

Zoning Application #ZON-20-01

April 21, 2020

LEGAL NOTICE

Notice is hereby given that the Orange Township Zoning Commission will hold a public hearing on Tuesday, April 21, 2020 at 7:00 p.m. to consider the following application:

Zoning Application #ZON-20-01, North Farms Development LLC. Requesting to rezone one (1) parcel totaling 24.019 +/- acres from a Single Family Planned Residential (SFPRD) District to a Multi-Family Planned Residential (MFPRD) District. The area being amended is located at 5351 North Road having parcel number 318-210-01-003-000.

The hearing will be held virtually using electronic means and can be accessed by the public on the internet on the Zoom application at

<https://zoom.us/j/276186076?pwd=YzV5bUIBN3JtZ2UxV2pGUExLbjY4UT09>.

. During the hearing the public may submit questions and comments to the Board by sending messages to Planning & Zoning Director, Michele Boni via the Zoom meeting chat room.

The applications and plans are available for inspection for a period of at least 10 days prior to the hearing by e-mailing Michele Boni at mboin@orangetwp.org. The Zoning Office is closed to the public during the public health emergency, however zoning staff is available by e-mail during normal business hours of Monday through Friday, 8 a.m. to 4:30 p.m., except legal holidays.

After the conclusion of the hearing, the matter will be submitted to the Orange Township Board of Township Trustees for its action.

Michele Boni, Planning and Zoning Director is the person responsible for giving notice of the hearing by publication.

Mark Duell, Chairperson
Michele Boni, Orange Township Zoning

Publish one time on or before Saturday, April 11, 2020 in the Delaware Gazette.

Roll Call: Mark Duell, Adam Pychewicz, Todd Dove, Dennis McNulty, Dustin Doherty

Township Officials Present: Michele Boni, Planning and Zoning Director
Jeff Beard, Zoning Enforcement Officer

Ms. Boni: We have a new legal counsel that we're working with. Joe Durham, Eastman and Smith. I just wanted to give you a brief introduction.

Mr. Durham: Our firm was retained by the Trustees in January to provide legal services to the Township's officers, boards and commissions in addition to the legal services provided by the Delaware County Prosecutor's Office. Approximately 90% of my practice involves representing public agencies, and I look forward to representing the Zoning Commission and working with all of you in the future.

Mr. Duell: We have a new application, #ZON-20-01.

Ms. Boni read the Legal Notice.

Mr. Duell: Typically we would start off with reading the Board's recommendations of the Delaware County Regional Planning Commission. The staff has prepared a report but the Delaware County

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48 Regional Planning Commission has not been able to consider this because their last meeting was
49 cancelled due to the Governor's orders, so we are proceeding without their recommendations at this point.
50 We do need to receive those before we can make a final decision because by law we are to consider what
51 they have to say. Do you want to discuss the schedule for that, Michele?

52
53 Ms. Boni: They are scheduled to be on Regional Planning for Thursday, April 30. Joe, I didn't know if
54 you wanted to add any more to that or not.

55
56 Mr. Durham: Just exactly what the Chair said; there can be no vote until you consider the recommend-
57 dations adopted by the Regional Planning authority, so whatever happens tonight has to then be continued
58 to another hearing after the 30th when you can have the recommendation.

59
60 Mr. Duell: Typically we would start with a presentation from the applicant about what they want to do. Is
61 the applicant's representative here?

62
63 Ms. Boni: Yes, and the applicant has something they want to share.

64
65 **APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS**

66
67 Joe Thomas with Metro Development, 100 Olde Worthington Road, Westerville, Ohio 43081. With me
68 tonight is Todd Ferris with Ferris Planning & Design who is the landscape architect who has put together
69 the zoning application text and exhibits, Jill Tangeman with Vorys, and Steve Cuckler with Taft. We
70 understand Regional Planning has not had a hearing on this development and will have one at the end of
71 the month. We appreciate the opportunity to give you a brief presentation and then receive feedback from
72 the Board as well as the public. Since we are not able to get out and meet with individual homeowners,
73 we thought this may be the best process with the Zoom ability with the Township to start the process as a
74 preliminary presentation and deliver the message, get feedback and then move on to further discussion
75 after the Regional Planning April 30th meeting. To give a little background about my company, Don
76 Kenney, who is a Central Ohio resident, started the company in 1968. We've developed multi-family
77 throughout Central Ohio since that time period; multiple golf course communities in the Powell, Concord
78 and Liberty Township areas; and over 2 million square feet in office, retail and warehouse space. We
79 currently have our operations in Westerville in the Polaris area, so we're local to the community. I
80 personally live in Orange Township, Steve Cuckler is a Delaware County resident, so we've got personal
81 ties to the area, and I've worked with Mr. Kenney's operations since 1994. We're talking tonight about
82 the Reserves at North Farms located at the intersection of North and Shanahan Roads which would be the
83 northeast corner against the railroad tracks. Just adjacent to our project is Shanahan and the railroad, so
84 this corner is congested and impacted by this crossing itself. When developments came over at Evans
85 Farm, they've now zoned, been approved and are going to be building soon Jennings Park which is a
86 multi-use sports facility that has numerous soccer fields, baseball fields and other sports facilities that will
87 operate within that development; that has additional impact on our development. We originally zoned the
88 entire North Farms community approved November 4, 2013 by the Orange Township Trustees and at that
89 time there was to be 248 residential home lots in this community. M/I has built out their community on
90 the west side of North Road, Rockford is almost built out completely on their west side and is continuing
91 their development on the east side of North Road. While we've always had this 24 acres as a future 43 lot
92 subdivision development that at one point both M/I and Rockford had options on purchasing to develop,
93 with the development in close proximity to the railroad crossing, they felt that was an impediment to
94 home sales in this area. Jennings Park we also felt was another impediment for home sales in that
95 particular location with the ball fields and the overhead lights. The lights themselves have 70' poles
96 which are surrounding the fields, so they're adjacent to the railroad tracks, the parking and the ball fields
97 which would be adjacent to our parcel. That's another reason we're here as far as to have a development

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98 of this nature change from what we considered the 43 single family lots into another type of development.
99 Further south from this development is the additional portion of Jennings Park. I'm going to ask Todd
100 Ferris to give more information about the community itself. He's the designer of this layout, and he can
101 talk in particulars about the details of this site plan.
102

