

Zoning Commission

1 **Rezoning Application #ZON-18-03**

May 8, 2018

2
3 **LEGAL NOTICE**

4
5 Notice is hereby given that the Orange Township Zoning Commission will hold a public hearing on
6 Tuesday, May 8, 2018 at 7:00p.m. to consider the following application:

7
8 **Rezoning Application #ZON-18-03, Scioto Rookery Properties, LLC**

9 Requesting to rezone 1.635 +/- acres from a Farm Residential (FR-1) District to a Planned
10 Commercial and Office (PC) District. The subject property is currently owned by Scioto Rookery
11 Properties and is located at 909 Lewis Center Road, having permanent parcel number 318-220-01-
12 061-000.

13 The hearing will be held at the Orange Township Hall, 1680 East Orange Road, Lewis Center, Ohio
14 43035.

15 The application and plans are available for inspection from today's date through the date of the
16 hearing at the Orange Township Zoning Office, 1680 East Orange Road, Lewis Center, Ohio 43035.
17 Zoning Office hours are Monday through Friday, 8 a.m. to 4:30 p.m., except legal holidays.

18 At the conclusion of this hearing the recommendation of the Commission will be forwarded to the
19 Board of Township Trustees of Orange Township for its action.

20
21 *Mark Duell, Chairperson*
22 *Michele Boni, Orange Township Zoning*
23

24 *Publish one time on or before Saturday, April 28, 2018 in the Delaware Gazette.*

25
26 Roll: Mark Duell, Todd Dove, Katie Stenman, Dennis McNulty, Christine Trebellas-absent, Barrett Ault

27
28 Township Officials Present: Michael McCarthy Legal Counsel

29
30 Mr. Duell: We have a new application, Rezoning Application #ZON-18-03, Scioto Rookery LLC. Read
31 the Legal Notice. We will start with the report from the Regional Planning Commission.

32
33 Mr. McCarthy: Part of the process is that the application is sent to Regional Planning, their staff reviews
34 it, they schedule a hearing upon it, they make a recommendation to the Zoning Commission and Trustees,
35 which is not binding, however it is to be considered by the Board.

36
37 10-18 ZON Scioto Rookery Properties LLC – Orange Twp. – 1.635 acres from FR-1 to PC I.

38
39 **I. Request**

40 The applicant, Scioto Rookery Properties LLC, is requesting a 1.635-acre rezoning from FR-1 to PC to
41 allow the development of a business office for a small engineering firm.

42
43 **II. Conditions**

44 Location: north side of Lewis Center Road, east of Rail Timber Way

45 Present Zoning: Farm Residential (FR-1)

46 Proposed Zoning: Planned Commercial (PC)

47 Present Use(s): One single-family house

Zoning Commission

48 Proposed Use(s): business office
49 Existing Density: 1 du / acre
50 School District: Olentangy Local School District
51 Utilities Available: Del-Co Water and private on-lot treatment systems
52 Critical Resources: 500, 100 year floodplain, floodway, streams/drainage course, wetland, slopes \geq 20%

54 **III. Introduction**

55 The applicant intends to take a residential structure built in approximately 1940, according to the County
56 Auditor's records, rezoning the 1.635-acre site on which it sits for conversion to an office for a small civil
57 engineering consulting firm. The application states that the character of the structure and property will not
58 change and the use will promote the improvement of the structure and property while adding employment
59 and services to the community. The footprint of the structure will remain the same while interior
60 renovations and a new roof are planned. The current flat roof will be replaced with a truss roof. The
61 structure meets the 70' setback from the future ROW after the County Engineer completes improvements
62 in this area. The portion of the site that falls within the regulated floodplain area will remain open space
63 and offer a buffer to the residential neighborhood to the west and north.

65 **IV. Comprehensive Plan**

66 Orange Township's 2010 Comprehensive Plan acknowledges the existing zoning of the area. Although
67 the existing plan does not recommend conversion of current residential uses to offices or other uses, the
68 Zoning Commission is considering changes that would recommend similar conversion to offices and
69 other uses for some residential properties along the southern side of Lewis Center Road here as well as
70 areas adjacent to the commercial portion of Evans Farm. This proposal complies with that intent.

