

Zoning Commission

Rezoning Application #'s ZON-18-05

September 25, 2018

LEGAL NOTICE

Notice is hereby given that the Orange Township Zoning Commission will hold a public hearing on Tuesday, September 25, 2018 at 7:00 p.m. to consider the following application:

Rezoning Application #ZON-18-05, Evans Farm Development Co. LLC. Requesting an amendment of the currently effective development plan for +/- 125.1 acres, within the Evans Farm Planned Commercial & Office (PCD) District, approved under application #15-0104 of Evans Farm Land Development Co. LLC to a Planned Commercial & Office (PCD) District. The subject properties are currently owned by Evans Farm Land Development Company, LLC and Evans Farm Delaware LLC and is located or bounded on the south by Lewis Center Road, on the west by North Road and the CSX and Norfolk Southern rail track rights-of-way, on the north by the Orange and Berlin township boundary line and on the east by the Avonlea, Bryn Mawr, Hidden Cove, Willow Springs North and Meadows at Lewis Center subdivisions and South Old State Road in Range 18, Township 3, Section 2, Farm Lots 1, 2, 12, 13, 14 and 15 with parcel numbers 318-210-01-019-002, 318-213-01-002-001, 318-213-01-004-000, 318-213-01-005-000, 318-210-01-015-000, 318-213-02-006-000, 318-210-01-015-000, 318-210-01-007-000, 318-120-01-006-000, 318-210-01-004-000 and 318-210-01-008-000.

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

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

*Mark Duell, Chairperson
Michele Boni, Orange Township Zoning*

Publish one time on or before Saturday, September 15, 2018 in the Delaware Gazette.

Mr. Duell called the meeting for Rezoning Application # ZON-18-05, Evans Farm Land Development Co LLC to order at 7:00 p.m.

Roll Call: Mark Duell, Christine Trebellas, Todd Dove, Katie Stenman, Dennis McNulty

Township Officials Also Present
Michael McCarthy Township Counsel
Michele Boni Planning & Zoning Director

Mr. Duell: We are here for a new application, #ZON-18-05, Evans Farm Land Development Co. LLC.

Ms. Boni read the Legal Notice. We received a response back from Delaware County Regional Planning Commission indicating they did not need to do any further review.

APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS

Tony Eyerman with Evans Farm, Dan Griffin with Evans Farm, both at 1550 Lewis Center Road, Suite B.

Mr. Duell: You have come to us with a modification to the existing plan.

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50 Mr. Eyerman: We'd like to give a brief update on where we are and what we're up to. We're in the
51 process of finishing Phase 1, the first tier of single family lots just north of where the Planned Com-
52 mercial area is. We'll probably have all infrastructure in and signed off by the County by the end of
53 October. We have 15 houses under construction currently and were awarded the 2019 Parade of Homes.
54 We've been working with the BIA and builders on their plan submittals and plan reviews and there's
55 some pretty neat looking houses that will be quite a compliment to the Evans Farm community as well as
56 Orange Township. We've been working on some park development because we have several parks in
57 Phase 1. We're designing those and working those in with the County Engineer on the storm require-
58 ments as well as the recreational components.

59
60 Mr. Griffin: The paving company is coming in October 9 to start alley paving and finish off all the
61 streets, putting the final coat on everything. On the commercial, we have the first building on the right
62 designed and is part of the reason we are here before you today. (passed out handouts). On the front
63 sheet, those are the 2 buildings on the right hand side of Evans Farm Drive driving in, and the two
64 buildings at the bottom with the number 6 on them are the 2 outparcel buildings. We have an ice cream
65 place that wants a freestanding building out in front with seating around it. The trail out in front will
66 connect the community to the ice cream place. There's a dental group along with a group of doctors
67 looking at the other building. The 2 bigger buildings on the right hand side coming in on Evans Farm
68 Drive, the first building we are working to sign the lease with Richwood Bank, so the far right is the bank
69 area. On the far left with the white columns with restaurant on the side is going to be a pub and grill, and
70 they're working with 2 other services in this building. 3 Pillars is building the commercial area; Coldwell
71 Bankers is their agent that will be leasing it out, and they anticipate starting after the first of the year.
72 They're trying to get something started in a critical mass before the show.