103 Mr. Ferris: The site is approximately 24 acres at the southeast corner of Shanahan and North Roads. This
104 development will have one dedicated entrance point for vehicles off North Road that aligns with the
105 existing roadway from North Farms. We're proposing 9 multi-family buildings that are 2-stories. Each
106 building is comprised of 16 units and are a mixture of 2 and 3 bedroom units. Throughout the site we
107 have detached garages available to residents, 5 garage buildings with a total of 6 spaces in each for a total
108 of 30 spaces. There is the inclusion of a clubhouse at the main entrance point located right next to North
109 Road. That clubhouse has the clubhouse facility as well as a pool area with an outdoor kitchen and other
110 amenities with that. For trash, we have 1 centrally located compactor as well as a mailbox kiosk where
111 everybody can access their mail through that area. We took a look at what the views would be, in
112 particular from the existing residents to the west of us. We took several sections through those folks'
113 homes and tried to draw view lines of what they would see once this project was completed and the
114 mounding and the buffering and those things would go in. Each one of these sections relates to a section
115 on the plan that indicates that most of these uses are going to be over the roof lines of these homes. Again,
116 these are 2-story so they're not very tall, they're in the same scale as the single family homes as far as
117 height. The clubhouse is 1-story and by the time you have our large setbacks we're proposing off North
118 Road which are comparable to the single family homes on the west side of the road, the views to them
119 with the additional mounding would again be obscured. You'd still have some views in between trees and
120 things like that, but generally speaking there would be very filtered views. We're also proposing a parking
121 ratio on the side of 2 spaces per 1 unit which is very typical with what we've encountered in the past as
122 far as parking needs. Have sections to the railroad buffer that we provided as well. This was a main topic I
123 think at our initial zoning meeting when we were looking at single family homes. Showed buffers
124 proposed between the multi-family and railroad tracks and Jennings Park over to the east as well. We
125 think mounding will help with noise abatement and create an environment conducive to this type of
126 development.
127

128 Mr. Thomas: Just to give you a little background on the units themselves which are indicated in a photo
129 which are built in another community located in Worthington off Wilson Bridge Road in Grandview
130 Place, our units are 2-story only, they're flats and they're walkup. There's units on the first floor and
131 walkup units on the second floor. Each unit has an exterior patio, its own entry doorway into their unit
132 itself. Showed an artistic rendering of the buildings that shows different viewpoints of this elevation as it
133 compares to different surroundings with the parking lot, shade trees, sidewalks, etc. The units themselves,
134 we have 2 bedroom, 2 bath which is 1082 square feet, estimated starting rent is \$1225-\$1250/month. We
135 have a 3 bedroom and bath which is 1361 square feet, estimated starting rent is \$1550-\$1575/month. On
136 this community we have 72 two bedroom units and 72 three bedroom units. Interior to the units are a
137 built-in microwave, 9' ceilings, oversized walk-in closets, vinyl plank flooring as well as plush carpet. As
138 mentioned before, we have private patios and balconies, each unit has a washer and dryer, brushed nickel
139 fixtures throughout which is the plumbing and lighting fixtures, central air conditioning, reserve style
140 kitchen sink. Had photos of clubhouse area. This particular clubhouse that we're showing at our
141 development is just under 4000 square feet, we have 24 hour emergency service at the clubhouse which is
142 for the residents on site, there is a clubhouse lounge with fireplace, a professional cardio studio inside the
143 clubhouse, gaming areas, a pool, a residents' business area, residents' coffee bar, theater area. In the
144 exterior pool area, we have an outdoor kitchen as well as gas grill. In the interior we have 24/7 package
145 locker system for our residents. If they get deliveries to the community, we have a system interior to the
146 clubhouse that the delivery drops off into a delivery system that houses the actual package. The resident
147 gets an email from the delivery that gives a code, they come in and unlock the actual box upon entering
148 the clubhouse itself. Had interior photos of the apartment units with stainless steel appliances, wood plank

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149 floors, laminate countertops, showed bedroom/closet, bath areas, laundry room area. On our resident
150 profile, we expect the target individual income to be above \$58,000-\$74,900 for a 2 bedroom unit and
151 expected combined household income of \$75,000 and above for the 3 bedroom, 2 bath unit. We do a
152 credit history, criminal background investigation, sexual offender investigation, housing history
153 background.

154
155 Mr. Cuckler: I'm a lawyer and resident of Delaware County. My office is in the City and I live in Liberty
156 Township. To give a little perspective, my daughter goes to Berlin High School and my son attends
157 Shanahan Middle School. As Joe mentioned, he's an Orange Township resident with kids in Olentangy
158 Orange as well, so any development we're involved in, it's very important to understand the impact on
159 the schools. We're all familiar with the levy that's currently on the ballot, the property tax increase as a
160 result of that, so anything done from a development standpoint it's important to understand the student
161 impact and financial impact on Olentangy Schools. I want to provide some numbers and a little update on
162 a meeting we had with Olentangy. If this continued to be a single family development, the numbers, the
163 ratios, the mathematics the school uses, roughly you would see, there would 43 new single family homes
164 which according to projected mathematics the school uses would roughly be 37 new students in the
165 school district. With the multi-family, which is a much reduced ratio on the math and projection formulas
166 the school uses to project students from multi-family, you're looking at no more than 22 students,
167 probably closer to 18 but no more than 22. When you do the math, the financial impact, obviously less
168 students from this development versus the 43 single family units that could go in here. It costs roughly
169 \$11,000 per year to educate a student at Olentangy, multiply 22 new students times the \$11,000 or the 37
170 new students in the single family times \$11,000, that's the cost to us, the taxpayers, to educate those kids.
171 You can even look at the property taxes generated from the development. The single family development
172 would throw off approximately \$300,000 in property taxes for the schools but the cost to the schools is
173 over \$400,000 whereas the property taxes generated from the multi-family, which is taxed at a higher rate
174 because it's commercial, throws off roughly \$400,000 to the school district yet the cost to educate the
175 projected students from there is roughly \$240,000, so it becomes a net positive from a financial stand-
176 point to the school versus a net negative. So the student impact is less yet the financial impact is more
177 positive. We sat down with the Superintendent last week to go over the development, the projected
178 students and understand his concerns, and he submitted an email which I provided to Michele Boni,
179 which hopefully the Zoning Commission has, which basically he reiterated some of the things I just said,
180 the impact of this multi-family proposal is minimal and there is no negative impact. We're all residents,
181 we all live here and love our schools, so that's a very important question, so we wanted to make sure
182 anything we do is good for the schools and I wanted to make sure everybody had that information.

183
184 Ms. Boni: I do have the email you sent me from Olentangy; I need to share it, I could on the screen.

185
186 Mr. Duell: If you want to go ahead and show it now while we have the audience, it might be useful.

187
188 Ms. Boni: I don't know if everyone can see this but I could read it.

189
190 Mr. Cuckler: If anybody wants to get with me off line to go over the data, to see the various spreadsheets,
191 I would be more than happy to share the math behind the numbers. I'd be more than happy to virtually,
192 since we can't physically sit down, but go over the numbers and answer any questions they may have on
193 the school impact.

194
195 Ms. Boni: We have a comment on YouTube. There's 2 individuals that said out of the 144 houses, how
196 did the calculation of just 22 students come up?

