

Board of Zoning Appeals

Variance Application #VA-19-04

March 21, 2019

LEGAL NOTICE

Notice is hereby given that the Orange Township Board of Zoning Appeals will hold a public hearing on Thursday, March 21, 2019, beginning at 6:30 p.m. to consider the following application/s:

Variance Application #VA-19-04. Menard Inc. Requesting an Area Variance from Rezoning Case #11-0051 Section 17.07 (h) of the Menards Creekside Development Plan to allow for a setback encroachment on new canopy structure in an area zoned Planned Industrial District (PID). The subject property is located at 7241 Graphics Way, Lewis Center OH 43035 and having permanent parcel number #318-230-01-003-012.

The hearing will be held at the Orange Township Hall, 1680 East Orange Road, Lewis Center, Ohio, 43035.

The applications and plans are available for inspection for a period of at least 10 days prior to the hearing at the Orange Township Zoning Office, 1680 East Orange Road, Lewis Center, Ohio, 43035. Zoning Office hours are Monday through Friday, 8 a.m. to 4:30 p.m. except legal holidays.

Following this hearing the Board may have a meeting for general purposes to consider such business as may properly come before it including, but not limited to, consideration and/or approval of minutes, scheduling future hearing dates for this or other applications and like matters.

The person responsible for the publication of this notice is Michele Boni, Orange Township Zoning Department.

Rick Oster, Chairman

Michele Boni, Orange Township Zoning Department

Please publish one time, on or before Monday, March 11, 2019 in The Delaware Gazette

Mr. Oster called the meeting to order at 6:30 p.m.

Roll: Rick Oster, Jerry Miller, Punitha Sundar, Victoria Jordan, Kelvin Trefz

Township Officials also present: Michael McCarthy, Township Counsel
Michele Boni, Planning & Zoning Director

Ms. Boni presented the Staff Report and presentation. Menards is totally surrounded by developed land, most is Planned Industrial; to the south there is a residential parcel still. Menards has a rear yard setback of 50'; the applicant is requesting a setback of 40' with a new canopy structure, so a variance of 10' would be required.

APPLICANT PRESENTATION/BOARD QUESTIONS & COMMENTS

Mr. McCarthy administered the oath to Mr. Brenner

Nick Brenner, 5101 Menard Drive, Eau Claire, Wisconsin 54703, I am here for Tyler Edwards, a colleague of mine, who was unable to make it. What we are proposing we are actually doing to every single store in the company, which is adding a third lane to our yard gate; we call it our express lane. If you're familiar with how our gardening operates today, there is a garden attendant, when you go into the

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51 gate, there is an arm that stops you, the gate attendant comes up, looks at your receipt and makes sure
52 you're where you're supposed to be, scans your receipt, lets you in and then you go and get your
53 merchandise. As you go out, they scan your receipt again and makes sure everything is in order and let
54 you thru. When it gets busy, there are a lot of cars that can back up because it's a little more obtrusive of a
55 check making sure everything is correct here, so with this express lane, you have your receipt, you go into
56 this lane and there's a scanner there, you scan your receipt and the gate opens by itself; you do not have to
57 wait for the garden attendant. The reason why we're doing this is it's relative to compete with
58 ecommerce. Ecommerce is so efficient these days to where you go and order your stuff online and it gets
59 to you in a day or two. Brick and mortar retailers like Menards, Wal-Mart, Target are doing whatever we
60 can to make shopping at the stores as convenient and efficient as possible. This is one aspect of that, that
61 allows you to get into the yard gate, pick up your merchandise and get out as quickly as possible. There is
62 a special order area, so if you order a special piece of equipment and it's at the store to be picked up, you
63 have the receipt you got when you ordered online; you scan the receipt at the yard gate; you get in there,
64 go to the special order area; an employee there helps you load it into your vehicle; on your way out, the
65 attendant will make sure you got the right item, and let you thru. You don't have to go thru the store if
66 you don't want to. It's all in an effort to make it more convenient for people to shop in the store. That is
67 essentially what we're trying to do. It's a lot of research, a lot of discussion internally, and that is why
68 we've decided to roll this out to all 300 of our stores, that's why we're asking for a variance.
69

