

Board of Zoning Appeals

APPLICATION # VA-19-26

January 16, 2020

LEGAL NOTICE

Notice is hereby given that the Orange Township Board of Zoning Appeals will hold a public hearing on Thursday, January 16, 2020, beginning at 6:00 p.m. to consider the following application/s:

Use Variance Application #VA-19-26 Epcon Lewis Center LLC.,

Requesting a Use Variance from Rezoning Application ZON-17-09, Courtyards of Lewis Center Ravines to allow for a sales office within the community clubhouse in an area zoned Single Family Planned Residential (SFPRD) District. The subject property is located at 475 Garden Gate Lane, Lewis Center, OH 43035 and having parcel number 318-320-04-008-000.

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

The applications and plans are available for inspection for a period of at least 10 days prior to 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.

Following this hearing the Board may have a meeting for general purposes to consider such business as may properly come before it including, but not limited to, consideration and/or approval of minutes, scheduling future hearing dates for this or other applications and like matters.

The person responsible for the publication of this notice is Jeff Beard, Orange Township Zoning Department.

Rick Oster, Chairman

Jeff Beard, Orange Township Zoning Department

Please publish one time, on or before Monday, January 6, 2019 in The Delaware Gazette

Mr. Oster called the meeting to order at 6:00 p.m.

Roll Call: Punitha Sundar, Rick Oster, Jerry Miller, Kelvin Trefz

Township Officials Also Present: Jeff Beard, Zoning Enforcement Officer

Mr. Beard: The first order of business is to elect a Chair and Vice Chair for 2020.

MOTION TO ELECT THE CHAIR OF THE ORANGE TOWNSHIP BOARD OF ZONING APPEALS FOR 2020

Mr. Trefz made a motion to elect Rick Oster as the Chair of the Orange Township Board of Zoning Appeals for 2020; seconded by Mr. Miller.

Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Trefz-yes, Ms. Sundar-yes
Motion carried

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MOTION TO ELECT THE VICE-CHAIR OF THE ORANGE TOWNSHIP BOARD OF ZONING APPEALS FOR 2020

Ms. Sundar made a motion to elect Jerry Miller as the Vice-Chair of the Orange Township Board of Zoning Appeals for 2020; seconded by Mr. Oster.

Vote on Motion: Mr. Oster-yes, Mr. Miller-abstain, Mr. Trefz-yes, Ms. Sundar-yes
Motion carried

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Mr. Beard: The applicant has requested to withdraw the application per the e-mail we have received.

Mr. Oster: Why are they withdrawing?

Mr. Beard: They are going through the Zoning Commission to do a text amendment to their development text.

MOTION TO ACCEPT WITHDRAWAL OF USE VARIANCE APPLICATION #VA-19-26

Mr. Miller made a motion to accept the withdrawal of Use Variance Application #VA-19-26, Epcon Lewis Center, LLC; seconded by Ms. Sundar.

Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Trefz-yes, Ms. Sundar-yes
Motion carried

APPROVAL OF MEETING MINUTES

Mr. Miller made a motion to approve the December 19, 2019 meeting minutes of the Orange Township Board of Zoning Appeals for Use Variance Application #VA-19-26, Epcon Lewis Center, LLC, with the following correction:

- Line 180: the person speaking should be Mr. McCarthy, not Mr. Beard

Seconded by Ms. Sundar

Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Trefz-yes, Ms. Sundar-yes
Motion carried

Mr. Miller made a motion to approve the December 19, 2019 meeting minutes of the Orange Township Board of Zoning Appeals for Use Variance Application #VA-19-27, Jeffrey & Ann Pfau, with the following corrections:

- Line 82 should read: "The one lines up..."
- Line 141 should read: "...pool wall motor side".

Seconded by Ms. Sundar

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100 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Trefz-yes, Ms. Sundar-yes

101 Motion carried

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103 Meeting adjourned at 6:15 p.m.

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105 Minutes prepared by Cindy Davis, Zoning Secretary

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107 On February 20, 2020, Mr. Miller made a motion to approve the meeting minutes of the Orange
108 Township Board of Zoning Appeals dated January 16, 2020 for Use Variance Application #VA-19-26,
109 Epcon Lewis Center, LLC with the following correction:

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- 111 • In the header, change the year from 2019 to 2020

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113 Seconded by Mr. Shipley

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115 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Mr. Boyd-yes

116 Motion carried

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