197
198 Mr. Cuckler: You're more than welcome to reach out to the schools to verify this but they use a

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199 mathematical fraction. For every multi-family unit that's built, it produces roughly .10 to .15 students
200 whereas for every single family home, it produces roughly .85 on up in terms of new students, and that's
201 historical data they've come up with as a formula to project new students; they use those numbers to
202 figure out how many new students are going to be at each school. So these are the numbers they use;
203 that's how we came up with it. And our practical numbers in our industry and also from a Metro
204 perspective, we see similar ratios if not less but we defer to the schools and their numbers.
205

206 Mr. Thomas: That concludes our presentation as far as what we have to share this evening. We welcome
207 any questions, comments from the Board as well as the attendees. This is a first time presentation for a lot
208 of people, I understand it's a lot of information to digest. We're willing to go out to the neighborhood
209 when possible to have more dialogue with the individual residents located at North Road or North Farms.
210 Unfortunately we made this application at a time where we can't physically meet with people but that will
211 end and we'll be able to move on but we'd love the opportunity to hear everybody's comments and
212 respond. This plan is not etched in stone. We have flexibility within the property as far as the community
213 goes and development.
214

215 Ms. Boni: I would like to share a few things we've been receiving the last few weeks. I have received
216 about 40 emails addressing similar concerns, and I sent most of those emails out to you. They have been
217 coming frequently, so I don't think you have the current list, but most of them are on our cloud that
218 people can access and I do have some of those letters that share similar comments if needed. Also, there
219 was a form of a petition going around, and I'll let one of the residents speak on behalf of that, with
220 concerns for this project. I sent it to the Board just before this meeting as we just received today. There
221 was a presentation that was drafted by the residents. I asked to hold off on that presentation as it may not
222 be necessary when we're going through all the comments, but I wanted to let the Commission know that
223 we've gotten several concerns and hopefully we can address some of those tonight.
224

225 Mr. Duell: That presentation was provided to us because I did see it. Why don't we start with members of
226 the Commission.
227

228 Ms. Boni: One more thing. I did present our staff review to the members of the Commission but at this
229 point in time I don't think it's in our best interest to go over that but the members of the Commission did
230 receive it and this was in coordination with our legal counsel too.
231

232 Mr. Duell: We did receive that too. We'll start with the virtual end of the table, if Mr. Doherty has any
233 questions or comments.
234

235 Mr. Doherty: My only question is the emergency access drive on the south end that's coming from what
236 looks to be an initial development that's going to be expanded in the future. Is that road currently there?
237 There's North Farms development on the south side, if you look at that exhibit, so that road's not actually
238 in place at this moment. Can we get some clarification on the timing of when that may occur?
239

240 Mr. Thomas: This is a development in conjunction with Rockford's development to the south. What you
241 see is our proposed development on the north side and Rockford's currently constructing their phasing; I
242 believe they are doing it in two separate phases. We would either connect up to an existing roadway as far
243 as an emergency access and, again, it's an emergency access only. It will be gated, which will have the
244 proper gate approved by Orange Township Fire Department with the proper locks and mechanism for
245 opening, and then there's a hammer head which is basically a turnaround for fire apparatus. They can go
246 down that lane with the ability to turn around as well as snow plows be it either on the private side which
247 is the apartment or on the public side which is the single family development. Either the pavement will be
248 built at the time of our construction or there will be temporary drives placed by us as well as Rockford,

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249 again approved by Orange Township Fire Department as far as construction and methods. The timing for
250 our development is not set in stone and Rockford has already started their construction and their estimate
251 is they'll be done with the pavement for both phases. The current phase, the pavement is in and the next
252 phase of construction will be completed within a year.

253

254 Mr. Pychewicz: While we're on the subject of access roads. On the one access that comes into this
255 property, do you have any current communities with this high of a density that only has one access and, if
256 so, are you having any issues with that? It just seems like having the one access, and I know there's some
257 limitations based on the site configuration to have a second access, it's just a little bit of a concern that
258 that might be a lot of traffic to just come in and out of one access.

259

260 Mr. Thomas: It's kind of two-fold. We try to limit access points onto a County or Township road to
261 control necessary traffic in that particular area so it doesn't compete with turning movements and other
262 driveways and entrance ways on the roadway. That was already a committed access point for a proposed
263 single family development. We worked with the County Engineer on this location as well as our engi-
264 neers and our traffic engineers. We do have other communities throughout Central Ohio that have a much
265 higher density as well as number of units on one access point. The main concern most of the time for any
266 community is not just having one access point but having a second viable fire access to the single family
267 subdivision. Traffic for multi-family compared to single family is substantially decreased. On traffic
268 counts, the number of cars is much more reduced, traffic during the day, they have different AM and PM
269 peak hours of entry and exit to the community, so it's not usually a competing issue with the single family
270 community, and we feel the community access of just one is very appropriate for this size of community
271 with 144 units. Also, for a little relevancy for community access points, if you go over to the Village at
272 Olentangy Crossings which is adjacent to the Olentangy football field, there's actually more units there,
273 condominium units albeit, on an access point, that development that we developed in Orange Township, a
274 similar type of development onto one access point.

275

276 Mr. Doherty: The other thing in light of that with that access point from North Road, I'm very curious
277 about pedestrian connectivity, probably because there are students or walkers getting from this location
278 over to the high school. How is that achieved? How are they going to be able to cross North Road? My
279 understanding right now is that the design speed on North Road is 55 mph, so is there going to be some
280 sort of hot signal or is there anticipated a signalized intersection there in the future?

281

282 Mr. Thomas: There is a controlled stop at the intersection of Shanahan and North Road. We intend that
283 that would be the pedestrian crosswalk for this community. It's the same thing as if there were the 43
284 single family homes, that there would be that pedestrian connection of Shanahan Road which would get
285 you across down through the community, if there is a pedestrian access in the future to the elementary
286 school and high school for that particular area. That's how we foresee these residents within North Farms
287 accessing pedestrian to the school areas. I would venture to guess that North Road and Shanahan Road in
288 the future will probably become a roundabout. Maybe not in the near future but somewhere down the
289 road, so ultimately there will be a crosswalk just like you see in front of Olentangy Orange High School,
290 Olentangy Orange Middle School. Orange Road is a very high travelled road with roundabouts with
291 crosswalks in between that has quite a few neighborhoods that have crosswalks within those roundabouts
292 or at the intersections.

293

294 Mr. Duell: Have you talked to the Delaware County Engineer about traffic and what road improvements
295 they might make or require?

296

297 Mr. Thomas: Yes. Before we made the submittal as far as our engineering aspect of the background on
298 this, we had a traffic engineer prepare a traffic access study and we met with the Delaware County

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299 Engineer to go over this community as far as Shanahan, submitted our access study to them as far as
300 North Road and Shanahan, and our access study was approved, and that approved access study was
301 shared with Michele for her to distribute to the Board and community for everybody's review.

302
303 Mr. Duell: Did they give you any indication, you mentioned the possibility of a roundabout, required
304 turning lanes.

305
306 Mr. Thomas: No. As far as this community stands with the background information by the current
307 developments in the area, there are no other traffic improvements necessary. As part of the North Farms
308 development, which is the 240+ single family homes, we widened North Road to the appropriate width
309 for the County Engineer during the construction of that. We also put in the turn lanes at North Road and
310 Shanahan that were necessary for the single family community, and when we analyzed the additional
311 multi-family units, all those improvements that were made previously fit in with the additional traffic that
312 had been allocated to this type of proposal today.