70 Mr. McCarthy: The zoning was approved in 2011 and was this a consideration at that time?
71

72 Mr. Brenner: Ecommerce was around then but not nearly to the extent it is today. Even in the last 2 years
73 we have seen this boom and could we have foresaw this at the time? Maybe, but it's pretty difficult. No
74 one probably could have predicted it would happen this quickly and this took years to plan how to make
75 this efficient. So back in 2011, I think it would be hard sell to say that we would have thought about this
76 being necessary 8 years ago.
77

78 Mr. McCarthy: Would it be possible, instead of moving it to the east, to insert the lane to the west next to
79 the existing lane?
80

81 Mr. Brenner: Closer to the building?
82

83 Mr. McCarthy: Yes.
84

85 Mr. Brenner: It is possible to do that but we are not proposing that for a couple reasons, both mostly
86 safety related. One is, by pushing it on the other side, it is closing that area between the building a little
87 tighter. There's a lot of large trucks and trailers that come into the yard, and when you turn around, you're
88 decreasing that turn radius. The tighter the turn radius, the more opportunities for bad things to happen.
89

90 Mr. Oster: So this is where semi's unload?
91

92 Mr. Brenner: Semi's don't go into this one; they have an outside dock but people with pickup trucks that
93 have big trailers they do bring in.
94

95 Mr. Oster: Do they do it on "this" side?
96

97 Mr. Brenner: They do it on "that" side.
98

99 Mr. Oster: "Up here" in "this" one?
100

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101 Mr. Brenner: The actual store trucks go in “there” but say you’re going to go buy a bunch of lumber, you
102 come in “here” and go in “this” building.

103

104 Mr. Oster: “This” is the part you go into thru the store and you go out “here” and there’s like an outside
105 part.

106

107 Mr. Brenner: That’s over “here”; this is the garden center over “here” so most people in the store do not
108 come out into “this” area; “this” is mostly traffic area.

109

110 Mr. Oster: So “this” is cut off over “here” and you can’t get....

111

112 Mr. Brenner: You can drive your car over “here”.

113

114 Mr. Oster: I meant just walking.

115

116 Mr. Brenner: Very rarely you would walk over in “this” area.

117

118 Mr. Oster: I’ve been over in “here”; that’s where all the stone product is.

119

120 Mr. Brenner: But the second reason to finish my point, there’s the guard shack where the employee
121 garden attendant stays currently right in the middle of the in and out. By putting that in and out on the
122 right side, both ends are on the same side, so that means the garden attendant doesn’t have to go across
123 the lane to service the 2 lanes he’s supposed to do. If we put it on the left side, then we have to take the
124 outbound lane and move it to the new lane, and we have 2 ends with the guard shack between the 2 ends.
125 That means when he checks out people in the outbound, he is crossing the lane from one of the ends to get
126 there. Also with the guard shack, we’ve got a little more room between the lanes so he has more space to
127 maneuver, make sure he doesn’t get swiped by a car or anything.

128

129 Mr. Miller: You have on here that the existing fence line rack is to be removed and used for a new
130 addition. Are you going to be moving that fence into the tree area as shown on your picture or how much
131 of those trees are you going to have to take out?

132

133 Mr. Brenner: Whatever we impact is going to be replanted, so we’re not going to lose any trees, there’s
134 still 40’ from the edge of the new shack to the property line, so there’s still plenty of room for those trees
135 to grow. For the racking, we taper it, so I think it’s about 100’ from both sides of the guard shack, then we
136 taper it back into the existing. So we’d remove the racking, bump it over a little bit then taper it back into
137 the existing.

138

139 Mr. Miller: And you’re going to have fencing up as you have right now?

140

141 Mr. Brenner: Correct. It will all match.

142

143 Mr. Oster: Does that fencing go all the way across the back there right now?

144

145 Mr. Brenner: Yes, it goes into the accessory building.

146

147 Mr. Oster: It looks like you’ve got enough room right there almost for part of that lane.

148

149 Mr. Miller: It’s not wide enough.

150

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151 Mr. Oster: No, it's not wide enough but that could be the guard shack if they moved it to the left because
152 that has wood fencing on the left too, right?

