



Trustee Robert W. Quigley • Trustee Debbie Taranto • Trustee Lisa Knapp
Chair

Zoning Department
Michele Boni, Planning and Zoning Officer

ORANGE TOWNSHIP ZONING HEARINGS/MEETINGS REPORT
Updated on Friday, May 12, 2017

Please note that the following hearings/meetings are held at the Orange Township Hall, 1680 E. Orange Road, Lewis Center, Ohio 43035. Phone: 740-548-5430. All meetings are open to the public.

BOARD OF TOWNSHIP TRUSTEES HEARING

Monday, May 15, 2017
7:00 P.M.

i. Rezoning Application #ZON-17-02 – recommended for approval by Zoning Commission on April 18, 2017

Applicant/Owner:	HD Development of Maryland, Inc
Site:	8704 Owenfield Drive (PID# 318-324-11-008-000)
Acreage:	13.093 +/- acres
Zoning:	Planned Commercial and Office (PC) District
Utilities:	Public water and wastewater
Subdivision:	Lot Number 4925 in the High Park Center subdivision Proprietor’s Commerce Park Section 1)
Request:	Requesting amendment of the currently effective development plan for one parcel, being 13.093 +/- acres, within the Planned Commercial and Office (PCD) District approved under Application #8946, Zaremba Group, LLC, to allow for temporary outdoor seasonal sales and storage in areas exterior to the designated outdoor garden center which will include temporary seasonal storage of bagged mulch, garden center related materials, and temporary seasonal storage and sales of live plant goods and bagged landscape/garden products.

ii. Rezoning Application #ZON-17-03 – recommended for approval by Zoning Commission on April 25, 2017

Applicant:	Mount Carmel Health Systems
Owner:	MC MSB LLC
Site:	7100 Graphics Way (PID# 318-230-01-001-003)
Acreage:	11.43 +/- acres
Zoning:	Planned Commercial and Office (PC) District
Utilities:	Public water and wastewater
Subdivision:	Lot 8295 of the Slate Ridge Commercial South subdivision
Request:	Requesting amendment of the currently effective signage plan approved under Rezoning Application #15-0422 applicable to the Slate Ridge Planned Commercial District (PCD) which was initially approved under Application #13-0304 and further modified by Application #14-0218.

**Board to determine future hearing date at May 15, 2017 meeting*

i. Rezoning Application #ZON-17-01 – recommended for approval by Zoning Commission on May 2, 2017

Applicant/Owner:	Orangepoint LLC, an Ohio limited liability company
Site:	Orangepoint Drive (PID# 318-230-01-011-002)
Acreage:	12.474 +/- acres
Zoning:	Planned Commercial and Office (PC) District
Utilities:	Public water and wastewater
Subdivision:	N/A - Farm Lot 2, Quarter Township 2, Township 3, Range 18
Request:	Requesting amendment of the currently effective development plan and map for one parcel, totaling 12.474 +/- acres, within the Orangepoint Commerce Center Phase II Planned Commercial and Office (PCD) District, approved under Application #2642 of Orangepoint Partners, to allow the construction of three (3) non-residential buildings (proposed storage facility) along with the conduct of a non-residential use (proposed storm water basin) that will maintain a setback of no less than 40 feet from a residential zoning district.

BOARD OF ZONING APPEALS

Tuesday, May 16, 2017
7:00 P.M.

i. Variance Application #VA-17-02

Applicant/Owner:	Aaron and Michele Shipley
Site:	2888 Lewis Center Road (PID# 318-120-05-003-001)
Acreage:	1.36 acres
Zoning:	Farm Residential (FR-1) District
Utilities:	Public water and wastewater
Subdivision:	Lot Number 374 of the Gardner subdivision
Request:	Requesting an Area Variance from Section 7.06(f) of the Orange Township Zoning Resolution to allow the construction of an accessory building that will fail to meet the required side yard setback of twenty-five (25) feet in an area zoned Farm Residential District (FR-1).

ii. Variance Application #VA-17-03

Applicant:	Archadeck of Columbus
Owner:	Jeremy and Victoria Selhorst
Site:	456 Quarter Way (PID# 318-233-05-017-000)
Acreage:	0.23 acres
Zoning:	Single Family Planned Residential (SFPRD) District
Utilities:	Public water and wastewater
Subdivision:	Lot Number 7731 of the North Orange Section 3 Phase 2 Part B subdivision
Request:	Requesting an Area Variance from Section 10.07(f) of the approved development plan, under application #10745 to allow the construction of a deck that will fail to meet the required thirty-five (35) feet rear yard setback requirement in an area zoned Single Family Planned Residential District (SFPRD).

ZONING COMMISSION

Thursday, June 1, 2017

7:00 P.M.

i. Rezoning Application #ZON-17-04

Applicant/ Owner:	216 Home Road LLC and Home High LLC c/o Brad Brock
Site:	(PID# 318-230-02-001-000, #318-230-02-001-002, #318-230-02-001-000)
Acreage	33.5 +/- acres
Zoning:	Planned Commercial and Office (PC) District
Utilities:	Public water and wastewater
Subdivision:	N/A
Request:	Requesting an amendment of the currently effective development plan for two (2) parcels, totaling 32.03 +/- acres, within the Clear Creek Planned Commercial and Office (PC) District, approved under application #17033 of MTB Corporation, in addition to one (1) parcel, totaling 1.47 +/- acres currently zoned as Farm Residential (FR-1) district to Planned Commercial and Office (PC) District.

ii. Rezoning Application #ZON-17-05

Applicant:	Matt Callahan/ Pulte Homes of Ohio, LLC
Owner:	Home High LLC c/o Brad Brock
Site:	(PID# 318-230-02-001-000)
Acreage	43.9 +/- acres
Zoning:	Single Family Planned Residential (SFPRD) District
Utilities:	Public water and wastewater
Subdivision:	N/A
Request:	Requesting to rezone 29.6 +/- acres from a Panned Commercial and Office (PC) District known as Clear Creek approved under Application #17033 of MTB Corporation and 14.3 +/- acres from a Multi Family Planned Residential (MFPRD) District known as Clear Creek approved under Application #17034 of MTB Corporation, to a Single Family Planned Residential (SFPRD) District.

BOARD OF TOWNSHIP TRUSTEES HEARING

Monday, June 5, 2017

7:00 P.M.

**Agenda being finalized at this time*