73
74 Mr. Eyerman: On the next page are the townhomes, or the brownstones, #4 and #5 buildings. The
75 architect has spent a little more time getting into more detail, showing what they are going to look like
76 along with the live/work on the corner. A couple of weeks ago the US Postal Service came out and
77 announced there are no more individual home mailboxes in a subdivision, so on the first floor of the lib
78 work we're going to create a post office as a place to go and pick up their mail. It's a new urbanism
79 thing. Sea Side and North Commons have a little post office. I'm not sure we want to go in that direction,
80 having a freestanding, but a live/work with a corner drugstore type of post office is what we're trying to
81 do. The top 2 floors of that will be the lift portion. You can see some of the detail the architect is
82 working into the buildings. I don't think they're quite at that level of detail yet with the commercial, so
83 the second sheet doesn't show all the detail. The brownstones I find pretty attractive; there's a waiting list
84 to get started on these. We've got a dozen or more names of people who want to get into these.

85
86 Mr. Griffin: Those will start by November 1 on those first 12 on the right side.

87
88 Mr. Eyerman: On the sheet with the brownstones, to see the buildings you can't have the trees, so we put
89 the trees on Page 10 to show what it's going to look like with the streetscape, more detail on the corner
90 with a wrought iron second story balcony and entrance into the post office. On Page 12 is a bird's eye
91 view of how that looks with the brownstones and how it works with that intersection. Our reason for
92 being here tonight is basically to deal with Buildings 1 and 2 on the plan. In going thru sales projections,
93 market research and collecting information we shared with 3 Pillar, it became evident we don't have the
94 base demand for office space at this point. We've always said first floor retail, second floor office, third
95 floor apartments. We're finding when bringing some of the workforce in here to support the restaurants,
96 boutiques, and attainable housing for the people wanting to move into Evans Farm, and we're cautious
97 not to use the word affordable, it's attainable and it's certainly going to reflect the community, the needs
98 of the people who want to live here.

99

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100 Mr. Griffin: The restaurant we're getting ready to sign the lease on, the owners are living above it, but
101 one of the first things people say, I would love to put a restaurant here, now where are the people that I'm
102 going to draw my workforce from? So I think it was a good move and it also helps us concentrate the
103 living above where they're going to be working versus having 8 unit buildings of apartments.

104
105 Mr. Eyerman: We decided it's the right time in Phase 1 to come back to you and request to redistribute
106 some of the multi-family unit counts that we were approved for. If you include McMillen property in
107 there, we were approved for 496 multi-family units.

108
109 Mr. Griffin: And for everybody in the room, multi-family units as defined in zoning is anything attached,
110 so if we did a condo, for sale product, even our town homes are considered multi-family units, so we
111 didn't have the mindset that multi-family means apartments.

