

Zoning Commission

1 **Zoning Application #ZON-20-01**

June 2, 2020

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

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8 Roll Call: Mark Duell, Christine Trebellas, Todd Dove, Dennis McNulty, Dustin Doherty

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10 Township Officials Present: Michele Boni, Planning and Zoning Director

11 **MOTION TO RETURN FROM RECESS FOR ZONING APPLICATION #ZON-20-01**

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14 Motion made by Mr. Dove to return from recess for Zoning Application #ZON-20-01, North Farms
15 Development, LLC; seconded by Ms. Trebellas.

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17 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Mr. Dove-yes, Mr. McNulty-yes, Mr. Doherty-yes
18 Motion carried

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20 Ms. Boni: The applicant is not here. I sent them an invite, but requested a tabling. They are still trying to
21 coordinate with the residents some form of a compromise; I think they're having several issues with that,
22 so they have asked to table this application. They would prefer the tabling to be in mid-July and in
23 looking at the calendar, it looks like July 21 would be the most acceptable one that they could work with,
24 but I will leave that for the Board to decide.

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26 Mr. Duell: Is that our normal scheduled day?

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28 Ms. Boni: Yes.

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30 Mr. Doherty: Unfortunately I'm going to be out of town that day.

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32 Ms. Boni: Based on Regional Planning's hearing, we haven't really had the official Zoning Commission
33 hearing on this yet since the first one was open for public comment. We can ask Christine if she would be
34 willing to sit in on this unless Dustin would like that we look at a different date.

35
36 Ms. Trebellas: Since I wasn't at the first meeting, I shouldn't be hearing it; it should be whoever my
37 replacement was because that's the way we've done it in the past. If you're at the initial one, you're there
38 for the duration.

39
40 Mr. Dove: I don't know where people's heads are on this, but I don't want to have them do 13 more
41 books and then us turn around and basically....

42
43 Mr. Duell: Yes, I would have been prepared to take the temperature of the Commission at the first
44 meeting if we had had the Regional Planning recommendation. Technically we need to consider it and we
45 haven't gotten it yet, still haven't gotten it.

46
47 Mr. Boni: I can forward it to you if I haven't already but that was heard the end of April. We do have it
48 now. I will share that since the application is open.

49
50 Ms. Trebellas: My guess is they approved it with changes.

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51 Ms. Boni: The staff recommended denial in March then it was brought to the Commission and they
52 recommended conditional approval. They had several concerns, and again I can share this with you all.

53
54 Mr. Dove: I just don't know that there's a way we can do that, they come in and do a pseudo informal
55 presentation, we have the information and Mark can do a temperature check. I know how many thousands
56 of dollars go into these books, drawings and everything, and I just don't want them to present that then us
57 all go I don't think this is appropriate. I don't know what people are feeling; I just don't want to get to
58 that point.

59
60 Mr. Duell: I cannot believe there's going to be any compromise with the neighbors.

61
62 Ms. Boni: I don't believe so either and I originally wanted them to have this discussion since we didn't
63 get a chance for the Board to check the temperature like you say, but they were very adamant about
64 reaching out to the residents.

65
66 Mr. Duell: I would hate to pull the plug on them tonight because we told them we weren't going to do
67 anything because we didn't have Regional Planning's recommendation at the first meeting, so in the
68 interim we told them to go talk to the neighbors and that's what they're doing. I'd hate to pull the plug on
69 them in the middle of that.

70
71 Mr. Dove: No, I don't think you could do it now, especially since they're not a part of this meeting.

72
73 Mr. Duell: We could easily do it at the next one.

74
75 Mr. Dove: I think you at least let them do more of an informal than all new books. Come in with a
76 drawing or something they can share, tell us what the community said and have a spokesperson who was
77 a part of those meetings, and Mark can take a temperature check.

78
79 Ms. Trebellas: Is the applicant willing to compromise and negotiate or is it pretty much like a line in the
80 sand, we can't reduce density, we can't do various measures to reduce the number of units?

81
82 Mr. Dove: I think it's more the use in general, where it's located. They're having problems apparently
83 getting a residential developer to take that parcel and this is their fallback.

84
85 Ms. Trebellas: Is it right along the railroad tracks?

86
87 Mr. Duell: Yes.

88
89 Ms. Boni: I'm not convinced the residents are going to be in favor of something but if it's okay with the
90 Board, if they do try to make some significant changes, maybe I'll just have them come back with a
91 conceptual plan before we make them resubmit the text and just see where the temperature's at.

92
93 Mr. Dove: That's what I would suggest.

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95 Mr. McNulty: I think Todd's suggestion is a good one. I would rather not have them spend the money to
96 have everything turned down.

97
98 Ms. Boni: Maybe I can even just have them list some of the changes they're willing to do based on their
99 conversations with the residents and see if it's worth it, and then we can talk from there. I'll make sure
100 that we don't get all new binders.

101

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102 Mr. Duell: Obviously this was zoned with the other side of North Road and all those people bought those
103 houses expecting that to be homes. I can't see them not raising hell if we were to approve apartments.

104

105 Ms. Trebellas: And those are high end homes; I can't imagine they're all of a sudden going to want to
106 change to having apartments across the street.

107

108 Mr. Dove: We're going to have enough of this along 23.

109

110 Ms. Trebellas: These are apartments as opposed to the empty nester housing type thing?

111

112 Ms. Boni: These are apartments.

113

114 Mr. Dove: And they're right down the street from the schools but they're not going to have any kids
115 living here.

116

117 Ms. Boni: I'll work with the applicant. If Dustin isn't able to come to the July 21st one; it seemed like that
118 was the one they were suggesting, so if anything they would want to push it back; I don't think they
119 would be ready any earlier in July. What about July 28?

120

121 The Board is good for the 28th.

122

123 Mr. Pychewicz: Michele, is there a date in mind when we would start meeting in person again?

124

125 Ms. Boni: For this application, no.

126

127 Mr. Pychewicz: I was just asking because we had so many people at the last meeting.

128

129 Ms. Boni: Again, it's up to the Board. If we did the 21st, Dustin would not be participating and Christine
130 could potentially if we did the 28th.

131

132 Mr. Duell: Let's go ahead and do the 28th; try and get the five that heard it the first time.

133

134 Ms. Trebellas: I feel that would be better. I'm willing to pitch in, I have the time right now, but for
135 continuity, it's better to have the original people who heard the application.

136

137 Ms. Boni: Adam, since we have a full quorum, I'm not going to have you as part of the voting for this just
138 because you came in a little late, but I hope you can stay and we can still have discussion.

139

140 **MOTION TO TABLE ZONING APPLICATION #ZON-20-01**

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142 Mr. McNulty made a motion to table Zoning Application #ZON-20-01, North Farms Development, LLC,
143 until Tuesday, July 28, 2020 at 7:00 p.m. via Zoom; seconded by Mr. Doherty.

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145 Vote on Motion: Mr. Duell-yes, Mr. Dove-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes
146 Motion carried

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148 Meeting continued with Amendments to Zoning Resolution

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150 Minutes prepared by Cindy Davis, Zoning Secretary

151

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152 On September 15, 2020, Mr. Pychewicz made a motion to approve the June 2, 2020 meeting minutes of
153 the Orange Township Zoning Commission for Zoning Application #ZON-20-01, North Farms
154 Development, LLC as written; seconded by Ms. Trebellas

155

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

157 Motion carried

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