313
314 Ms. Boni: Just so the Board and the applicants know, we're receiving several comments on both
315 YouTube and Zoom. Somebody mentioned with Evans Farm being right next to you, how's that going to
316 be impacted by these apartments. A lot of residents are still concerned about how you get 22 students
317 from 144 units. Steve, I don't know if you want to mention that again because there might have been
318 some residents that didn't catch that in the beginning. But a lot of these concerns are relative to traffic and
319 the impact on the schools.

320
321 Mr. Cuckler: Again, the ratios come from Olentangy Schools, what they use for projected new students.
322 For multi-family units, they use a ratio of .10 to .15 students per unit, so when you do the math of 144
323 units x .15, you get 21.6 that rounds up to 22 potential new students. Single family produces more
324 children than multi-family, so when you look at single family, you have 43 units and the ratio Olentangy
325 uses is .85 students per single family unit, so when you do the math, 43 x .85, you get the 37.

326
327 Mr. Dove: Do you know what they're basing that on? Is that a State-wide number?

328
329 Mr. Cuckler: It's an Olentangy-wide number. Keep in mind that Olentangy School District has parts of
330 Columbus, goes all the way into Powell, north into the City of Delaware, to Westerville, so it's a formula
331 they've come up with and they're very accurate, so it's just an average based on the totality of the
332 numbers they've seen over the years and that's an average they use. Our numbers tend to be lower on the
333 multi-family than what they're projecting. Their numbers include a lot of the multi-family off of Lazelle
334 and the Polaris area, but nonetheless, these are the numbers they use to project new student enrollment.

335
336 Mr. McNulty: The only problem I have with this is the increase in density over what was already planned
337 for that property. I understand why you need to do this because of Jennings Park across the tracks, the
338 busy intersection. I think those are excellent points, but I think the density for this should have been
339 closer to 23. I think that's what we'd like to intend, but I haven't made a decision on where that goes, but
340 I appreciate your presentation.

341
342 Mr. Dove: For the Regional Planning Commission, they have not had their meeting yet, but where I get
343 confused is regarding the process and staff recommendation. Where did that information come from then?

344
345 Ms. Boni: Given the pandemic, all applications were cancelled for the hearing in March, so staff decided
346 to just provide an internal recommendation in the interim, but it has not gone to a Commission hearing.
347 What I sent you was just a recommendation by Regional Planning Commission staff.

348

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349 Mr. Dove: So it really wasn't a vote; it was more just the staff?
350

351 Ms. Boni: Yes. It will be on Regional Planning next week.
352

353 Mr. Dove: Was this piece of property part of the original zoning for the M/I and Rockford Homes
354 development?
355

356 Ms. Boni: Yes.
357

358 Mr. Dove: So there are things on this parcel that are required on the overall parcel, like open space?
359

360 Ms. Boni: They are proposing a whole new zoning for this, so this would be a new planned district. They
361 are not amending the existing North Farms zoning.
362

363 Mr. Thomas: We did have special conditions as they are more so with the buffering of the railroad tracks
364 because there's a large concern, even important at that time, at having single family developments against
365 the railroad tracks, so those commitments are still in place. What's changed to date in that realm of the
366 world is the environment in which we're in now. The housing cost in Delaware County has exceeded
367 what one would anticipate an entry level or move up home in this particular area which then equates to a
368 higher home and essentially you're not looking at a starter home or move up home in this particular area;
369 it's consistently pushing \$400-\$450,000 for home pricing in today's market in southern Delaware County.
370 So what our anticipation was before on a \$300-\$325,000 home in this particular location, this railroad
371 track crossing was a lot more palatable for home builders at that time but that particular type of market is
372 not there any longer in Central Ohio.
373

374 Mr. Dove: I was not on the application for this original for North Farms. Sometimes what we allow is we
375 are not going to put a certain percentage of open space or whatever the requirement is over on this side of
376 the road, so we're going to deal with it on the other side of the road, so I didn't know if we had any of
377 those sort of requirements of it's going to be on the east side and now we're not getting that either.
378

379 Mr. Thomas: The open space was pretty much spaced out throughout the entire community, but the top
380 area, the playground area, is already developed on the west side of the large ponds and stuff for recreation
381 on the west side. In this area particularly I think we have 50% open space just on our development alone.
382 Actual open space is 14.13 acres which is 58.83 percentage of open space in this community.
383

384 Mr. Dove: Those are my only "broad brush" comments.
385

386 Mr. Duell: The Comprehensive Plans calls for single family planned residential here. For the Township
387 it's a very odd place to put multi-family up against existing single family residences. I can't think of
388 situations where we've done that recently, so that's a concern. I hate to go against what the
389 Comprehensive Plan says, so I don't do that lightly. There's got to be a very good reason, and I'm not
390 sure the reasons stated here are enough. The railroad crossing has always been there; they were known
391 commodities when this was zoned single family in the first place and I was on that application, so I
392 remember it. The west side of North Road was obviously able to get built and is largely built out I believe
393 without any concerns. I'm not sure an attempt was made here. We discussed quite a bit about mounding
394 and buffering the railroad tracks, and I don't see just the addition of Jennings Sports Park on the other
395 side affecting those calculations, that buffering. I still think the railroad tracks would be the primary
396 concern in the original plan and for the buffering to address that. We have had hearings for the Jennings
397 Sports Park to approve zoning amendments to allow their lighting system, so there should be no bleed
398 outside the boundaries of their park, so I'm not sure that should be a great detriment to single family in

399 this development and if it is, that's an enforcement issue against the Evans Farm people. Second, I don't
400 recall anyone from Metro voicing any opinions about the Jennings Sports Park when it was before the
401 Commission to approve the zoning amendments to make that happen, so I think the time to issue
402 complaints, objections, comments regarding the Jennings Sports Park probably came and went, and I'm
403 not sure putting multi-family down right next to single family planned residential is the way to address
404 those problems. We've been fighting the density issue in the Township for some time now. We're trying
405 to hold the line for single family at 2 units per acre and that was the plan for this area, it's what is in the
406 Comprehensive Plan, the 2 units per acre, that's what the original zoning is, it's where it should be, I
407 think it's pretty close to that. This is going up to 6 units per acre; it strikes me as something this
408 Commission has never done for a location like this, so I have great reservations about this even before
409 hearing from all the residents that I know are with us tonight. I understand the problems they're going to
410 come forward and say but just from what the Commission has done in the past, I can't see this being
411 something we would do. I don't know if you want to address any of those comments or just take them for
412 what they are.