72 **V. Issues**

73 Traffic and access: Access is not changing and the conversion to office use will not add significantly to
74 the traffic generated at the site. However, DCEO will require a Traffic Memo to document the number of
75 trips before and after the change of use.
76 Drainage: Site is not changing – floodplain will be preserved. Signage: The proposal specifically states
77 that no signage is proposed.
78 Lighting: Existing lighting will be maintained. This includes coach lights and security lights mounted on
79 the building. Based on location, these will not impact adjacent properties.
80 Sanitary Treatment: Applicants intend to use the existing on-site treatment system.

82 **VII. Staff Recommendations**

83 Staff recommends Conditional Approval of the rezoning request by Scioto Rookery Properties LLC from
84 FR-1 to PC to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, subject to:

- 85
86 1.) Ensuring the existing parking is properly screened from the road;
87 2.) Checking with the Health District regarding the current on-site system; and
88 3.) Applicant should work with the County Engineer on Traffic Memo requirements. Commission /

89
90 Public Comments Mr. Brian Ringley was present to answer questions from the Commission. Mr. Clase
91 made a motion to recommend Conditional Approval of the rezoning request by Scioto Rookery Properties
92 LLC, based on staff recommendations. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0
93 Opposed. Motion carried. -----

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

96
97 Brian Ringley, 3958 East Bay Circle, Lewis Center, Ohio 43035.

Zoning Commission

98 Mr. Duell: We met previously and discussed the application process, location of where it is on Lewis
99 Center Road; the fact that we're not building anything, not tearing anything down seems to be a
100 reasonable use to me. There needs to be some work done to the book, and Mr. McCarthy will go thru the
101 details. Have you had any contact regarding the comment from Regional Planning about the septic
102 system?
103

104 Mr. Ringley: We've been waiting to hear from the Board of Health, but haven't heard anything from
105 them yet. I don't know if they've been out to look at things or not.
106

107 Mr. McCarthy: You contacted the Board of Health?
108

109 Mr. Ringley: Yes. They had no record of the system since it was put in so early.
110

111 Mr. Duell: What are the plans about the roof?
112

113 Mr. Ringley: The roof is under construction right now. We got the building permit from the County,
114 we've done the work to raise the chimney and taken the top course of block off to prepare for the trusses.
115 Truss drawings have been made and approved by the County and are on order right now.
116

117 Mr. Dove: What will the overall height be?
118

119 Mr. Ringley: 12:1 pitch and as requested and we talked about in the last meeting.
120

121 Mr. McCarthy: 12 or 6?
122

123 Mr. Ringley: It's whatever Michele said it should be.
124

125 Ms. Ault: There's a rendering of 6:12 pitch roof on Page 51.
126

127 Mr. Dove: I'm curious as to what the overall height will be then.
128

129 Mr. Ringley: Its 1 story with a walkout and rendering is to scale, so that should give you some idea.
130

131 Ms. Ault: Will you be fixing the deck out front?
132

133 Mr. Ringley: Yes. We'll have to see what condition it's in but we'll probably leave it because the deck
134 itself is in good condition. We'll have to do something around the lattice work because to get to the front
135 door, we'll have to make some improvements, some steps because there's really no access from the drive-
136 way to the front door right now.
137

138 Mr. McNulty: How many people will be using this office?
139

140 Mr. Ringley: There are 3 local employees right now.
141

142 Mr. McNulty: And parking is already there for them; is anybody going to be coming to....?
143

144 Mr. Ringley: Right now our clientele is mostly out of state so we don't expect a lot of incoming and
145 outgoing traffic. We've got adequate parking; we've gotten 7 vehicles in there without stacking them up.
146

147 Mr. Dove: Are you looking to grow the firm?
148

Zoning Commission

149 Mr. Ringley: Yes, but if we outgrow the space, we'll find some place bigger.

150

151 Mr. Dove: You have 8 spaces, 3 for employees, 5 for visitors? What's the maximum parking you can put
152 on this property the way it stands because if you've got 8 people, you need 8 spaces for employees. If
153 you're looking to grow, is there going to be enough parking for visitors?

154

155 Mr. Ringley: If we grow to 8 employees and there's enough space in that building, we'll have to look at
156 where additional parking can be put on the property but that's probably a long way off.

