

Zoning Commission

1 **Rezoning Application #ZON-19-02**

March 3, 2020

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5 **Rezoning Application #ZON-19-02, TH Midwest Inc.**, Requesting amendment of one property from the
6 currently effective signage plan approved under Application #17986 applicable to Green Meadows Plaza
7 Planned Commercial and Office District (PCD). The property is owned by 401 East Powell Road LLC
8 and located at 8940 Green Meadows Road, being lot 7511 of Green Meadows Industrial Park Phase 1,
9 having parcel number 318-313-04- 013-002.

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11 Roll: Mark Duell, Adam Pychewicz, Dustin Doherty

12
13 Township Officials Present: Michael McCarthy – Legal Counsel
14 Jeff Beard - Zoning Enforcement Officer

15
16 Mr. Duell: Mr. McNulty is not here and Ms. Trebellas is not going to be able to make it.

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18 **MOTION TO RETURN FROM RECESS FOR REZONING APPLICATION #ZON-19-02**

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20 Mr. Pychewicz made a motion to return from recess for Rezoning Application #ZON-19-02, TH
21 Midwest, Inc.; seconded by Mr. Doherty.

22
23 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes
24 Motion carried

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26 **APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS**

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28 Chris Rinehart, Rinehart Legal Services, here on behalf of Turkey Hill, as of 4:00 this afternoon I was
29 told this project is in the middle of corporate management review that has plagued Turkey Hill for the last
30 12-14 months. Management of this company has changed twice and as the result they have had to go
31 through the new folks and review every project they're working on which has led to longer delays than
32 they originally anticipated. They're still moving forward with this project; it's just taking them a little
33 longer to get through with all the brand partners and doing that review. I said I didn't want to come back
34 again, so how long is it going to take you to at least get the plan you want based on what we've talked
35 about and get all the approvals from the brand partners. I asked them to be conservative and not try and
36 do it as quickly as they can. They thought they would have finalized plans in three to four weeks, so I said
37 let's double that so that gives us enough time to go through and fine tune them and give Staff enough time
38 to look at them, so at least two months is what I would ask for in terms of a delay. If the Commission
39 feels it should be longer, I have no problem with that.

40
41 Mr. Duell: What's our regularly scheduled meetings in May?

42
43 Mr. McCarthy: May 5 and May 19.

44
45 Mr. Rinehart: Let's do the 19th. That will give them extra time then too.

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47 **MOTION TO RECESS REZONING APPLICATION #ZON-19-02**

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49 Mr. Pychewicz made a motion to recess Rezoning Application #ZON-19-02, TH Midwest, Inc., until
50 Tuesday, May 19, 2020 at 7:00 p.m. at Orange Township Hall; seconded by Mr. Doherty.

51

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52 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes
53 Motion carried

APPROVAL OF MEETING MINUTES

56
57 Mr. Pychewicz made a motion to approve the January 15, 2020 minutes of the Orange Township Zoning
58 Commission for Zoning Application #ZON-19-07, Nova Lands, LLC, with the following corrections:

- 59
- 60 • Line 243 – “an” should read “and”
 - 61 • Line 288 – “Thursday” should read “Tuesday”
- 62

63 Seconded by Mr. Doherty

64
65 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes
66 Motion carried

67
68 Mr. Pychewicz made a motion to approve the January 16, 2020 minutes of the Orange Township Zoning
69 Commission for Zoning Application #ZON-19-05, Epcon Lewis Center, LLC, with the following
70 corrections:

- 71
- 72 • Line 34 – “2006” should read “ZON-19-06”
 - 73 • Line 34 – “2005” should read “20-05”
 - 74 • Line 37 - “2005” should read “20-05”
 - 75 • Line 56 – “17” should read “2017”; “17.09” should read “17-09”
 - 76 • Line 57 – “problem free” should read “problem-free”
 - 77 • Line 80 – “lineate” should read “interlineate”
 - 78 • Line 93 – “we” should read “was”
 - 79 • Line 96 – “...now that we have the Trustees’ comments.”
 - 80 • Line 98 – “2005” should read “20-05”
 - 81 • Line 139 – should read “for the sake of not over complicating....”
- 82

83 Seconded by Mr. Doherty

84
85 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes
86 Motion carried

87
88 Mr. Pychewicz made a motion to approve the January 16, 2020 minutes of the Orange Township Zoning
89 Commission for Zoning Application #ZON-19-06, Epcon Clear Creek, LLC, as written; seconded by Mr.
90 Doherty

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92 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes
93 Motion carried

94
95 Mr. Pychewicz made a motion to approve the January 28, 2020 minutes of the Orange Township Zoning
96 Commission for Rezoning Application #ZON-19-02, TH Midwest, Inc, with the following correction:

- 97
- 98 • Line 29 – “principle” should read “principal”
- 99

100 seconded by Mr. Doherty

101

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102 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes

103 Motion carried

104

105 Mr. Duell: Jeff, if Turkey Hill has a problem with May 19, at that point we may want to have them
106 withdraw and come back whenever they have it.

107

108 Mr. Beard: We gave them that option in case they want to keep tabling it.

109

110 Mr. Duell: We have given them 2-1/2 months this time. If they miss the next one, I think that's what we
111 should do because it's going to start getting stale at that point.

112

113

114 Meeting adjourned at 7:15 p.m.

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116 Minutes prepared by Cindy Davis, Zoning Secretary

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118 On March 19, 2020, Mr. McNulty made a motion to approve the March 3, 2020 minutes of the Orange
119 Township Zoning Commission for Rezoning Application #ZON-19-02, TH Midwest, Inc. as written;
120 seconded by Mr. McNulty.

121

122 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. McNulty-yes, Mr. Doherty-yes

123 Motion carried

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