112
113 Mr. Eyerman: When we were rezoning we had a conversation about the YMCA. The Y had a market
114 study performed, contacted 1100 residents in the Orange Township region and found there was more of a
115 demand than they thought. The area set aside for the Y is in the west side of the Planned Commercial and
116 in that area we set aside 55 multi-family units in the little quad plan we had. We're not removing them or
117 reducing them, just redistributing them. So all we're doing in our request is redistributing those 496 units.
118 In several areas we're reducing them or removing them completely to 0 like in the Y quad. In a couple
119 areas and probably the equal number I'm thinking is 1 more, 5 quads, we're requesting an increase, but
120 we're not asking for additional units at all. The areas we're increasing we tried to impact ourselves; the
121 areas we're decreasing, we tried to identify, especially in one area. Our marketplace is set up between
122 Evans Farm Drive and runs north to Piatt, it's kind of a green area in the center, and we actually reduced
123 the acreage of the area but also reduced the number of units as well. We'll still meet all fire codes. The
124 area west of the tracks on the Exhibit C in the original rezoning application, Pages 1-4, we're not asking
125 any changes at all. Area B, east side of the tracks, B-1 we've proposed to go from 3 units/acre to 5
126 units/acre which increases the density, and the total number of dwelling units in that pod would be 29. In
127 Areas B-2 and B-3 which are along the tracks, is the area set aside for the Y. It's also the area where
128 we're talking with a microbrewery coming in as well. Those 2 uses would be the primary uses and
129 possibly consume that entire area. I think the microbrewery takes about 1/2 an acre but the Y will take 8-
130 10 acres at least. B-4 is currently proposed at 7 units/acre and just to make the numbers work, we went
131 up to 8 units/acre. So in the area of B pod, we've got 2 areas of increase and 2 areas of decrease of
132 density. Area C, we included McMillen on the plan but not in the text and just as a reference. C-1 and C-
133 2 along Lewis Center Road is kind of the green area and there's no density in there. We're trying to
134 maintain that area as no living area of the quad in that market place. C-3 and C-4 we've decreased
135 acreages, not densities. On the original development plan, and it was a drafting error we didn't catch,
136 we've always shown brownstones around the south end of what we call the hot dog, which is our park
137 area. To represent this properly, the development plan originally showed this coming straight across. It
138 doesn't represent how it was approved, so we added that at the same density and that's what caused C-3
139 and C-4 to be adjusted on the acreages.

140
141 Mr. Dove: What location is the roundabout in?

142
143 Mr. Eyerman: Between B-1 and C-2 and between them is Piatt Road. C-5 we increased the acreage and
144 that acreage increase includes the area that fingers down around "these" 2 areas. D-1, D-2 and D-3 are the
145 first phase of the commercial, and in D-1 we've increased density to 5 units/acre, D-2 we've reduced the
146 acreage because of that finger coming around the south side of the Evans Farm hot dog park, and D-3
147 we've increased acreage because we added that finger that wraps around the south side of the park which
148 increased density to 22. Areas E and Fare the central area around the oval; we didn't increase those at all.
149 We're not touching A, E or F. The McMillen property is part of the overall Evans Farm plan; densities

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150 and acreages on those remain the same. We've not adjusted acreage or requested an increase in the
151 number of multi-family units of the Planned Commercial area.

152

153 Mr. Duell: Let's start with Mr. McCarthy because he's noticed some discrepancies in some of the
154 numbers so we can get those confirmed and discussed up front. I know there have been others who have
155 questioned some of the numbers. The effect of moving around is generally ok; with these we want to
156 make sure all the numbers are correct so we're not inadvertently adding or subtracting anything.

157

158 Mr. McCarthy: The first thing was the sizes of the sub-areas. If we have a hearing about this tomorrow,
159 can you generate a drawing that quickly? It's the scaled drawing for the Trustees showing the enhanced
160 and diminished sub-areas.

161

162 Mr. Eyerman: That's a scaled drawing and we could easily lay that grid over something like that.

163

164 Ms. Boni: Could we just add a stipulation to the motion just requesting a scaled drawing?

165

166 Mr. McCarthy: When we get to a motion, a stipulation of having a scaled drawing would be normal;
167 otherwise, in the future, fighting with an unscaled drawing would be a disadvantage. So tomorrow would
168 probably be too quick for that if the Commission determines to go that way but for the Trustees certainly
169 and we can write around that. In the text, I suggest you add a reference to 16.02 into the application for 2
170 reasons. First, the submittal you made clarifies the point that the McMillen tract net add is 9 units/acre.
171 That does not show up anywhere in there; it just simply said the development standards will continue.
172 Second, you have a new development standard in there, that is that the streetscape uses, vegetation,
173 lighting and site furnishings shall maintain a 7' wide minimum clearance for pedestrian walk use. The
174 prior plan had bits and pieces of that on Pages 15 and 16. One of those applied everywhere for outdoor
175 dining and seating; you had to maintain the 7' walk. It wasn't limited solely to streets, public or private.
176 The other two, outdoor display of materials and site furnishings, were limited to the public streets. I don't
177 know what your intent is, but I suggest if we're creating a new standard we make sure that we don't leave
178 16.02 out of it.