157

158 Mr. Duell: The renderings show the roof is red; is that the color it's going to be?

159

160 Mr. Ringley: No. That was just the way it printed out; it is definitely brown.

161

162 Ms. Ault: Is it a metal roof?

163

164 Mr. Ringley: No, it will be shingles.

165

166 Ms. Ault: Are you changing the inside of the home so it doesn't feel like a house any longer, feels more
167 like a business, are you keeping the kitchen and bathrooms?

168

169 Mr. Ringley: We are keeping the kitchen and bathrooms, and we're converting the bedrooms into office
170 space and taking one of interior wall out to open up an area that can be used for a common area internal.

171

172 Ms. Ault: Could it be converted back to residential?

173

174 Mr. Ringley: Yes.

175

176 Mr. Dove: Are you doing anything for ADA requirements as a business?

177

178 Mr. Ringley: The downstairs space would be ADA accessible with restrooms ADA accessible down
179 there.

180

181 Mr. Dove: And access into the building?

182

183 Mr. Ringley: Is thru the work space on that lower level.

184

185 Ms. Ault: Are you keeping the garage as a garage?

186

187 Mr. Ringley: Yes.

188

189 Ms. Ault: So that adds additional parking as well?

190

191 Mr. Ringley: Yes, and that's the walkout portion that allows ADA access into the building.

192

193 Mr. Dove: The garage level is ground level which is access for ADA, is the office going to be on the first
194 floor?

195

196 Mr. Ringley: We can make offices on the first floor and the ground floor.

197

198 Mr. Dove: But the ADA restrooms are going to be on the ground floor?

199

Zoning Commission

200 Mr. Ringley: Yes.

201

202 Mr. Duell: Is the driveway stone, gravel?

203

204 Mr. Ringley: The parking area is a concrete pad, driveway is asphalt and the apron is part of the County
205 roadway improvement project; they'll be improving the apron and entrance into the driveway.

206

207 Mr. Dove: Is there a reason there's no advertising signs for the business?

208

209 Mr. Ringley: We figured we didn't need signs out front for our type of business. We're consulting, so
210 most of our work is out of state right now and won't be from people driving by and stopping in.

211

212 Mr. Dove: The exterior lighting will be maintained and upgraded as necessary; are we updating the
213 exterior lights?

214

215 Mr. Ringley: Some of the exterior lights are in bad shape. We've got to have the whole place re-wired,
216 so we're taking bids for an electrical contractor and as part of that they're going to have to fix a lot of the
217 exterior lines ; we'll have to change out a lot of those old fixtures I'm sure.

218

219 Ms. Ault: Will you be adding any?

220

221 Mr. Ringley: We're not planning to at this point.

222

223 Ms. Ault: And those are standard residential lights?

224

225 Mr. Ringley: Yes.

226

227 Ms. Ault: As far as the rest of the property, what's your thoughts on maintaining that? It's pretty thick
228 and rough back in there.

229

230 Mr. Ringley: There is a natural stream and a regulated floodway and flood plain there. We're a water
231 resources firm, so we have logical restoration and park work with open channels as one of our service
232 areas, so we plan to maintain that area in more of a park like setting but with natural vegetation just to
233 keep the character of it and so that it provides the floodplain purposes it needs to.

234

235 Ms. Ault: Will you be maintaining the lawn out front?

236

237 Mr. Ringley: Yes.

238

239 Ms. Ault: Are you repainting the outside?

240

241 Mr. Ringley: The first phase is to get the roof on, stop leaks and that type of thing, get it re-wired, then
242 get the inside up fit so we can move in, then the outside needs a new stucco coat and paint, then we'll
243 look at landscaping and what needs to be done with that. There's a couple of trees that don't look like
244 they have much life left in them, so taking those pine trees down might be necessary also.

245

246 Mr. Duell: We have a couple members from the public here; do you have anything you would like to
247 say?

248

249

PUBLIC COMMENT

250

Zoning Commission

251 Keith Cavote, 959 Lewis Center Road, Lewis Center, Ohio, not really; we just wanted to see how it all
252 went because we're basically the only neighbors, but we're all for it; we'd definitely like to see the
253 property improved.

254
255 Ms. Ault: Have you talked to anyone in Weeping Rock?

256
257 Mr. Ringley: I have not. I wasn't sure who to get ahold of there, my realtor didn't know either and being
258 there during the day, there's not a lot of people around, so it's hard to connect with folks.

259
260 Mr. Cavote: I don't think they'll have any problem with it; I'm sure they're more than happy with it.