153

154 Mr. Brenner: Correct.

155

156 Mr. Oster: It's not like we're moving foundation or anything.

157

158 Mr. Brenner: Correct.

159

160 Mr. Miller: If you had to move the existing guard shack, you'd have to move power and everything
161 because of your computers for the scan ins.

162

163 Mr. Brenner: Yes.

164

165 Mr. Oster: Which you're planning on doing anyway.

166

167 Mr. Brenner: With where we're putting the lane now, nothing changes; what you're seeing is one extra
168 lane on the right side.

169

170 Mr. Trefz: There's a lamp post with a sign on it just to the right. If you move that fence all the way down
171 to about that point, would you have enough room in the existing to run a lane on the right side where that
172 fence currently bevels back out toward the guard shack?

173

174 Mr. Brenner: You're talking about bringing it further "this" way?

175

176 Mr. Trefz: Yes.

177

178 Mr. Brenner: No, because I think the current guard area now sits about 50' because the fence isn't a
179 structure per the definition, it doesn't have the same setback requirements as the yard gate does; they're
180 two different items.

181

182 Mr. Trefz: I totally agree with that but to me it looks like if you moved the fence back "this" way then
183 have the gate "there", you could get cars over to where that yellow post is. That's about where that reader
184 is going to be, and then you can go in that way, have them lift the gate, go in and it would simply be
185 moving the fence.

186

187 Mr. Brenner: But there's a canopy over the new gate, the new lane, and that's what's extending the
188 structure and that's why we have that because we're already setting that yard gate piece because it's got
189 the columns, so that's the structure at this point at that 50'. So we're adding the lane, adding that canopy
190 and having that structure, adding 10' on to that; that's where we're running into our issue.

191

192 Mr. Trefz: So the real point is just the posts that are going to hold up the canopy are going to be at 40' and
193 not 50'?

194

195 Mr. Brenner: Essentially. If there were no columns on this overhang we're doing, we wouldn't
196 necessarily have to be here. But it is the fact that we have four 5x5 or 4x4 posts coming down to support
197 that canopy; that throws it in the definition of a structure and that's why we have to get the 10' variance.

198

199 Mr. Oster: The canopy is something new because you don't have the canopy right now, correct?

200

201 Mr. Brenner: That's what it is right now; I call that roof a canopy.

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202 Mr. Oster: Are you just talking about the entrance thing?
203
204 Mr. Brenner: Yes, what you see there, that green thing, we're just extending that out a bit and we're
205 dropping it 10'.
206
207 Ms. Sundar: You're putting it on the sides?
208
209 Mr. Brenner: Just the one side, just one lane. So what you see there, you'll see that same opening right to
210 the right there with the same pitch coming down.
211
212 Mr. Trefz: The existing posts will stay there?
213
214 Mr. Brenner: I believe so. I think we'll just take the gray steel off on the side and move it out, so if
215 anyone is having an issue, the gate attendant can come and assist.
216
217 Mr. Oster: But that canopy side could be put down right at this curb and be within your existing line,
218 correct, at 50'?
219
220 Mr. Brenner: No, right now it's at 50'.
221
222 Ms. Boni: So anything more would be encroaching.
223
224 Mr. Oster: So the fence is already over. And looking at the back of that building, I thought everything was
225 over at that line. What's this line right "here"?
226
227 Mr. Brenner: That's rip rap, rocks so when water comes up at the accessory building it doesn't erode all
228 the soil from in front of that.
229
230 Mr. Oster: But the back of "this" building is sitting on "this" line. I'm looking at your pictures and then
231 I'm looking at "this", and "this" looks different than "that" already.
232
233 Mr. Miller: "This" extends over slightly.
234
235 Mr. Oster: Even that roof line can't be there because they're saying that's the line where the post is.
236
237 Mr. Miller: The building to the back where you're seeing "this here"....
238
239 Mr. Brenner: It may be that the fence is at 50' and the existing is at 45' and since this is a 15' aisle; that's
240 where we're getting to the 40'.
241
242 Mr. Oster: This drawing just doesn't look the same as that picture. That building is planted out a lot
243 further than this canopy is.
244
245 Mr. Brenner: That's correct, and if you look underneath the red there, you can see the bump out from the
246 fence.
247
248 Mr. Oster: That comes right in line with that curb.
249
250 Mr. McCarthy: This is the approved development plan and the fence is sitting right inside of that 50'
251 building setback.
252