179

180 Mr. Eyerman: Our intent wasn't to introduce a new standard, it was basically saying what we already
181 said.

182

183 Mr. McCarthy: It's actually more broad than what you had; it's probably more of a control for you guys.
184 That's fine but don't leave out 16.02. When you add up the unit count, it did not come to 496; it came to
185 528, so there needs to be an adjustment. It's not a math error, it's a density allocation of some sort that's
186 been excessive, and that needs to be corrected, and the Commission should know what that correction is.
187 You were originally approved for 487. As you indicate in this text...

188

189 Mr. Eyerman: There's another 9 for the McMillen tract.

190

191 Mr. McCarthy: You've got the 9 in there. You were at 487, you added the 9, that's 496, and when you
192 total that column, you've got 528, so we've got 32 floaters out there somewhere.

193

194 Ms. Trebellas: I have the same math.

195

196 Mr. McCarthy: That needs to be adjusted, and I suggest the Commission have that answer, when, where
197 and how much, before tomorrow if in fact that is the date we're able to do this or for our rescheduled
198 meeting. Right now, Mr. Eyerman, you filled out the agent representative portion. There's nothing in the
199 file from Evans Farm themselves authorizing you. That can be for the Trustees but just need something
200 from an officer of Evans Farm indicating, "this confirms Mr. Eyerman is street legal". In looking at the

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201 uses, B-1, B-4, C-5, D-2 and D-3, are all spelled out in the use matrix but D-1 has got just a flat
202 prohibition of any residential use and there are 28 units proposed. The plan, Exhibit C, spelled out by
203 sub-area a variety of uses and in that matrix, D-1, all residential was prohibited, so there were 3
204 classifications. There was the current O, the prohibited; U, upper floor only; and then P for permit, and I
205 don't know which of those are to apply in this new residential being created in D-1.

206
207 Ms. Boni: We ask you to do an update of that matrix.

208
209 Mr. Eyerman: We can.

210
211 Mr. McCarthy: In the meantime, if you could just indicate to the Commission what the answer is going to
212 be and we can get to the matrix later.

213
214 Mr. Griffin: Where we are doing the Y, we're zoned for 55 units, should we also change the matrix to say
215 no residential units in that area?

216
217 Mr. McCarthy: It wouldn't be a bad idea. If you can work on those for tomorrow, and you can decide
218 together with the comments you have what you want when. I strongly suggest you have the location,
219 correct densities, and housing type at minimum. The scaled drawing, you can throw in a 16.02 reference
220 to the extent indicated, corporate authority, full completed matrix, those are things as long as you know
221 tonight what you're talking about in D-1, I think you can get by putting it off on the Trustees, going with
222 3 items, none of which would affect it in my judgment of what to do with this.

223
224 Mr. Duell: I think we need to figure out where the 32 extra units came from and back them out.

225
226 Mr. Eyerman: I ran these numbers 3 or 4 times; I don't know where that came from. B-1, which is on
227 here for 29 units, we can remove those 29 and keep that Lewis Center core right at the marketplace and
228 the roundabout, so that would be 29 of the 32. 528 is that whole column of the proposed max to use per
229 acre numbers, so removing that 29 there gets us down close to the 32 and we only have to drop 3 more
230 units. We will take care of that. C-3, we're at 4 units; putting 4 units in a commercial building is pretty
231 tough to manage, so we'll probably remove those 4 and shift 1 over to C-4. If that's acceptable, I think
232 we can make that work.

