

Zoning Commission

1 **Zoning Application #ZON-01**

March 9, 2021

LEGAL NOTICE

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5 Notice is hereby given that the Orange Township Zoning Commission will hold a public hearing on
6 Tuesday, March 9, 2021 at 7:00 p.m. to consider the following application:

7
8 **Zoning Application #ZON-21-01, North Farms Condominiums LLC.** Requesting to rezone one (1)
9 parcel totaling 24.019 +/- acres from a Single Family Planned Residential (SFPRD) District to a Multi-
10 Family Planned Residential (MFPRD) District. The area being amended is located at 5351 North Road
11 having parcel number 318-210-01-003-000.

12
13 **Please note, there will be an opportunity for members of the public to speak during the hearing via*
14 *ZOOM. Statements made or written in any chat rooms shall not serve as public comment. If you would*
15 *like to speak, please limit your comments to three minutes.*

16
17 *If you would like to share any comments or have any questions in advance of the hearing, please email*
18 *our office at orangezoning@orangetwp.org as we will forward these to staff and our board members.*

19
20 The hearing will be held virtually using electronic means and can be accessed by the public via the Zoom
21 application at

22 <https://us02web.zoom.us/j/82507724867?pwd=TIZabGthTmU5N2RRQ3l1Mm4zanlnQT09>.

23 During the hearing the public may submit questions and comments to the Board by sending messages to
24 Development & Zoning Director, Michele Boni via the Zoom meeting chat room.

25
26 Because the ZOOM attendance capacity is limited, if you do not plan on providing public comment, please
27 consider watching on our Orange Township YouTube Channel where it will also be streamed here:
28 <https://www.youtube.com/channel/UCIBWuLlPzVT0PPx3xF1M7iQ> .

29
30 This application is available for examination **by appointment only** from February 22nd, 2021 through
31 March 8th, 2021, inclusive, Mondays through Fridays, excluding legal holidays, during the hours of 8:00
32 a.m. to 4:30 p.m. at the Orange Township Administrative Offices, 1680 East Orange Road, Lewis Center,
33 Ohio 43035. Please contact Michele Boni at 740-548-5430 ext. 3125 or orangezoning@orangetwp.org to
34 schedule an appointment. You can also email orangezoning@orangetwp.org to request our office to
35 email you the application. After the conclusion of the hearing, the matter will be submitted to the Orange
36 Township Board of Trustees for its action.

37
38 After the conclusion of the hearing, the matter will be submitted to the Orange Township Board of
39 Township Trustees for its action.

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41 Michele Boni, Development and Zoning Director is the person responsible for giving notice of the hearing
42 by publication.

43 *Adam Pychewicz, Chairperson*
44 *Michele Boni, Orange Township Zoning*

45
46 *Publish one time on or before Friday, February 26, 2021 in the Delaware Gazette.*

47
48 Mr. Pychewicz called the meeting to order at 7:00 p.m.

49
50 Roll Call: Adam Pychewicz, Dennis McNulty, Christine Trebellas, Leslie Pierce, Ciara Harris

51

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52 Township Officials Also Present: Michele Boni, Development & Zoning Director
53 Jeff Beard, Senior Zoning Officer
54

55 Mr. Pychewicz: We are here to discuss rezoning case ZON-21-01, North Farms Condominiums LLC.
56 Ground rules for tonight's meeting, when the Board is ready for public comment, there will be an
57 opportunity for the public to speak during the hearing via Zoom. Statements made or written in any chat
58 rooms will not serve as public comment. If you would like to speak, please unmute yourself, state your
59 name and address, and limit your comments to three minutes. Residents wishing to speak shall limit their
60 comments to the merits of the application. Personal attacks on the applicant, Township officials or other
61 residents will not be tolerated, and residents may lose their right to speak. The Chair reserves the right to
62 have the residents muted who engage in personal attacks.
63