413
414 Mr. Thomas: Understandably this is different than what is norm for Orange Township; we completely
415 understand that. We're trying to be respectful to our neighbors intentionally to only propose 2-story
416 buildings which is practically the same thing as what a single family house is. The density of six units per
417 acre, as far as Central Ohio is very low density as far as multi-family goes. I know to be respectful of this
418 area with the Comprehensive Plan calling for single family is an issue. Times have progressed since the
419 Comprehensive Plan was put into place and again being respectful for our neighbors, we intentionally did
420 only a 2-story product with a very nice exterior elevation and architectural. What wasn't known when we
421 zoned this site in this particular area for the single family homes was Evans Farm intentionally, and I
422 know this because I developed the sewer for this entire area. We as a developer had to bring the sewer
423 from Olentangy High School, on the west side of the high school, into this particular location which also
424 serves Evans Farm sewer in this area as well, so what was apparent at that time when we were looking at
425 this particular development was that there would be like and kind single family development on the east
426 side of the tracks in Evans Farm or any other development in that area would be the same type of product
427 that we were proposing at that time.

428
429 Mr. Duell: I think the Comprehensive Plan always said town center which is what Evans Farm is
430 designed to be, so I'm not sure how accurate that statement would be.

431
432 Mr. Thomas: That can be debated. Like I said, I developed the sewer and the sewer's always been
433 discussed at a certain density based on homes in that particular area and the plans called for single family
434 going from Lewis Center Road where it currently starts up to Piatt and Shanahan Roads at that particular
435 location, and that sewer we developed was all for single family. Honestly, if we had M/I Homes or
436 Rockford Homes interested in this parcel, we wouldn't even be here this evening. We've made every
437 effort since 2013 to market this particular location and single family home development; M/I Homes,
438 Rockford Homes, Pulte Homes, Epcon Communities for detached single family condominiums,
439 Schottenstein Real Estate Group. So as far as going through the market in this particular location, initially
440 it was the railroad crossing for everybody's hesitancy to go forward with the single family development
441 and I know lifestyles will show you that Evans and Jennings Park are on that elite group but there are still
442 ball park fields, 70' poles that are in there. It may not have lighting come over into our community but for
443 single family residences' backyards or anything else to back up to ball fields with tall poles in their
444 location. However, in the multi-family development world, that's all acceptable; that's not a impediment
445 for people who want to come in and live in this community, so we look at those kind of outside influences
446 on this particular location are more impediment for single family development. On this corner
447 particularly, with those aspects of the railroad crossing and going into this there was always a railroad
448 crossing there, so that was apparent to us, but like I mentioned before, the price points have changed to
449 where in Orange Township and Delaware County, you can go throughout the entire Township and see

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450 single family home developments along a railroad track and there were sales back in the timeframe when
451 those were built, but I'd have a hard time believing in this day and age with house and price points
452 nowadays that there would be single family developments that high against a crossing, so be it what it is,
453 that's our description of what it is, so I appreciate your time.

454
455 Ms. Boni: I just want to note for the Commission members, staff and applicant, we're not going to be able
456 to read everybody's comments on the chat. We'll definitely be summarizing those so that we're insuring
457 all of these go directly to the Commission eventually but I encourage you to keep an eye on the chat room
458 as we're talking because there's a lot of chat going on.

459
460 Mr. Duell: Michele, do you have any other comments or do you want to open it up to the public.

461
462 Ms. Boni: I've been in conversation with one specific member of the public, Tim Lusken, who I believe
463 initiated this petition. I have him on mute now but I'd like to let him speak on behalf of the residents and
464 then if anybody wants to speak, I ask you to submit in the chat room, and then I'll unmute at that time. If
465 you want to start that Mark, I can unmute Tim.

466
467 Mr. Duell: And anybody who is speaking, we want to make sure they state their name and address for the
468 record.

469
470 Tim Lusken, I am a resident of the North Farms community, 5284 Loudon Drive, Lewis Center, Ohio
471 43035.

472
473 Mr. Duell: As we're going forward, if we could keep things brief and to the point. There's a lot of people,
474 and as we have more and more people speak, try not to be repetitive, but understand we are hearing what
475 you're saying.

476
477 Mr. Lusken: I have been working with a number of the members of the community. I tried to compile as
478 many of the comments just in brief statements to try and wrap them up in one instead of having a number
479 of residents come in and have repetitive questions or lack of understanding what we're talking about. I
480 wanted to bring up again that we have about 500 signatures from the members of the Orange Township
481 community, specifically in North Farms and surrounding communities. Some of this has been discussed
482 but our primary opposition to this application is the fact that it was originally and should remain single
483 family. All surrounding parcels, and have been for some time, zoned as single family. Many of our
484 neighbors moved into North Farms with the expectation that they would be surrounded by a community
485 of single family homes. They're buying into these single family homes expecting that for the future. One
486 thing our community wanted to know since it's important to us, this is not a general condemnation on
487 multi-family rezoning efforts, opposition is not the traditional not in my backyard mentality, our focus is
488 only on the sustainable continuous growth of our Township and understand there are strategies to
489 generate new and diverse strains of revenue including commercial developments throughout the
490 Township to make sure we support our schools and our community. We believe a better fit for those
491 multi-family developments will be along those commercial developments in the areas where they are
492 more well suited to continue to keep this area in the community. There continues to be a level of
493 uncertainty with the school levy that's making a number of our residents and those in the community
494 uncomfortable. We understand there's data to show that apartments may yield higher tax revenue per
495 child in the school district; however, we pulled a number of resources together, included tax
496 professionals, former trustees from other townships, and we believe there's not enough data to properly
497 represent the tax implication for this parcel being rescinded from multi-family. We contend that multi-
498 family homes being built alongside commercial zoned areas are necessary and natural progression for tax
499 revenue diversification throughout the community. Our community disagrees with the parcel is better

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500 suited for multi-family due to again the location of the train tracks. Orange Township has a multitude of
501 single family dwellings backing to railroad lines, including Evans Farm, Glenross, Glen Oak, Villages of
502 Oak Creek, and even the Rockford portion that has been discussed which is the next parcel over. The
503 Glenross Subdivision is similarly situated next to a railroad crossing and it's right up against the tracks.
504 Most of those homes sold at high market value, well above \$350,000, and some of the neighbors have
505 even taken decibel reads throughout the streets to try and give a proper estimation that the noise volume
506 of the tracks is not as traumatic as is said. As a resident, I can also attest to that. There's some concern of
507 the divergence requested in the application for high gross density, doubling the unit counts and reduction
508 of off-street parking. These go against Orange Township's general recommendations and the units are all
509 two to three bedroom apartments. Cost basis per square foot for both of these types of apartments is
510 below the market complex apartment rates we found throughout Lewis Center and as a resident who lives
511 very close in particular to the potential development parcel, this was bought with the full knowledge that
512 it was single family and it was next to a train tract. The park may be a new development but it is not so
513 dramatic to require rezoning of this parcel and no conditions have really changed. We feel there are
514 additional avenues to explore and develop this land instead of attempting to rezone. We want to insure
515 that the last to develop is the best for the residents of the surrounding community. We implore the Zoning
516 Commission and hope eventually that the Trustees vote against the rezoning of this parcel.

