

Zoning Commission

1 **Rezoning Application #ZON-19-02**

January 28, 2020

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3
4 **Rezoning Application #ZON-19-02, TH Midwest Inc.** Requesting amendment of one property from the
5 currently effective signage plan approved under Application #17986 applicable to Green Meadows Plaza
6 Planned Commercial and Office District (PCD). The property is owned by 401 East Powell Road LLC
7 and located at 8940 Green Meadows Road, being lot 7511 of Green Meadows Industrial Park Phase 1,
8 having parcel number 318-313-04- 013-002.
9

10 Roll: Mark Duell, Christine Trebellas, Adam Pychewicz, Dennis McNulty, Dustin Doherty

11
12 Township Officials Present: Michael McCarthy Legal Counsel
13 Jeff Beard Zoning Enforcement Officer
14

15 **MOTION TO RETURN FROM RECESS FOR REZONING APPLICATION #ZON-19-02**

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17 Ms. Trebellas made a motion to return from recess for Rezoning Application #ZON-19-02, TH Midwest,
18 Inc.; seconded by Mr. McNulty.
19

20 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
21 yes

22 Motion carried
23

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

25
26 Chris Rinehart, Rinehart Legal Services, PO Box 16308, Columbus, Ohio, here on behalf of TH
27 Midwest, Inc., otherwise known as Turkey Hill. I'm here to give an update and progress on the project.
28 We have the captain of the ship now that there have been multiple acquisitions and takeovers within the
29 company, and apparently there have been some ongoing discussions with Popeye's, which is the principal
30 partner in this project, and they requested some additional changes to the exterior of the building because
31 they want to incorporate as much of their trade dress as they could, so I brought a concept just to get a
32 visual reaction from the Commission in terms of what they're wanting to do. It's only on one corner of
33 the building where the Popeye's will be located. It's basically adding more of this dark exterior to the
34 corner. If you'll recall, the stone exterior, façade, it would still have that on most of the building but that
35 one corner would incorporate that Popeye's type.
36

37 Ms. Trebellas: What kind of material is that?
38

39 Mr. Rinehart: I'm not exactly sure; they have not given me a detail on that as of yet. I told them we're
40 going to have to get approval of materials, etc., so rather than coming here and just talking about the
41 comments from the last time, I thought we could do it all in one swoop, then we're not coming back
42 multiple times. And there may be some other changes to the project that actually make it simpler, so it
43 may reduce some of the requests and variances.
44

45 Mr. Duell: Do we know who the second partner is going to be?
46

47 Mr. Rinehart: It's still as far as I know going to be Cinnabon and Popeye's. Nothing back from Cinnabon;
48 apparently they're happy with it. If there's anything causing you to have a major recoil in looking at that,
49 let me know and I will let the design guys know because I told the project leader that I would prefer to
50 have whatever is your final because I don't want to come back again with another design change the next

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51 time. This is not the final design but that's the direction they're going. I would request to table it again
52 and Michele had mentioned the 27th or 3rd.

53

54 Mr. Duell: My only question is are they sure?

55

56 Mr. Rinehart: They already had a preliminary sign package that incorporates this and now they're
57 finalizing it.

58

59 Mr. Duell: Because you want to submit it about a week before.

60

61 Mr. Rinehart: I told them it's a week before and I would actually like to have it a little before that because
62 my guess is I will get with Michele and run it through them to make sure they don't have any problem
63 with it and try to head off any issues before we get here.

64

PUBLIC COMMENT

65

66

67 None

68

MOTION TO RECESS REZONING APPLICATION #ZON-19-02

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70
71 Mr. Pychewicz made a motion to recess Rezoning Application #ZON-19-02, TH Midwest, Inc., until
72 Tuesday, March 3, 2020 at 7:00 p.m. at Orange Township Hall; seconded by Ms. Trebellas.