64 Ms. Boni: I will go over the Staff Report briefly, however we do have three Zoning Commission
65 members who are not as familiar with this application as the other two. This is Zoning Application
66 #ZON-21-01, North Farm Condominiums LLC. The property is located at 5351 North Road. Surrounding it
67 is pretty much entirely of the Single Family District North Farms Development. To the east is the railroad
68 and Evans Farm, specifically the Jennings Sports Park. As far as the Comprehensive Land Use Plan
69 adopted in 2018, this area is referenced as Sub-Area 13 which encourages planned office, commercial or
70 single family units of 2 units per acre south of Shanahan Road and west of the schools, however this
71 proposal is for a multi-family district. They submitted an application last year, an apartment proposal. The
72 Zoning Commission recommended approval, and the Trustees overturned that decision and denied the
73 application. This year they are proposing a condominium development, so for the Staff Review I
74 identified what was proposed in this application and what was different from the original one. I don't
75 want to get into the details on that too particularly as the applicant can touch on that, but this was shared
76 with the Zoning Commission members in advance. I have a few Staff comments based on our review. I
77 questioned how the garage buildings were; I think there may be an error in the text. The text says there
78 are five garage buildings but it seems like every building has a garage, so I'd like the applicant to clarify
79 that. Also, the dumpster enclosure, how would that be handled and then some of the materials that were
80 provided in this application were not the same as the 2020 application as far as the feasibility letters and
81 studies. I don't know if that's a concern to the Board members but I did notice that in my review. And as
82 always, the Staff encourages the applicant to communicate with nearby residents and property owners.
83 I'm not sure if there's any update on that for the applicant to share. I reached out to the Orange Township
84 Fire Department and as of the time of this report, the Fire Department has not reviewed the newest plan
85 for this application. It looks like on the plan they said the Fire Department did approve it, but I'm not sure
86 what all communication they did have. I'll have the applicant touch on that too. I do know the emergency
87 accessed changed locations, so we want to make sure the Fire Department is okay with that. Delaware
88 County Regional Planning Commission did recommend conditional approval of the rezoning request for
89 this application subject to three modifications/clarifications. The first one is clarify whether the
90 development is for condominiums or multi-family apartments. They also questioned the need for two
91 model home units, so hopefully the applicant can touch on that. The second modification is the increase
92 of usable open space. That was a recommendation from Regional Planning, and the last is consider an
93 additional connection through the extension of Hibbing Lane.
94

APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS

95
96
97 Joe Thomas, Metro Development, 470 Olde Worthington Road, Westerville, Ohio 43082. As
98 Michele mentioned, we were here before from the standpoint of this particular piece of ground.
99 This is our third attempt on the rezoning. We were successful in the early 2000's to rezone this
100 for single family homes and approved for 43 homes within that 24 acres. We've been actively
101 marketing this ground to Central Ohio builders such as M/I Homes, Rockford Homes, Pulte,