517

518 Ms. Boni: I don't believe anyone on chat has asked to speak at this time, but I can go over some of the
519 comments to the Commission and the applicant if they'd like.

520

521 Mr. Duell: Go ahead.

522

523 Ms. Boni: There's a lot of concern about the 22 student calculation with 144 apartments. I believe
524 someone even mentioned is that calculation based on a one bedroom or two or three bedroom. I think that
525 will need to be addressed with the school district directly. There was another comment about the school
526 district as far as if there were significantly more; they wanted me to point that out.

527

528 Mr. Duell: Those numbers we have had for other developments with the school district bring a
529 presentation to us, and they are in line with what the school district has told us before. So as far as those
530 numbers go, I would say that's the school district talking and its consistent with what they've said before.

531

532 Ms. Boni: Traffic was brought up. North Road and Shanahan are narrow roads. Won't more traffic be
533 generated by Evans Farm? North Road is heavily used for all three schools. Somebody questioned how
534 old is the traffic study.

535

536 Mr. Thomas: The traffic study was done in 2020 by Smart Services. Right before the actual application
537 was submitted, we worked with the Delaware County Engineer's Office and had our traffic study
538 approved. We had previous discussions with our traffic engineer as well as the County Engineer, had a
539 meeting relative to the application. We had the traffic study close to the application date or immediately
540 thereafter, and the traffic study that I provided to you, Michele, should be stamped with their approval.

541

542 Ms. Boni: Yes, we have that.

543

544 Mr. Thomas: To give you some background on traffic, the County Engineer as well as our traffic engineer
545 doesn't just look at the traffic as it relates just to this community. They look at all approved existing
546 zoning, all proposed zonings and all pending zonings or anything underway in that particular area to come
547 up with the review and approval process, so the traffic study does contain background information from
548 the Evans development. The traffic engineer and County Engineer use existing counts that they perform,
549 ODOT performs, MORPC performs or our traffic engineer performs, and then they extrapolate data from

550 their volumes of data that they have for different kinds of products and that's how they base their traffic
551 studies, comments, commitments and approvals on. So they look at what this particular area is going to
552 look like in 20 years, add the 20 year growth period to say if you have "x" number of cars in 2020 on this
553 road, what number of cars are you going to have in 2040 to do traffic improvements. So those are all
554 items that were included in this study. If anybody has additional questions on this study, I implore them to
555 contact Mike Love at the County Engineer's Office for any background information as far as traffic goes.
556

557 Ms. Boni: Some people have concerns with the proximity of the single family subdivision. Within so
558 many miles of radius, there is no other apartment complex. They find that is a concern, that it doesn't
559 blend in with their subdivision and neighborhood. Why is there any interest to develop one in between all
560 the single family communities? This site should remain single family as well. I also saw some comments
561 on the Zoom relative to that. We've gotten a lot of feedback. Somebody made the comment I thought the
562 new goal was to focus on commercial to alleviate taxes. What is the long term affect on home value by
563 increasing density in these places? People are upset that they were told this would be single family homes
564 when building their homes four years ago. Someone made the comment that there are single family
565 homes along the railroad tracks and I believe Tim said that earlier. I'm trying to combine a lot of these
566 comments.
567

568 Mr. Cuckler: I did see a few comments in there pertaining to adjacent properties with concerns of home
569 values going down with a community such as this going in. I don't know, Joe, if you want to address that.
570 It seems to be a recurring question that I'm seeing.
571

572 Mr. Thomas: We have that common question quite a bit throughout our developments in Central Ohio.
573 We do not see any data that shows a property value decrease in surrounding neighborhoods. As I
574 mentioned before, we have been building since 1968 in Central Ohio. We have quite a few communities
575 that are adjacent to, abut or even share a property line with single family homes, and going through the
576 data numerous times, combing over the records to see prior to the development what the single family
577 value was at the point of construction, and the 10 year outlook, what the anticipated and what the actual
578 home value was in those particular areas, each and every time, the home values increased with the given
579 market. If you look at any one area in Central Ohio, being very cognizant and understanding of this
580 development, trying to have as much buffer in between ourselves and the existing single family homes
581 and being that it's 2-story in height, we don't feel this will have any negative value but only increase
582 value in the area versus a vacant parcel as it is currently, not to mention I believe this will add value to
583 these homes because it is an additional sound buffer for the railroad crossing as well as Jennings Park.
584 I've been more than willing to work with Tim Lusken on any of these issues, to walk these communities
585 in Delaware County and go over the objections he may have or that we're trying to raise as far as the
586 railroad crossing and adjacent ball fields. I look forward to working with them directly as far as
587 homeowners in the area as well.
588

589 Ms. Boni: Some members on this Zoom are a little upset that we're not reading off each one of these
590 comments, but I want to reiterate that all of these comments will be saved and shared with the
591 Commission members, and if you would like to speak, please submit in the chat room, we can unmute
592 you to make sure your voice is heard. Otherwise, if you would prefer to submit something to me directly,
593 my contact information is on our website at Orangetwp, I'd be happy to talk with you and then relay that
594 to the Commission members. We just had another recent question on Zoom that I know people would
595 probably like to see. Someone is asking can you share a document or resource which mentions about
596 Olentangy School District estimates for multi-family units. We've got that email but is there anything else
597 you could share with the residents as far as a document or maybe you guys can coordinate with Mr.
598 Lusken so he can straighten it out with everybody?
599

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600 Mr. Cuckler: I would be happy to facilitate a meeting with the Olentangy School Superintendent, Mark
601 Raiff, and his team so you can see the data that multi-family produces less students than single family, or
602 you can reach out to him directly at his office at Olentangy Schools, and they would tell you that data.
603 That data is what they use for planning purposes, and that data has held true through the Olentangy area.
604 Again, our data is actually less than that but usually Olentangy single family data produces more students
605 per units per development than a multi-family unit. But I'd be more than happy to facilitate that off line
606 and get with you to answer any of those kinds of questions.

607
608 Ms. Boni: I think we have another individual who would like to speak. I'm going to unmute him.

609
610 Anand Joshi, 5404 Mercier Street, Lewis Center, Ohio 43035, I know there's a lot of discussion about this
611 number of 22 and I think it's already been mentioned that it's a school number. I would just like everyone
612 to consider at this proposed location that right now in a one mile radius there's not one commercial
613 establishment other than the schools which means the future residents of this apartment for the next one
614 or two years will be moving here only for the schools and right now 144 apartments will average 22 kids
615 and afraid with the 22 kids are the 300 kids that are going to the school lack space in the school?

616
617 Ms. Boni: We just got a concern about the parking. Can you guys talk about your reasoning behind that
618 divergence request? '

619
620 Mr. Thomas: Just to be transparent, these are numbers driven by Olentangy Schools and we just use the
621 data as it's given to us from the schools because we understand the impact that all development has on the
622 school. We want to be upfront and transparent to everyone and we can have Mr. Raiff on the next
623 Township meeting to talk about that aspect of the developments, single family, multi-family and
624 commercial, and all those impacts on Olentangy Schools. What we are aware of the development's
625 impact on the school district, we believe it is a positive net gain for the school district as far as the taxable
626 property. As far as the school goes, it will actually benefit from the multi-family.