261
262 Mr. Dove: One of the comments from Delaware County was about screening the parking. Do you have
263 intentions of doing that?

264
265 Mr. Ringley: They said they put that comment in but the parking is pretty much screened from the road
266 so there wasn't any need to do anything extra because the driveway goes down and there's a hillside
267 there, so once you pull into the parking area in front of the garage, you really can't see much of that from
268 the road. We submitted the Traffic Memo to the County Engineer's Office today.

269
270 Mr. Cavote: You brought up that flood plain area a couple of times; what does 100 year floodplain mean?

271
272 Mr. Ringley: You have a 1% chance of having a flood that would reach those extents and that depth, so
273 they say that's like a once every 100 years but it's actually a 1% chance that it could happen at any time.
274 That area is calculated based on the upstream drainage area that would be flowing down thru there, so it's
275 a hydraulic calculation to figure out what the flood plain would be and all that is set aside so there's no
276 construction in that area or nobody would be at risk by building or doing anything in that flood plain.

277
278 Mr. Dove: It's basically a no build zone.

279
280 Katie Cavote, 959 Lewis Center Road, Lewis Center, even though they put in sewer lines for the
281 neighborhood?

282
283 Mr. Ringley: Sewers are underground and protected so it's not impeding the overland flow, so utilities
284 are allowed but utilities have to get a different type of permit to cross the natural stream.

285
286 Mr. Dove: Regarding what's allowed and not allowed, I think there's a lot of things on this list that we're
287 going to want to say that we don't want. A 3 man firm is fine, but I don't know that we want medical,
288 dental and optical laboratories so we tend to say this is not allowed in this application because we're
289 permitting to the land, not to your use, so 2 years down the road you don't have a dental lab next to you.

290
291 Mr. Duell: Mr. McCarthy and I have discussed. It's more of a matter of answering the other items and
292 that's a theme throughout the document. The existing structure will be used as an office space for a
293 small, civil engineering consulting firm is both very specific and indefinite as to what is small, but it's a
294 very specific use. We may need to tweak that language. I think it's more of a matter of answering these
295 will not be permitted.

296
297 Mr. McCarthy: For the record, this is the fewest pages of comments I've had this year. At the end of this
298 meeting, we'll determine if they'll schedule another meeting to consider a listing of concerns or if they
299 will just have me draft one and distribute it to them. After they've looked at it, then I distribute it to you.

300

Zoning Commission

301 If there is a location survey, preferably a scaled location survey showing the lot, parcel, all structures,
302 improvements, delineation of the flood plain, that's the baseline zoning would look at, I suggest that be
303 added to this application. Article 14, it is useful and time saving for an applicant to use the Zoning
304 Resolution and Text as a template. We've had some people who have felt the need to improve on it, and
305 for that reason a disclaimer has been added. It says if there's something that's balled up in the Zoning
306 Resolution Text, it doesn't count. It's there to say the 2016 version of the Zoning Resolution is going to
307 govern and nothing in this application is going to change that template. The answers are yours to state,
308 theirs to judge, so I suggest you drop that disclaimer at the beginning of both Articles 14 and 21 before
309 your text. 14.03, permitted uses, when we zone, we're zoning the land. For the foreseeable future you're
310 very specific what kind of office it's for. In the interest of the owners, I would consider making that just
311 office use because if they ever do grow and move, they don't want to have to come back for an office use
312 in the same space they were sitting because it's no longer an engineering firm. I suggest you go to an
313 office use within the existing structure and that's another reason to have the drawing; we know what the
314 existing structure is, where it is, dimensions, etc. As to each permitted use, the disclaimer I think solves a
315 large part of it, but what it doesn't solve is that the text won't change and it will apply unless it's directly
316 contradicted. Items b thru i, those uses, if intended, need to be specified; if they're not, add a sentence
317 after each one indicating this use will not be permitted in this Zoning District, then we'll have a clear
318 record on it. Item j is temporary and non-residential structures such as construction trailers. That wasn't
319 mentioned in your verbiage, and I don't know if your renovation will ever get that big or if there's even
320 room for a construction trailer, but, if it's a use you're requesting, indicate that; if not, indicate it's not
321 permitted.

322
323 Mr. Dove: Is there anything else on the list that you would anticipate that the property owners would
324 want to convert this to?