233
234 Ms. Trebellas: I have no problem with you shifting them around now that you've explained it. I just
235 want to make sure we're not adding or losing....

236
237 Mr. Eyerman: And that was our intention too.

238
239 Ms. Trebellas: This is the max, so you can technically lose them but adding is a little more problematic.

240
241 Mr. Griffin: Our intent in this main area was not to have multi-family apartment buildings everywhere; it
242 was always about living above retail and those kinds of things.

243
244 Mr. Duell: In those commercial corridors where we're adding, I would make sure that we're talking
245 about upper floor just so we don't slap a permitted on that matrix and then we have an apartment building.

246
247 Mr. Griffin: We'll specify that in the chart.

248
249 Ms. Trebellas: And that's why I think the matrix is important; so we know.

250
251 Mr. McCarthy: Do you want to have that tomorrow?

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252 Ms. Trebellas: It would be helpful. That way we know the units you're swapping are actually upper floor
253 units and not where your commercial or retail space is supposed to be and is actually upper floor.

254

255 Mr. Eyerman: The D-3 and D-5 areas, the brownstones are multi-story; they'll be first floor and second
256 floor, but that's the only place you'll see any dwelling units in the Planned Commercial on the first floor.

257

258 Mr. Dove: Are you keeping the master plan up to date as you're progressing with this, because that's
259 totally different?

260

261 Mr. Eyerman: This is the zoning plan here, and what we're doing as we start, and this is the first step of
262 starting, this will be updated.

263

264 Mr. Griffin: We'll get rid of. like in the zoning we talked about a grocery store, that's out now; we need
265 that area for parking, so yes, we'll update it.

266

267 Mr. Eyerman: We're still looking for a grocery store, it just won't be tucked in behind the first buildings
268 on the east side of Evans Drive.

269

270 Mr. Duell: What Mr. McCarthy and I discussed was the possibility of you fixing this and then having
271 another meeting tomorrow, and we could just simply do the motion and vote assuming the numbers are in
272 order and making sure the densities match the max units. It was a little more complicated than just doing
273 something tonight, so I think it's pretty clear that moving the units around is not a problem, we just need
274 to make sure the numbers add up like they're supposed to.

275

PUBLIC COMMENT

276

277
278 Frank Clay, 1550 Lewis Center Road, Lewis Center, I'm partners with Sharon, we've owned the property
279 since the '70's and we also own the property at 1520 and a house east of our building. Are you voting
280 tonight just to reallocate the multi-family units or is it to approve the YMCA?

281

282 Mr. Duell: We're actually going to vote tomorrow, but it's actually just a reallocation, so we're not
283 increasing or decreasing the number, it's staying with the approved plan.

284

285 Mr. Clay: So when it comes time for the Y, they will come to you with all the details at that point?

286

287 Mr. Duell: If it requires a change.

288

289 Ms. Boni: If there's an amendment to the zoning. If it's in compliance with the zoning, then it's just an
290 administrative review.

291

292 Mr. Clay: First it was going to be further back and it's now moving up to B-1; is that correct?

293

294 Mr. Griffin: No, it's B-2 and B-3 against the tracks; that's where it always was, at the end of that street.

295

296 Mr. Clay: Tell me about B-2 and B-3.

297

298 Mr. Griffin: With the Y's study and they want to be at the end of the street and they want to take both.

299

300 Mr. Clay: Then where is the microbrewery?

301

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302 Mr. Griffin: Right at this corner and that we would come back for because of the location. We've
303 promised the Y and the community that that's the focal point and we'll work with them first.

304
305 Mr. Clay: So access will be off Peachlow Road and won't come off Lewis Center Road?
306

307 Mr. Griffin: There's a road that's shown like "that" and "this" is where the Piatt Road extension is, so
308 most people will go in right "here".

309
310 Mr. Clay: So it's only in?

311
312 Mr. Griffin: Right-in/right-out.

