstain, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-yes  
131 Motion carried

132  
133 Mr. Dove made a motion to approve the meeting minutes of the Orange Township Zoning Commission  
134 for Rezoning Application #ZON-17-09, CCBI Lewis Center LLC dated November 14, 2017 with the  
135 following corrections:

- 136  
137 • Line 332 should read: “Mr. McCarthy: I’m referring to the detached single family development  
138 on the other side of Lewis Center Road.”
- 139 • Line 587 should read: “Even our model homes which have parking areas with lighting provided,  
140 it is a residential style yard light.”
- 141 • On Line 638, change “o” to “Do”
- 142 • On Line 664, change “fiishes” to “finishes”

143  
144 Seconded by Ms. Stenman

145  
146 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-abstain  
147 Motion carried

148  
149 Mr. Wilson made a motion to approve the meeting minutes of the Orange Township Zoning Commission  
150 for Rezoning Application #ZON-17-09, CCBI Lewis Center LLC dated December 6, 2017 with the  
151 following correction:

152

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- 153           • On Line 381, comment made by Woodward Ufferman should read: “Then you’ve got Page 10,  
154           Section 10.06 that says in Locations 1-8 and Location 9 that faces our property, that’s just got  
155           trees on it; no mound or anything.”  
156

157           Seconded by Mr. Dove  
158

159           Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. Wilson-yes, Mr. McNulty-abstain  
160           Motion carried  
161

162           Mr. Duell: At the January 23, 2018 meeting, we will begin the process of going over the changes to the  
163           Comprehensive Land Use Plan as provided by Ohio State. We will discuss implementation and how we  
164           are going to proceed and what we’re going to do. In future meetings we will start digging in as we  
165           discuss on the 23<sup>rd</sup>, and Mr. Sanders from Delaware County Regional Planning has indicated that he will  
166           be here at some of those to help guide the process as well.  
167

168           Meeting adjourned at 7:30 p.m.  
169

170           Minutes prepared by Cindy Davis, Zoning Secretary  
171

172           On April 24, 2018, Ms. Stenman moved to approve the meeting minutes of the Orange Township Zoning  
173           Commission dated January 4, 2018, for Rezoning Application #ZON-17-08, 8659 Columbus Pike – Wal-  
174           Mart Real Estate Business Trust, as written; seconded by Mr. McNulty.  
175

176           Vote on Motion: Mr. Duell-yes, Ms. Stenman-yes, Ms. Ault-yes, Mr. McNulty-yes  
177