325
326 Mr. Ringley: Not right now, just a business office type of use is the vision.

327
328 Mr. McCarthy: And that's why I say just make it general office within the existing structure.

329
330 Mr. Duell: The existing structure will be used as office space.

331
332 Mr. McCarthy: 14.06 b)3), signs, text says no signs are planned. Say either they are permitted, not
333 permitted. If not permitted, state that. If permitted, then it's the question of what limitations, if any,
334 would be necessary. I'm not sure we've ever not permitted a sign on a development previously.

335
336 Mr. Duell: They could write in to permit one wall sign.

337
338 Mr. McCarthy: Then you're going to want a rendering of it, lighting, etc.

339
340 Mr. Duell: One non-lit wall sign to be a certain size, and if they don't use it, they don't use it, but at least
341 it's there.

342
343 Mr. Ringley: Would that be something like beside the front door?

344
345 Mr. McCarthy: Wherever you think and provide a rendering of at least the front of the structure, indicate
346 location of the sign, dimensions from the grade to the top of the sign, dimensions of the sign (square
347 footage), and indicate you comply with the Zoning Resolution general development standards because
348 you don't know what your text would be or what type styles or sizes you're going to use. In 22.06, are
349 the colors and lettering. If you indicate you're going to comply with the Zoning Resolution, you'll
350 maintain the flexibility everyone else in the Township has and doesn't obligate you to put anything up.

351

Zoning Commission

352 Mr. Duell: We could still say no ground sign will be permitted.

353

354 Mr. Dove: But you don't have to; it just saves you a trip in here later.

355

356 Mr. McCarthy: Typically we have information to the nature of the permitted exterior materials, so you
357 probably want more information on architectural design characteristics, exterior materials, colors. On
358 colors, you might have language of your own, but a lot of applicants use, and the Zoning Office could
359 provide, copies of the Munsell charts with an outline of permitted colors and then incorporate any exhibit
360 you have into the text, give them an identifier, use the identifier in the text. The roof, 6:12 pitch, shingles,
361 if you want to integrate shingles.

362

363 Mr. Dove: It would be nice to get the roof changed from the red to the shingle roof and not show the red
364 in the elevation.

365

366 Mr. McCarthy: Exterior lighting, it was stated this would be standard residential lighting; add that to the
367 text. In 21.12, lighting requirements, there is an exemption for residential style lighting, with the wattage
368 not to exceed 150 watts. If you're limiting yourself to that, please put that in the text; if not, we need to
369 know what you're doing and how. The 150 watt limitation does not require the downlight but that's the
370 limit; after that, you're going to have downlighting and you'd have to have more detailing. Either way,
371 we need to have more detail of what you're doing. If you convert to LED, since the Evans Farm Town
372 Center we have requested that language be added that the color temperature will be between 2700-3000
373 Kelvin range. Onsite sanitary, you have contacted the Health District; they will give you an answer, and
374 include that answer. Pretty much every application we have except for modifications you've requested
375 letters from each of the utility providers confirming that those utilities are available to the site.

376

377 Mr. Dove: Even existing structures?

378

379 Mr. McCarthy: If there were changes indicated, yes but I'm not saying you have to do it.

380

381 Mr. Ringley: It's currently served by AEP for electric and Suburban Natural Gas for gas.

382

383 Mr. Dove: The sewer is the only thing that would concern me.

384

385 Mr. McCarthy: The Traffic Memo, just stick a copy of that in there so we can see what the ADT's are
386 going to be, what the background is, etc. This is right next to Weeping Rock, and Weeping Rock
387 included a walking path in their plan across their frontage along Lewis Center Road. I don't know if you
388 want to get a letter from Parks and let them respond to it or what.

389

390 Mr. Ringley: The path is part of the County roadway improvement.

391

392 Mr. McCarthy: Does anyone see a need for a Parks letter?

393

394 Mr. Dove: No.

395

396 Mr. McCarthy: It sounds like you've already started improvements, but could you put in under the
397 phasing portion when you anticipate those improvements being completed just so they have something to
398 anticipate if they are asked. In 14.06 b)12), you have no divergences stated; we'll get to the divergences
399 because there are a couple. 14.07 l), talks about a parking attached figure; that comes back to labeling the
400 exhibits and use that label in the text. Article 21, drop in the disclaimer in prior to this text. Your count
401 for parking is correct, but the Code requires if you are in a parking lot serving more than 5 spaces, you
402 have a 20' wide drive; the text indicates the drive is 10-12' wide.