313
314 Mr. Clay: Traffic there is unbelievable now as it is. When we get to that point, I'd like to make sure I'm
315 involved in the talk because I've seen so many accidents with busses and everything there. Also, you
316 said the microbrewery would be presented at the time...

317
318 Mr. Griffin: Yes.

319
320 Mr. Clay: I researched microbreweries, and I suggest you do it too. Most microbreweries are successful
321 in older neighborhoods because it helps rejuvenate neighborhoods, but this is a new neighborhood and
322 I'm not sure it belongs there. There's also odors, smells where they take the waste in making the beer
323 goes into the lagoon. Start thinking about that because I would like to ask them if they could move it
324 somewhere else, maybe in the back somewhere where there's room around it, where there's not a
325 neighborhood. Remember there are 300 homes behind us; we sure don't want to be waking up to, drive
326 by Anheuser Busch. It's not going to be that big, I understand that, but it's still the same process.

327
328 Mr. Griffin: If it were located anywhere in here, we'd come back here and present the location. It's just
329 people have called us and said we'd like to do a restaurant, small microbrewery, and we're talking to
330 them but we'd have to come back here.

331
332 Mr. Clay: On Lewis Center Road, will you have brownstones and other businesses in front of the....

333
334 Mr. Griffin: Lewis Center Road right "here", this is where your building is, there will be some businesses
335 right in "here"; this is the Piatt Road extension. We show a couple of outparcels but most of it, we're
336 going to try and focus....

337
338 Mr. Clay: I'm talking about right across from us, right "here".

339
340 Mr. Griffin: Right now that's where we don't show any because the Y came back to us and said our
341 studies tell us we need more room, so that's why I said if we tuck in or ask the Commission for a
342 microbrewery, we'd have to come back.

343
344 Mr. Clay: But the Y is going to need 16 acres?

345
346 Mr. Griffin: No, this is 10.

347
348 Mr. Clay: Yu will not have any commercial like you have "here" over "here"?

349
350 Mr. Griffin: We don't intend to right now. Again, if there's a microbrewery that comes to us and they
351 say we want here, then we'd have to come back thru zoning.

352

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353 Mr. Eyerman: This is a conceptual plan; the actual uses are not in there.

354

355 Mr. Clay: Do I understand B-1 you're going to revisit that another time, you remove the 29 units?

356

357 Mr. Griffin: Yes.

358

359 Mr. Clay: But one unit can be one building with like 15 units; am I understanding that right?

360

361 Mr. Griffin: This is the plan right now, so B-4 is right in "here". This is where we believe it makes sense
362 to overlook the lake, have a nice retirement community. B-4 would be commercial and the uses would be
363 in with the lots.

364

365 Mr. Clay: I've seen the hard work these gentlemen have done and I'm excited to see what's happening
366 here but I am going to try and be a more involved but the place is unbelievable with what they're doing.

367

368 Susie Ross, 6792 S. Old State, I haven't seen anything that I feel is really objectionable but it's difficult to
369 tell when so many numbers are thrown at you in an evening like this when there's nothing up on a screen
370 where you can point to it and say this will be here or there's not an overlay that shows where all of this
371 was and now it's going to be here. I just ask that you take more time than just deciding tomorrow. I
372 believe they've worked hard to put this together; you guys have seen it many times; some of us have not
373 seen it that many times. As Frank was saying, he had a lot of questions because even he, as familiar as he
374 is with it, does not completely understand what they want to do. I just ask that you wait until they come
375 back with a complete submittal that has everything and allow the public to take a look at it so we're more
376 sure of what they want to do.

377

378 Ms. Boni: The notices I sent you have my contact information, so for any future meetings, feel free to
379 contact me, and I would be happy to show you the application.

380

381 Ms. Ross: But if they bring it to a vote tomorrow night, there's nothing for us to see.

382

383 Ms. Boni: This is a recommendation so it still has to go to the Board of Trustees for final decision. There
384 is plenty of opportunity to review the application if the Commission does chose to make a
385 recommendation for tomorrow.