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253 Mr. Oster: So the fence is within what we're looking at now.
254
255 Mr. McCarthy: It appears on that drawing to be slightly in.
256
257 Mr. Oster: That's what I thought too. "This" line "here" looks like it's outside of this curb area so actually
258 it goes over a little bit, but "that" line looks like it's right on the curb and it looks like if they put in two
259 on "that" side using that curb line, put two then their guard shack and then the other one to the left would
260 be the way to go, but that's just my opinion just from the looks of what's there already and the room that
261 they've got from the 50 line.
262
263 Mr. Trefz: Is the red line the 50' line?
264
265 Mr. Oster: Yes, according to that picture.
266
267 Mr. Trefz: The overhang of the storage building is beyond the 50' line but the foundation is at the 50'
268 line.
269
270 Ms. Boni: And that's usually, at least at the time of this zoning, I'm assuming the inspector complied
271 with the setback of the foundation line.
272
273 Mr. Trefz: And they didn't look up and say it's hanging over.
274
275 Ms. Boni: Yes. We've started to do that but not with this application.
276
277 Mr. Trefz: The amount of the roof that's hanging over the 50' line and the slope of the roof that is on the
278 storage building is what is peering over the fence in "this" one. Right on top of the fence there's a triangle
279 and I think that's the storage building, right?
280
281 Mr. Oster: Yes. So if roofs don't matter....
282
283 Mr. Trefz: If you bring the roof line out above the guard shack, it has to have posts and they're going to
284 come down at not 50'.
285
286 Mr. Oster: They could come down at 50' and they could hang it over just like the building does.
287
288 Mr. Trefz: That's 10'; is that wide enough?
289
290 Mr. Oster: They could hang that over 3 or 4'.
291
292 Ms. Boni: According to Mr. Edwards, he said the posts were going to be encroaching and it will still
293 hang over.
294
295 Mr. Brenner: That's essentially what we're asking for, can we have those posts at 40' to support that
296 overhang because that fence is only 3-5' wide and it's not even half of the entrance for the end, so we
297 need at least twice that size to get a car in there. If that fence isn't at 50, I need more space on the right of
298 that to get a car in and to support that roof, I need the columns....
299
300 Mr. Oster: In the whole scheme of redoing that whole thing, you could put your first one at 50, then move
301 "this" one over a little and then move the third one after you do your guard shack right there way over to
302 the left.
303

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304 Mr. Trefz: I don't think they're moving the guard shack.
305

306 Mr. Oster: I know but I'm thinking in the whole scheme of things plus "this" looks like it's stuck in
307 "there" and it's encroaching both of these anyway. You could make two good clear ones on "this" side
308 moving it over the opposite way instead of "this" way and then you still have that guard shack kind of
309 encroaching on the out; that's an out only?
310

311 Mr. Brenner: On the left side?
312

313 Mr. Oster: Yes.
314

315 Ms. Sundar: Do we have a picture of the left side by any chance?
316

317 Yes.
318

319 Mr. Miller: The proposed plan shows that yellow post, from that to where they're asking to have it moved
320 back, how far is that, 13-14'?

321 Ms. Boni: It looks like it's 20'.
322
323

324 Mr. Oster: From here it looks like that fence goes over more than half of the opening that they're looking
325 to do anyway.
326

327 Ms. Boni: I think they're proposing three 20' lanes.
328

329 Mr. Miller: Three 20' wide lanes?
330

331 Mr. Brenner: Yes, it's exactly the same width you're seeing there only adding one more.
332

333 Mr. Trefz: And currently they're 20'?

334 Ms. Boni: That's what I'm measuring on the site plans.
335
336

337 Mr. Trefz: And we've got 6' between the current posts and curb?
338

339 Ms. Boni: They have about 10' to work with if they were going to be within the setback, so it's just not
340 quite wide enough.
341

342 Mr. Trefz: So that's why they need the additional 10' to get a 20' lane.
343

344 Ms. Boni: Correct.
345

346 Mr. Miller: Do you really need a 20' wide lane?
347

348 Mr. Brenner: We have some big cars that go thru there. You get an F350, 450, 550, with a trailer and
349 then you add your lumber, and people load those things up.
350

351 Mr. Miller: I understand that but you're talking about 20' wide, not length, but wide.
352

353 Mr. Oster: You can't actually go wider than you're allowed to drive on the road. I forget exactly what
354 that measurement is but it's nowhere near 20'. Standard lane widths are 8'.