Zoning Commission

403 Mr. Dove: What is Fire going to say?

404

405 Mr. Duell: Have you talked to the Fire Department?

406

407 Mr. Ringley: I have not.

408

409 Mr. Dove: I don't care but I think Fire's going to care.

410

411 Mr. Duell: Check with them and see what they say.

412

413 Mr. McCarthy: Is the Commission comfortable, assuming Fire's approval, with that being a divergence?

414

415 Mr. Duell: I'm ok with it but check with the Fire Department and make sure.

416

417 Mr. McCarthy: 21.10, 100' buffer of a non-residential use abutting a residential district. This use is
418 required to be 100' from the lot line of any lot line in a residential district. The north I found 89'; west at
419 48'. If you're going to allow this use, this is going to have to be a divergence. There are 2 divergences,
420 and those get listed in 14.06 b)12).

421

422 Mr. McNulty: Is there going to be any gain in square footage or is this going to stay the same?

423

424 Mr. Ringley: It's going to stay the same.

425

426 Mr. Duell: You can list the divergence for the last one to the structure.

427

428 Mr. McCarthy: If the day should come and it only applies to the existing structure, it's going to be
429 unusable because you're going to go 100' off the east line before you get to anything. And there are some
430 issues in here also that are kind of related.

431

432 Mr. Duell: Just write that those are the divergences so they can correct those.

433

434 Mr. McCarthy: Setbacks, I understand if the Commission wants to limit this; you're not going to build a
435 building on that line when half of it is floodplain. But if that's the direction you want to go, the next thing
436 would be setbacks. You indicated you meet the 70' setback of the Code in the front. If you stick to the
437 dimensions of the existing structure, list them out, but is there any possibility that at some point you
438 might want an outbuilding?

439

440 Mr. Ringley: Probably not. With the garage and storage area beside the garage, there probably wouldn't
441 be a need for an outbuilding.

442

443 Mr. McCarthy: That is the only thing I could think of that could go wrong. We have had very few where
444 there's been a request to include in the text that the parcel will remain a single lot.

445

446 Mr. Ringley: With the floodplain, I don't think you could ever make another lot.

447

448 Mr. McCarthy: Indicate that in there as well. 14.03 is what you can do and the disclaimer says they can
449 do stuff counts unless you have a contrary statement expressing in the text of the applicant. There's a lot
450 of paperwork here just stating standards and some applicants have just said we will comply with pretty
451 much every paragraph, so either take that approach or simply say the disclaimer indicates you didn't
452 object, so it applies.

453

Zoning Commission

454 Mr. Duell: Go with the disclaimer.

455

456 Mr. McCarthy: Are you going to have a dumpster?

457

458 Mr. Ringley: Not that we're anticipating right now.

459

460 Mr. McCarthy: Give the location survey a name and letter, and reference it in the text every time it's
461 applicable.

462

463 Mr. Dove: And when you have a conversation with the Fire Department, make sure you get a letter and
464 put it in the application.

465

466 Mr. Duell: We can get the list to you by the 21st; you can start talking to the Fire Department at any time.

467

468 Mr. Ringley: We're anxious to move as quickly as possible because we can't get any money to do these
469 improvements until the rezoning is done, so that's why it's kind of hard to phase it and put things in there.
470 With the information we've got here, we can probably turn it around in a week or so.

471

MOTION TO RECESS APPLICATION #ZON-18-03

472

473
474 Mr. McNulty made a motion to recess Rezoning Application #ZON-18-03, Scioto Rookery Properties,
475 LLC, until Tuesday, June 12, 2018 at 7:00 p.m. at the Orange Township Hall; seconded by Ms. Stenman.

476

477 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes

478

Motion carried

479

480 Meeting adjourned at 8:00 p.m.

481 Minutes prepared by Cindy Davis, Zoning Secretary

482

483 On July 17, 2018, Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning
484 Commission dated May 8, 2018, for Rezoning Application #ZON-18-03, Scioto Rookery Properties LLC,
485 as written; seconded by Ms. Stenman.

486

487 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-
488 yes

489

Motion carried

490

491

492

493

494