386

387 Mr. Griffin: And we have drawings and everything, and if you call me, I'd come over and meet or into
388 our office and I'll show you each individual area and what our plans are. Remember, these are zoned and
389 planned, but in these other pods that we're pointing out we don't have users for yet, so we will be
390 showing you the same thing; we don't have actual drawings and names of what shops are going to go in.

391

392 Trustee Rivers: I'm on the Board of Trustees where it will come next and there will be a meeting as well.

393

394 Ms. Ross: I don't know what a week would hurt to have a complete submittal. Mr. McCarthy obviously
395 did his homework and had all of the different things that needed to be changed and corrected, and if they
396 don't have a complete plan in front of you that has all these changes, you would be approving it with
397 conditions and it's always a lot easier to have a complete plan in front of you.

398

399 Doug and Michelle Dietz, 2050 Lewis Center Road, we live right across from Evans. We have had
400 property damage from the trucks that have been entering into Evans and I'd like to show you;

401 Mr. Dietz showed a picture of his mailbox.

402

403 Ms. Trebellas: Do you know that it was a truck or...

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404 Mr. Dietz: Yes, it was a truck.

405

406 Ms. Trebellas: Because in our neighborhood, with mailboxes, sometimes it's teenagers.

407

408 Mr. Griffin: The old construction entrance before we paved was right across and the trucks were taking
409 wide turns and then backed up because they couldn't get in. We're going to take care of it, pay for it.

410

411 Mr. Dietz: It's been about 3 months and we already told you. You gave me your card and I haven't heard
412 from you since. As far as I'm concerned, I don't even want you guys around me. I like what you're
413 doing, your project, but you're very careless, they are.

414

415 Mr. Dove: So you put a new road in, Dan?

416

417 Mr. Griffin: Yes, it was Evans Farm Drive, but it was the old construction road, and again, Mr. Dietz and
418 I have talked, and I apologize because when he showed me that originally, we had our foreman and I told
419 him to go replace it or do whatever he needed to do to it. It's been a struggle with our contractor as it is;
420 we've had some issues with him, so all I can do is do our best and make sure we repair this and get it
421 fixed. Now that the construction entrance is gone, they're not coming in there anymore, now they can
422 take the turn without getting on it. It was tight, and I apologize.

423

424 Mrs. Dietz: They were using our driveway for delivering stuff.

425

426 Mr. Dietz: Someone gave them our address, and they were bringing in forklifts and front loaders, and I
427 told them I'd keep them.

428

429 Ms. Trebellas: Now that the entrance is moved, do you still have problems on your property?

430

431 Mr. Dietz: Not now.

432

433 Mr. Griffin: And we had the same problem with where we are in Frank and Sherry's building. A guy
434 came in the other day to deliver plumbing supplies for one of the houses being built because they don't
435 have the address from the Auditor's.

436

437 Mr. Dove: Do you have a sign for deliveries or something at the entrance?

438

439 Mr. Griffin: It's the only entrance into the property so you'd think that they'd write the addresses. The
440 address is the big problem because people get deliveries and they Google the address and it's not there.

441

442 Mr. Eyerman: They took down the Evans Farm Drive sign at Lewis Center because they're widening the
443 road and we'll have to do something to fix that signage.

444

445 Ms. Trebellas: Because some construction sites have signs that say construction deliveries this way to
446 avoid this problem.

447

448 Mr. Eyerman: Our challenge is that we have 15 homes but we'll get that addressed right away. Just
449 going thru mathematically, going back to what we were talking about before to get it down to the proper
450 sum of 496, we'll make the density of area B-1 zero, which will zero out that 29 in the second right
451 column that showed 29. C-3, we'll zero out the proposed maximum density there which will zero out the
452 proposed maximum dwelling units per acre in the second right column, and in C-4, we reduced the
453 acreage originally but we have one extra unit, so we'll put the extra unit there, so it will be 13 instead of

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454 12. I added them up and it did come out to 487 plus the 9 for McMillen is 496, so if that's ok we'll get
455 that corrected but I just wanted to make sure we're clear today.

