

Orange Township Trustees  
February 1, 2018  
Special Trustee Meeting

The audio recording, resolutions passed, and any attachments constitutes an accurate record of the Orange Township Trustee Minutes at the above dated meeting as determined by the Fiscal Officer. The following summary is provided as an overview of the meeting and a “road map” to the audio recording. Copies of this record are available by request at the Orange Township Fiscal Office, 1680 East Orange Road, Lewis Center, Ohio 43035.

Ms. Knapp called the meeting to order at 7:01 p.m.

This meeting was held at the Orange Township Hall, 1680 East Orange Road, Lewis Center, Ohio 43035.

Motion by Ms. Knapp to appoint Mr. Bodnar as Interim Fiscal Officer.

Seconded by Mr. Rivers.

VOTE: Knapp – yes, Rivers - yes, Taranto – absent.

Township Administrator, Lee Bodnar explained for the record, Trustee Taranto was not here this evening ; she is available many times for the township; Thursdays and Fridays evenings are when she has a challenge.

Ms. Knapp asked if Fiscal Officer Mr. Spitzer was coming. Mr. Bodnar commented he had not heard. Ms. Knapp commented neither had she.

ROLL CALL: Lisa Knapp – present, Ryan Rivers – present, Deb Taranto - absent.

**TOWNSHIP OFFICIALS ALSO PRESENT**

Michele Boni	Planning and Zoning Director
Lee Bodnar	Township Administrator
Michael McCarthy	Township General Counsel

**PLEDGE OF ALLEGIANCE**

The minutes were prepared by Administrative Assistant for Maintenance and Parks Mary Ann Ross.

The purpose of this meeting is:

☉ Regular Session:

- Discussion and Possible Action Regarding Zoning Case #ZON-17-04; 261 Home Road LLC & Home High LLC c/o Brad Block
- Discussion and Possible Action Regarding Zoning Case #ZON-17-05; Pulte Homes of Ohio LLC

**REGULAR SESSION**

**DISCUSSION AND POSSIBLE ACTION REGARDING ZONING CASE #ZON-17-04; 261 HOME ROAD LLC & HOME HIGH LLC C/O BRAD BLOCK**

Ms. Knapp commented she was opening the hearing for the two applications. Ms. Knapp asked Planning and Zoning Director, Michele Boni, to confirm the two legal notices have been published and read them. Ms. Boni confirmed the notices were sent to the Delaware Gazette and they were published.

Ms. Knapp asked Ms. Boni; that it was her understanding; both applications would like to table both of these hearings.

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Ms. Boni commented she had received letters from both applicants; #ZON17-04, and #ZON17-05 on January 29, 2018, requesting they be tabled for a minimum of four weeks. She believe the applicants were present if there were any questions.

Ms. Knapp asked if the applicants were present and if so; would they like to say anything.

A voice commented: They had sent in their letters for their requests and they, kind of, speak for themselves.

Ms. Knapp if he was Mr. Plank and he confirmed he was.

Ms. Knapp asked if they would prefer longer than 4 weeks.

Mr. Plank commented preferably.

Ms. Knapp asked what time they would prefer because she knew they had requested possibly an indefinitely tabling.

Mr. Plank commented there were issues that they have; because they have spent a lot of time and the planning commission has spent a lot of time. They think they can get it worked out with, he wondered how he could put it; some compromises the neighbors have asked for and get neighborhood support especially the commercial.

Ms. Knapp asked how long this would take.

Mr. Plank responded, hopefully, it usually takes a little bit more than four weeks.

Ms. Knapp asked like 6 weeks or 8 weeks?

Mr. Plank commented that would be fine.

Ms Knapp asked 6 weeks?

Mr. Bodnar commented the Board may want to entertain the second meeting in March which is already scheduled; which is March 19, 2018.

Ms. Knapp commented that would 7 weeks; she asked if it were good for the applicants.

Mr. McCarthy commented not to nay say Mr. Bodnar on this matter; but these are both fairly involved applications and putting them on with a regular agenda might cause them to be stretching.

Ms. Knapp commented okay.

Mr. McCarthy commented he just mentioned that as an observation. This is why it was set as a special meeting.

Ms. Knapp commented yes, you are right.