627
628 Ms. Boni: There have been a couple of residents questioning having a three bedroom apartment; is it more
629 of a likelihood to have families move into those?

630
631 Mr. Thomas: We do not develop these intentionally for family types of uses. There's no playgrounds or
632 ball fields; nothing is really driven towards a family type of atmosphere. Most of our clientele is young
633 professionals and we're seeing more empty nesters in our type of apartments, and when I say empty
634 nesters, I'm saying people in their retirement age and beyond. What we would call it in the past is
635 affordable condominium options in Delaware County. You could buy a condominium a few years ago for
636 \$200-\$250,000 but that just doesn't exist anymore in Delaware County, so we're seeing more and more
637 empty nesters rent versus own, and they're basically renting apartments because we have first floor
638 garden style apartments so there's no steps for them to use; the property is managed by us, so there's no
639 exterior maintenance; their interior maintenance to the units themselves are all maintained, so it's just not
640 a family driven type of atmosphere. What we see in this community is the rental rates need to be a certain
641 standard because of the low density that we're developing here, so rental rates have to be at such a point
642 that we have to have two and three bedroom units to push the rents into the \$15-\$1600 range. What we
643 look at with a third bedroom is sometimes an office for people who have roommates or you have a
644 husband and a wife, but one of them may work from home, so they have an office studio in that third
645 bedroom. That's been a very sought after aspect of the multi-family developments, so we're generating
646 the three bedroom atmosphere in this particular community. We don't discriminate against families; that's
647 not an opportunity for us to do. We do have families move in there temporarily who want to live in a
648 certain area .before they buy a home. We've had families who have sold their house quickly before their
649 house is built, so they don't have any place to live for a term, so we have a lot of modified leases for

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650 families that we would put in this location, so there is that aspect. The higher percent of our market is
651 young professionals, empty nesters, not school age children. Does that answer your question?

652
653 Ms. Boni: I think so; someone just wanted to know what kind of population assuming demographics that
654 would be in your apartment complex. I know you can't guarantee them anything but I believe you
655 expressed that in what you typically see. Somebody mentioned that in their neighborhood they have had
656 several power outages already. Will this apartment complex put more strain on the power distribution
657 capacity which directly affects the North Farm residents?

658
659 Mr. Thomas: We consider AEP's power position pretty reliable in this area. We have a lot of
660 communities in this area that have power by AEP; outages are not unheard of. In this particular area
661 there's a lot of transmission that goes on, so I don't see this as an impact on the grid that would translate
662 to a problem to the existing homeowners. These are smaller units than a traditional single family home, so
663 they have less draw on the power than a single family home, so that's another aspect of it. Again, the
664 reliability of AEP is very strong, and they're always improving their grid system as well as their
665 transmission lines, so I don't see a long term detriment.

666
667 Ms. Boni: There are a couple of questions on the need for a clubhouse and amenities, and if the North
668 Farms subdivision would have access to those. Can you touch more on the amenities?

669
670 Mr. Thomas: Our community center itself is roughly 4000 square feet. It has an interior exercise facility,
671 theater, game area, as well as an office area and a gourmet kitchen. We rent out our community center to
672 residents to use in the evenings. We also have a business office in there for residents to have access to the
673 business office for printing, faxing, scanning. The outdoor pool is roughly 1,000-1,500 square feet of
674 water surface area, then the outside pool deck has lounge chairs, tables, umbrellas as well as an outdoor
675 kitchen, fireplace. One thing in discussions with North Farms may be some kind of aspect of shared use
676 of the community center. There's obviously cost for more residents using the facility, so we're open to
677 discussion as to access to that particular area for other residents of North Farms.

678
679 Ms. Boni: Going through all these comments there are a lot of similarities but again, just to let the public
680 know, we will be saving all of these comments, sharing with the Commission members to address any
681 concerns that you may have as well as the applicants. I'll leave it up for one more minute and then, Mark,
682 if it's okay with you, if I don't hear from anybody who wants to speak, we'll close the public comment
683 for now.

684
685 Mr. Duell: Yes.

686
687 Ms. Boni: In looking through the comments, safety was a concern too. Are there going to be any type of
688 security measures to the apartment complex like gated community, what security do you have for the
689 residents surrounding the apartment complex?

690
691 Mr. Thomas: We always have a full time staff there every day. We have 24 hour security call for residents
692 and a 24 hour person on the grounds every day for security. They're not licensed security or police
693 officers but we have a staff member that's either on site 24 hours or we have a resident that is a lot of
694 times police officers that live in the community that get a reduced rate to have them on after hours call for
695 security reasons. We don't gate our communities as to access to the community itself. We believe that's
696 an impediment to us as far as our developments. We like to leave them open and access to the public. It's
697 a business aspect we've always had to have open access for public, access to the community center during
698 normal business hours, as far as the leasing aspects, but we feel our communities are very safe, very well
699 maintained. We screen our applicants very closely so we have the background information on each and

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700 every resident that lives there and occupies the units. We take safety and security very seriously in our
701 organization.

702
703 Ms. Boni: There is one other individual that would like to speak. This individual will be the last one for
704 this evening and we appreciate everyone's patience.

705
706 Ashok Gaddam, 5408 Shawbury Lane, Lewis Center, Ohio 43035: What was your main intention behind
707 doing the multi-family here? You might have covered certain things, but you keep on saying there won't
708 be more than 20 students, but if there aren't more than 20 students, what are you going to gain here?
709 What's your intention?

710
711 Mr. Thomas: As I mentioned before, we had the community zoned for the entire approximately 124 acres
712 there. We still have roughly 24 acres of it undeveloped which is what we're looking at this evening.
713 We've had multiple developers look at this particular property to develop single family homes and they
714 all believe the railroad crossing to be an impediment to single family housing. We, as a developer,
715 develop multi-family communities throughout Central Ohio that are very compatible with single family
716 homes. The reason we build multi-family homes is to provide housing to people. The aspect of this
717 particular location, or any location, is housing, and this may not be necessarily single family housing in
718 particular, but it is housing for the community and for individuals who currently live in single family
719 houses in Orange Township, and they're in situations where they grow up, go to college, and come back
720 to the community where their parents live in the general vicinity and they want to live in the general area,
721 and this is a great opportunity for them to find housing that doesn't require a large down payment, a large
722 credit history. There's a lot of impediments to young professionals buying housing. Their income ratios,
723 savings ratios as well as down payment ratios aren't what they need to be a lot of times but they still want
724 a secure and safe neighborhood for them to live in. That's what we provide in our multi-family
725 communities, and this is just another example of areas that people would want to live in and it's again a
726 single floor plan so it's available for empty nesters that have disabilities. Above and beyond empty
727 nesters, there is a portion of the population that does have physical disabilities that these would apply for.
728 The first floor units are fully adaptable for any type of physical ailment but we have a percentage of units
729 that are adapted for full disabilities, so they have the roll in showers, kitchens that have the roll in sink
730 areas, appliances have additional grab bars and the bathroom lavatory is for the disabled residents. All the
731 light switches are lower, thermostats are lower, plugs are higher, there's workable access counter top
732 space for people with disabilities, so there's quite a range of available housing in these units.