456

457 Mr. McCarthy: Mr. Eyerman, if you will get that down in writing for tomorrow.

458

459 Mr. Eyerman: We will.

460

461 Mr. Duell: Ms. Ross, we are going to set it for tomorrow but I would encourage you that if you have any
462 questions, call them or call Michele; the plans are always available for public review at the Township
463 Hall.

464

465 Ms. Ross: So there's a plan at the Township Hall that shows exactly what they propose to do?

466

467 Ms. Boni: We don't have the exact layout for each of the sub-areas because they don't have the users in
468 place.

469

470 Ms. Trebellas: It was about a year and a half process when they rezoned this property; that is one file,
471 that is sort of like the plan. This is just an adjustment to that plan.

472

473 Ms. Ross: But there has to be a formal submittal of what they sent to the Township about what their
474 adjustment was, correct?

475

476 Mr. Duell: Yes, we have it.

477

478 Ms. Ross: And that's what we've seen this evening?

479

480 Mr. Duell: Yes, and they're going to make a minor change to it tomorrow.

481

482 Mr. McCarthy: Parts of it were in the submittal; parts were not.

483

484 Teresa Wickline, 1534 Church Street, Mr. Griffin, I left 3 messages for you a while back and you never
485 returned my call. Everyone is saying if you have any questions call them, but that's not the case.

486

487 Mr. Griffin: Can I ask what number you called because the number on our sign, the 800 number....

488

489 Ms. McCline: It was on a card that you gave me a while back.

490

491 Mr. Griffin: That's the problem, the 800 number and the problems we've had with Frontier....

492

493 Ms. McCline: It wasn't an 800 number but I'll check the numbers.

494

495 Mr. Griffin: That's my cell phone number.

496

497 Ms. McCline: I think that's what it was before but I'm just saying it's not that easy to get the answers
498 when we go to ask questions; it's not that easy for us to find stuff out.

499

500 Mr. Griffin: That's why I'd like to get with you guys and give them to you now. I apologize; I don't
501 know what number you were calling but if it was mine, I apologize for not calling you back. I try and get
502 back with all callers.

503

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504 Ms. McCline: I just wanted to point that out so you're aware of it because this is affecting our area and
505 quite a bit, and when you're not even willing to return a phone call...

506

507 Ms. Boni: If you ever have any questions or concerns, please contact the Township. We are required to
508 respond to you, so I would be able to provide any information; everything we receive is public
509 information.

510

511 Mr. Griffin: I will hold myself a little higher on getting back with people, so I apologize and I do want to
512 talk with you.

513

514 Ms. McCline: I just wanted to point that out because like I said this is a major thing in our area.

515

MOTION TO RECESS APPLICATION #ZON-18-05

516

517
518 Ms. Trebellas made a motion to recess Rezoning Application #ZON-18-05, Evans Farms Land
519 Development Co., LLC until Wednesday, September 26, 2018 at 7:00 at Orange Township Hall;
520 seconded by Ms. Stenman.

521

522 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Mr. Dove-yes, Ms. Stenman-yes, Mr. McNulty-yes

523

524 Motion carried

525

526 Meeting adjourned at 8:10 p.m.

527 Minutes prepared by Cindy Davis, Zoning Secretary

528

529 On December 11, 2018, Mr. McNulty moved to approve the meeting minutes of the Orange Township
530 Zoning Commission dated September 25, 2018, for Rezoning Application #ZON-18-05, Evans Farm
531 Development Company, LLC, with the following corrections:

532

- Lines 77 and 80: the words "lib work" should be changed to "live/work"

533

534 Seconded by Mr. Dove

535

536
537 Vote on Motion: Ms. Trebellas-yes, Mr. Dove-yes, Mr. McNulty-yes, Mr. Pychiewicz-yes

538

539 Motion carried