73

74 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
75 yes

76 Motion carried

77

APPROVAL OF MEETING MINUTES

78

79

80 Mr. Pychewicz made a motion to approve the December 3, 2019 minutes of the Orange Township Zoning
81 Commission for Zoning Application #ZON-19-03, Evans Farm Land Development Co., LLC, with the
82 following corrections:

83

- 84 • Line 294: "his" should read "this"
- 85 • Line 781: "al" should read "all"
- 86 • Line 961: "is" should read "as"
- 87 • Line 1110 should read: "...but the request was just to make it all..."
- 88 • Line 1143: "exclusive" should read "inclusive"
- 89 • Line 1322: "Exhibits B1 and B5" should read "Exhibits B1 through B5"
- 90 • Line 1349: "advocate" should read "abdicate"
- 91 • Line 1366: "Exhibits B1, B5" should read "Exhibits B1 through B5"

92

93 Seconded by Mr. McNulty

94

95 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
96 yes

97

98 Motion carried

99

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100 Ms. Trebellas made a motion to approve the December 10, 2019 minutes of the Orange Township Zoning
101 Commission for Rezoning Application #ZON-19-02, TH Midwest, Inc., with the following corrections:
102

- 103 • Line 30: “insignificantly” should read “significantly”
- 104 • Line 210: “doo” should read “so”
- 105 • Line 308 should read: “...easier to do a rectangle...”
- 106 • Line 350 should read: “My guess in terms of their preference but,”
- 107 • Line 735: “28 feet” should read “48 square feet”

108

109 Seconded by Mr. McNulty

110

111 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
112 yes

113

114 Motion carried

115

116 Mr. Pychewicz made a motion to approve the December 17, 2019 minutes of the Orange Township
117 Zoning Commission for Zoning Application #ZON-19-03, Little Bear Village HOA, with the following
118 corrections:

119

- 120 • Line 78: “river” should read “railroad”
- 121 • Line 343: “Mr. Todd” should read “Mr. Dove”
- 122 • Line 403: “s. Trebellas” should read “Ms. Trebellas”
- 123 • Line 1471: “leasee” should read “lessee”
- 124 • Line 1089: “HOIA” should read “HOA”

125

126 Seconded by Mr. McNulty

127

128 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
129 yes

130

131 Motion carried

132

133 Ms. Trebellas made a motion to approve the January 7, 2020 minutes of the Orange Township Zoning
134 Commission for Zoning Application #ZON-19-05, Epcon Lewis Center, LLC, with the following
135 corrections:

136

- 137 • Line 38: “Dennis Doherty” should read “Dustin Doherty”
- 138 • Line 84: “knowsit” should read “know it”
- 139 • Line 135: “put” should read “but”
- 140 • Line 176: “oncerned” should read “concerned”

141

142 Seconded by Mr. McNulty

143

144 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
145 yes

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147 Motion carried

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149 Mr. McNulty made a motion to approve the January 14, 2020 minutes of the Orange Township Zoning
150 Commission for Zoning Application #ZON-19-03, Evans Farm Land Development Co., LLC, with the
151 following corrections:

152

- 153 • Line 26: “get” should read “got”
- 154 • Line 55: “declared” should read “declarative”
- 155 • Line 83: take out second “beyond that”
- 156 • Line 152: “OIA” should read “OYAA”
- 157 • Line 227 should read: “If this is going to count....”
- 158 • Line 300: “or” should read “nor”
- 159 • Line 307: “B2, B4” should read “B2 through B4”
- 160 • Line 308: “B2, B4” should read “B2 through B4”
- 161 • Line 337 should read: “...serves as the approved...”
- 162 • Line 347: “B1, B4” should read “B1 through B4”

163

164 Seconded by Mr. Doherty

165

166 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-
167 yes

168

169 Motion carried

170

171

OTHER BUSINESS

172

173 Mr. Duell: Michele has asked us to schedule a meeting for the zoning diagnostics presentation. She’s
174 proposed two dates; March 10 and March 31. I would prefer March 31.

175

176 31st works for the rest of the Commission.

177

178 Mr. McCarthy: For those of you who participated in the two Epcon applications, you’ll remember the
179 motions were written in a different manner because I said we could be trying to clean up that text for the
180 next six months and it just wasn’t going to be cost effective to do that. I just wanted you to know that I’m
181 more right than wrong; every one of those tabs is a deviation from the approved text in 2018, so I’m not
182 sure what’s going to happen.

183

184 Meeting adjourned at 7:30 p.m.

185

186 Minutes prepared by Cindy Davis, Zoning Secretary

187

188 On March 3, 2020, Mr. Pychewicz made a motion to approve the January 28, 2020 minutes of the Orange
189 Township Zoning Commission for Rezoning Application #ZON-19-02, TH Midwest, Inc, with the
190 following correct:

191

- 192 • Line 29 – “principle” should read “principal”

193

194 seconded by Mr. Doherty

195

196 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Doherty-yes

197 Motion carried

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