733
734 Mr. Gaddam: Correct me if I'm wrong or if I'm rude, but it sounds like if you have to sell this for single
735 family houses, you have to sell it for lower, you will not gain more profit and that's why you're moving
736 towards a multi-family. When you're looking for a profit, why am I going to cut down my profit? I
737 invested in my house, I invested my personal time, and my quality of living, why should I sacrifice from
738 my end to keep you on the positive end?

739
740 Mr. Thomas: As a company and being in the real estate industry, myself being in the real estate industry
741 for 25+ years, we do not see this as a detriment to single family homes. Like I mentioned earlier, we've
742 built quite a few of our communities adjacent to single family developments throughout Central Ohio,
743 either Westerville, Columbus, Grove City, Hilliard, Jefferson Township, going across the board, we don't
744 see a negative aspect to the single family versus the multi-family development.

745
746 Mr. Gaddam: There is a catch though; whenever you build it, it's close to the commercial zone. Here, you
747 are coming all the way from the commercial zone and you are coming in more to the single family
748 community. We're all totally against that project for multiple reasons. 1) We are not convinced that it's
749 going to help us and you called out like AEP is not a problem. I have close to 50+ events of evidence that

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750 I can document and share, and we strongly feel like the way of what you are explaining, somewhere
751 there's a catch. We strongly feel like it's going to hurt. This is not going to help us traffic-wise with the
752 number of units you're going to open. We feel that more than 50% of the houses are going to be occupied
753 just because of Olentangy School District and more than 50% of the units are going to have kids and
754 they're going into the same school. Our schools will be impacted. Once you start getting the people into
755 that community, I guarantee more people will occupy that community and there will be a large impact to
756 our kids and to us and our quality of life. The values are going to go down definitely. Again, we are
757 against this community; there are more than 200 residents against this. I want you guys to re-think on this
758 and see if you can go back to single family homes or alternate options.

759
760 Mr. Thomas: Like I mentioned earlier, we appreciate everybody's input. We are the owners of the
761 property, we have an actual application pending with Orange Township, we feel strongly that this is not
762 an impediment and it's a positive for housing in Orange Township as well as Delaware County. This is
763 quality housing. It is very luxurious as far as multi-family. It's only 2-story, we believe our numbers are
764 as presented with the school age children. These are not numbers we generate from our business; these are
765 numbers generated by the actual school district. We understand everybody's hesitation with multi-family
766 in Delaware County as a negative aspect but we think times have changed and we think people's
767 perception of multi-family versus what it currently is; the reality is those two don't really go together. But
768 we believe this is the up and coming product to solve a lot of housing shortages in Central Ohio as well as
769 Delaware County and Orange Township. We have a long process and we will be having more meetings.
770 We do listen to everyone's comments and see what we can do with the aspect of committing to other
771 items to get to the finish line. We appreciate everybody's feedback and attendance tonight, and we will
772 take everything under advisement as we move forward.

773
774 Mr. Duell: The next step is, Regional Planning has their meeting on the 30th; we need to recess this
775 hearing until sometime after that. I recommend taking that time that you have to speak to all the residents
776 in the surrounding neighborhood to get any feedback and address any comments and questions they have,
777 either meet with them individually or in a group setting. Perhaps you could even set up something like
778 this in their Homeowners' Association. I strongly encourage you to find a way to speak with the
779 neighbors and make sure you get good input from them before coming back before us. I don't know how
780 long that will take, but we have to figure out a date to which to recess.

781
782 Ms. Boni: Also, the staff report I have provided, if the Commission wants to look at that off line and let
783 me know if you have any questions or comments on it. Once I get that feedback, I can forward it to the
784 applicant. I don't think at this time we're looking for any form of revised submittal because tonight was
785 more opening it up to the public for their comment and having the applicant share their presentation.

786
787 Mr. Duell: If they need to adjust their presentation at all, their application before the next meeting, you
788 may want to go ahead and give it to them. Joe, I don't know how long you think you need to get the
789 Regional Planning's recommendation, talk to the neighbors and make any changes that you feel you need
790 to make or if you want to go with what you've got; that would be up to you. I know there are some
791 technical issues that will need to be addressed at some point.

792
793 Mr. Thomas: We're looking for your guidance on what would be the next step as far as availability,
794 understanding we're looking at a Regional Planning hearing the end of April, we need to work with
795 individual residents as well as a group of residents within the area, address more questions. We know
796 we're going to have to change our application. We've already had off line discussions with some of the
797 residents of North Farms that we're looking at maybe reconfiguring the site plans, so if you guys say the
798 end of May there would be an opening for us to go forward with another hearing or sometime the middle
799 of June, I think that would be acceptable to us.

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800 Ms. Boni: If we're looking toward the end of May, the last week is the Memorial Day holiday, so we'd be
801 looking at the 19th or 26th if we want to keep it on a Tuesday.

802

803 Mr. Thomas: I'd want to put it out as far as possible in the end of May.

804

805 Mr. Duell: What's our first one in June?

806

807 Ms. Boni: June 2.

808

809 Mr. Thomas: That's probably a better date to get us through this process.

810

811 Mr. Duell: That way we may even be able to have that meeting at the Township Hall.

812

813 Ms. Boni: June 2nd is not on our calendar but there was a reason behind that at the time that won't be a
814 problem now. We don't have anything for June except potentially the 23 overlay presentation, but that
815 wouldn't be until mid-June.

816

817 Mr. Duell: Are the members of the Commission okay with June 2nd?

818

819 The Commission is good with that date.

820

821 **MOTION TO RECESS ZONING APPLICATION #ZON-20-01**

822

823 Mr. Doherty made a motion to recess Zoning Application #ZON-20-01, North Farms Development, LLC
824 until Tuesday, June 2, 2020 at 7:00 p.m. at Orange Township Hall; seconded by Mr. Pychewicz.

825

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

827 Motion carried

828

829 Mr. Duell: If you're going to have a new submittal, you may want to get it in a week, week and half in
830 advance of that day so everyone has the chance to review it.

831

832 Ms. Boni: We will make note of all the comments, and we encourage the applicant and residents to work
833 together.

834

835 Meeting adjourned at 9:00 p.m.

836 Minutes prepared by Cindy Davis, Zoning Secretary

837

838 On September 15, 2020, Mr. Pychewicz made a motion to approve the April 21, 2020 meeting minutes of
839 the Orange Township Zoning Commission for Zoning Application #ZON-20-01, North Farms
840 Development, LLC as written; seconded by Ms. Trebellas

841

842 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes

843 Motion carried