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355 Mr. Trefz: It's got to be at least 8-1/2 because my truck is 8-1/2.
356
357 Mr. Oster: Wide?
358
359 Mr. Trefz: Yes.
360
361 Mr. Oster: I think you're mistaken. I don't know what kind of truck you've got.
362
363 Mr. Trefz: You've got the mirrors; if I'm trying to go thru 2 poles or pull into my garage, I have to have
364 at least....
365
366 Mr. Oster: Have you got big camper mirrors on it?
367
368 Mr. Trefz: It's just a standard mirror on the truck and they're not even pulled out to the degree I would
369 need them to go around a trailer.
370
371 Mr. Oster: That would be illegal on the road, I believe.
372
373 Mr. Trefz: My trailer is 8-1/2 at the beam and the trailer wheels are beyond that, so I don't understand
374 that.
375
376 Mr. Miller: Irregardless, whether it's 8-1/2' or 9'.
377
378 Ms. Boni: It's 8-1/2'; maximum legal width
379
380 Mr. Miller: And that's the wheels.
381
382 Mr. Oster: That's the widest point no matter what it is.
383
384 Mr. Miller: Even at that, 20' wide is 5' on each side.
385
386 Mr. Brenner: The drive isn't 20', it's the canopy, the whole structure itself, the addition. So you add your
387 columns and your steel, your scanner, so you're not 20' wide, you're shrinking 5' on both sides with
388 those things so you're sitting about 10'.
389
390 Ms. Jordan: Your lane isn't going to be 20' wide?
391
392 Mr. Brenner: Yes, the whole structure that we're adding...
393
394 Ms. Jordan: With everything else you're adding in there, you need that.
395
396 Mr. Brenner: We would only design what we need because we've been having a heck of a time fitting
397 another lane on to all of these stores, so we've found out what we can live with and we're going with that
398 and that's what this is. This is our prototypical design and for all our other stores that have this kind of set
399 up. We don't want to spend a bunch of money on things we don't need, so we're really minimizing to the
400 extent of cost we can, and that's what I'm here presenting.
401
402 Ms. Sundar: What's this space taken in the middle?
403
404 Mr. Brenner: That's the guard shack. That's where the attendant will stay.
405

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406 Ms. Sundar: Do you know the distance of that?

407

408 Ms. Boni: I would say about 7'

409

410 Mr. Trefz: Because you got a bollard on either side of that so you don't get hit, right? I think there's a
411 yellow bollard on the left side of the picture at the right of the guard shack.

412

413 Mr. Brenner: Yes.

414

415 Mr. Trefz: And it's out away from the guard shack, so you're losing some space there too.

416

417 Mr. Brenner: We're just making sure you're not clipping the fence, you're not clipping the sides of the
418 yard gate; there's some on the other side too.

419

MOTION TO APPROVE VARIANCE APPLICATION #VA-19-04

420

421
422 Mr. Miller made a motion to approve Variance Application #VA-19-04, Menard, Inc., as submitted;
423 seconded by Mr. Trefz.

424

425 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes

426 Motion carried

427

APPROVAL OF MEETING MINUTES

428

429 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
430 Appeals dated December 13, 2018 for Appeal Application #AP-18-27, Adam Radulovich, as written;
431 seconded by Mr. Miller.

432

433 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

434 Motion carried

435

436 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
437 Appeals dated December 13, 2018 for Variance Application #VA-18-28, Speedway LLC, with the
438 following corrections:

439

- 440 • Line 11: the sentence should read "...so it will not be a Conditional Use; they are not changing the location or
441 dimensions of the sign"
- 442 • Line 19: the word "sites" should read "signs"

443

444 Seconded by Mr. Miller.

445

446 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

447 Motion carried

448

449 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
450 Appeals dated December 13, 2018 for Conditional Use Application #CU-18-29, HD Holding Co. Inc., as
451 written; seconded by Ms. Sundar.