Ms. Knapp suggested either the 8<sup>th</sup> or the 20<sup>th</sup> or the 6<sup>th</sup> ; she asked if any of those would work for you.

Ms. Boni asked if those were all Tuesday. There was not a zoning meeting on the 20<sup>th</sup> .

Ms. Knapp confirmed there was nothing on the 20<sup>th</sup> . She thought that should work. She asked if it would work for Trustee Rivers.

Mr. Rivers confirmed the date was good for him.

Ms. Knapp commented March 20, 2018, at 7:00 p.m.

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There was confirmation from the audience.

Ms. Knapp commented they would put both on at the same night and the same time. She asked Mr. McCarthy if anything else was needed.

Mr. McCarthy commented he thought at this point there should be a motion the Zoning application number 17-04 be moved to March 20, 2018 at 7:00 p.m. would be in order after which time Mr. Hart could be addressing 17-05.

**RES.18-036 RECESS HEARING FOR HOME ROAD LLC AND HOME HIGH LLC**

Motion by Ms. Knapp to recess the zoning hearing for Case #ZON17-04 of Home Road LLC and Home High LLC c/o Brad Block, for, Tuesday, March 20, 2018, at 7:00 p.m.at the Township Hall.

Second by Mr. Rivers.

VOTE: Knapp – yes, Rivers – yes, Taranto – absent.

Ms. Knapp asked Mr. Hart if he would like to table to the same date.

**DISCUSSION AND POSSIBLE ACTION REGARDING ZONING CASE #ZON-17-05;  
PULTE HOMES OF OHIO LLC**

Ms. Knapp called the zoning case # ZON17-05 Pulte Homes of Ohio LLC to order and asked Ms. Boni to read the legal notice.

**LEGAL NOTICE**

Notice is hereby given that the Orange Township Board of Trustees will hold a special public hearing on Thursday, February 1, 2018 at 7:00 p.m. to consider the following application:

**Rezoning Application #ZON-17-05, Home High LLC c/o Brad Block,** Requesting to rezone 29.6 +/- acres from a Panned Commercial and Office (PC) District known as Clear Creek approved under Application #17033 of MTB Corporation and 14.3 +/- acres from a Multi Family Planned Residential (MFPRD) District known as Clear Creek approved under Application #17034 of MTB Corporation, to a Single Family Planned Residential (SFPRD) District. The subject property is currently owned by Home High LLC. The area being rezoned from the PC and MFPRD District to the Single Family Planned Residential District consists of permanent parcel number 318-230-02-001-000.

**Rezoning Application #ZON-17-04, 216 Home Road LLC & Home High LLC c/o Brad Block,** Requesting an amendment of the currently effective development plan for two (2) parcels, totaling 32.03 +/- acres, within the Clear Creek Planned Commercial and Office (PC) District, approved under application #17033 of MTB Corporation, in addition to one (1) parcel, totaling 1.47 +/- acres currently zoned as Farm Residential (FR-1) district to Planned Commercial and Office (PC) District. The subject properties are currently owned by 216 Home Road LLC and Hone High LLC c/o Brad Brock. The area being amended within the Clear Creek PC District is comprised of permanent parcel numbers 318-230-02-001-002 and 318-230-02-001-000. The area being rezoned from the Farm Residential District to a PC District consists of permanent parcel number 318-220-03-001-000.

*Publish one time on or before Monday, January 22, 2018 in the Delaware Gazette.*

*Please send an itemized invoice to Joel M. Spitzer, Orange Township Fiscal Officer.*

**RES.18-037 RECESS HEARING FOR PULTE HOMES OF OHIO LLC**

Motion by Ms. Knapp to recess the zoning hearing for Case #ZON17-05 of Pulte Homes of Ohio LLC, for Tuesday, March 20, 2018, at 7:00 p.m. at the Township Hall.

Second by Mr. Rivers.

VOTE: Knapp – yes, Rivers – yes, Taranto – absent.

Ms. Knapp announced the Board was now in recess.

There was no further business, meeting adjourned at 7:11 p.m.

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Lisa Knapp, Chairman

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Ryan Rivers, Vice Chairman

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Deborah Taranto, Trustee

Attest: \_\_\_\_\_  
Joel M. Spitzer, Fiscal Officer