452

453 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

454 Motion carried

455

456 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
457 Appeals dated December 13, 2018 for Conditional Use Application #CU-18-30, Orange Self Storage

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458 LLC, with the following correction:

459

- 460 • Line 22: “its” should read “it’s”

461

462 Seconded by Mr. Oster

463 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

464 Motion carried

465

466 Mr. Miller made a motion to approve the meeting minutes of the Orange Township Board of Zoning
467 Appeals dated December 13, 2018 for Variance Application #VA-18-31, Lewis Center United Methodist
468 Church, with the following corrections:

469

- 470 • Line 17: sentence should read “existing monument sign will not be...”
- 471 • Line 18: “31feet ” should read “39 feet”
- 472 • Line 22: “find” should read “fight”
- 473 • Line 24: “the fear” should read “they fear”
- 474 • Line 43: sentence should read “so they want to go digital...”
- 475 • Line 134: “Dohm” should read “Sign”
- 476 • Line 22: “1:08” should be removed

477

478 Seconded by Ms. Sundar

479

480 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

481 Motion carried

482

483 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
484 Appeals dated December 13, 2018 for Variance Application and Conditional Use Application #VA-18-32
485 and CU-18-33, All Shepherds Lutheran Church, with the following corrections:

486

- 487 • Line 253: add a comma after “that”
- 488 • Line 254: the sentence should read “...need to work with Zoning”

489

490 Seconded by Mr. Miller

491

492 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

493 Motion carried

494

495 Mr. Miller made a motion to approve the meeting minutes of the Orange Township Board of Zoning
496 Appeals dated December 13, 2018 for Conditional Use Application #CU-18-34, CTD Olentangy LLC, as
497 written; seconded by Ms. Sundar.

498

499 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain

500 Motion carried

501

502 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
503 Appeals dated December 13, 2018 for Variance Application/Conditional Use Application #VA-CU-18-
504 35, North Church, with the following corrections:

505

- 506 • Correct the spelling of the Pastor’s name to “Posteraro” throughout the entire document
- 507 • Line 39: the word “most” should read “must”
- 508 • Line 239: the sentence should read “...an Ohio law legal treatise....”
- 509 • Line 258: “2101” should read “21.01”

510

511 Seconded by Mr. Miller

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512 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-abstain
513 Motion carried

514

515 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
516 Appeals dated January 17, 2019 for Variance Application #VA-18-25, Buckeye Investment NWO LLC,
517 with the following correction:

518

- Line 32: “7:00 p.m.” should read “6:30 p.m.”

520

521 Seconded by Ms. Sundar

522

523 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes
524 Motion carried

525

526 Mr. Miller made a motion to approve the meeting minutes of the Orange Township Board of Zoning
527 Appeals dated February 21, 2019 for Conditional Use Application #CU-19-01, Sign Affects Limited, as
528 written; seconded by Mr. Trefz

529

530 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes
531 Motion carried

532

533 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
534 Appeals dated February 21, 2019, JK 2010 Properties LLC, as written; seconded by Mr. Oster.

535

536 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes
537 Motion carried

538

539 Ms. Jordan made a motion to approve the meeting minutes of the Orange Township Board of Zoning
540 Appeals dated February 21, 2019 for Variance Application #VA-19-03, WD Partners, with the following
541 corrections:

542

- Correct the spelling of the name of the applicant’s representative to “Dariano” throughout the document
- Line 145: the sentence should read “...on the actual north end of the building.”

545

546 Seconded by Mr. Oster

547

548 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes
549 Motion carried

550

551 Meeting adjourned at 7:30 p.m.

552

553 Minutes prepared by Cindy Davis, Zoning Secretary

554

555 On May 23, 2019, Mr. Trefz made a motion to approve the meeting minutes of the Orange Township
556 Board of Zoning Appeals for Variance Application #VA-19-04, Menard Inc. dated March 21, 2019 with
557 the following correction:

558

- Line 53: the sentence should read, “.....and makes sure everything is in order....”

560

561 Seconded by Ms. Jordan

562

563 Vote on motion: Ms. Jordan-yes, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar- yes, Mr. Miller-yes
564 Motion carried