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102 even possibly going with a single family detached condominium builder such as Epcon or
103 Schottenstein Homes, and we have had no luck in selling this ground to other developers, so we
104 came in last year for an all apartment type of development of 144 units. We did have Zoning
105 Commission approval; however, when we reached the Trustees, we had a denial. One comment
106 made by the Trustees was that it was not an ownership type of unit, it was not owned by an
107 individual or wasn't the type of property that was for sale versus for rent, so we decided to come
108 back with a condominium application. To end all confusion about the product as to whether it is
109 multi-family for rent or attached condominiums, they will all be attached condominiums for sale.
110 These will have condominium declarations that we provided copies of in the application, but we
111 will also, once under construction, be declaring these as condominiums. And the question came
112 up as to the type of office we would have located at the community center and our models. In the
113 past in developing multi-family condominiums, we've had an issue in selling through a property
114 such as this, having our models located within the community and running up against expiration
115 dates by zoning of how long we can keep our sales office and models open, so we were looking
116 at an indefinite period of time, not knowing when we would have the final sales completed in
117 this community, but anticipation these type of condominiums may take a little longer to sell if
118 the market changes dramatically, so we left that open to keep two models and the sales office
119 open, but we're willing to discuss alternatives as how this will be handled as far as the number of
120 years we may have the models as well as use the clubhouse as a sales center. The location is at
121 North Road and Shanahan in the northeast corner adjacent to Jennings Park. We're asking for
122 144 condominium units, 8 units in each building and each unit has a garage. We still have a
123 community center and pool. When we first started discussions, we had a clubhouse located closer
124 to the North Road entry. In efforts to work with the neighbors in adjusting what we possibly
125 could in our last development, we discussed moving the clubhouse further away from the North
126 Road entry. We have moved it further away than our last application to get it further away from
127 the neighbors. There's an existing pond already located in this area, so we're going to have to
128 reshape this pond, and relocate the pool and clubhouse further to the east and closer to the
129 railroad tracks to pull back the clubhouse further from the North Farm residents to the west of us.
130 In Regional Planning there was some discussion about connecting these roadways. The
131 development here is Rockford Homes, it's all public streets. However, internal to our condo-
132 miniums is all going to be private streets, so we requested an entry into our development that is
133 private and then have an additional fire access that would be fire access only but it would also be
134 a pedestrian connection that would allow the communities to access our open space, walkways
135 and also transition from North Road to Shanahan Road in the future and cross over potentially to
136 Jennings Park in the future. As I mentioned earlier, these are all 8 unit buildings, with 4 flats on
137 the first floor and 4 flats on the second floor with all attached garages. Again a community center
138 with pool, and internal to the community center is an exercise facility, movie theater, business
139 office. Amenities to the exterior would be 2 pods of open space that would have walkways,
140 benches and seating areas, then on the south area we'd have our mail kiosk, a large grill area for
141 condominium owners. (Showed a screen of how they are going to screen from neighbors across
142 North Road from the multi-family to the existing homes that are located across North Road.) We
143 roughly have 100' of open space between our first buildings and North Road, we have North
144 Road and then another 170' of distance from the existing neighbors. We would have internal
145 mounding with evergreen trees on top of the mounds as well as deciduous trees on the mounds as
146 well as in front of the mounds to screen, so there are three sections showing you the different cut
147 throughs of residents that are directly to the west of us and how we're going to pull back our

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148 units, screen units from North Road as well as residents to the west. Showed architectural
149 renderings of the community center which is roughly 3500 square feet and interior to the
150 community center is a sales office, exercise facility, game room, business office area for the
151 residents as well as a large gathering area. The water meter building is four-sided architecture
152 which has the same similar products the buildings have, so a stone water table siding and
153 dimensional shingles on the roof. The mailbox kiosk has columns surrounding a dimensional
154 shingle roof and interior to those will be lighting and interior to those will be the mailboxes
155 themselves. There are additional bufferings for the railroad, continuing the same buffer we had
156 similar to the North Road buffer, so we'll have large mounding with shrubs and deciduous trees
157 on top of those areas. We'll have mounding on the east side of the pond adjacent to the railroad
158 and shrubs and trees on top of that. Further into the site we would have the same similar
159 mounding with evergreen and deciduous trees adjacent to as well as on top for additional
160 buffering. Showed renderings of the exterior of the condominium buildings/ They all have
161 attached garages, they're flats so there are units on the first floor as well as the second floor. The
162 residents will enter either through an exterior doorway or through the garage through a stairwell,
163 so each garage has a stairwell and there's exterior doorway that allows them into the units.
164 Showed the front door of the upper unit where people would go through and enter their unit.
165 Internal to the building or internal to a walkway, there's another entry door for the unit below.
166 The first floor unit would be two bedroom, two full baths, a large master bedroom, owner's suite
167 with a private bathroom and walk-in closet. Each unit would have a fireplace with a screened
168 porch then one car garage. The lower level unit is 1795 square feet. The upper unit is 3
169 bedrooms, two full and one half bath, an owner's suite with a private bath. The upper unit has
170 cathedral ceilings, built in fireplace, screened porch, and an attached one car garage. Todd Faris
171 is also here tonight, and I was going to let him go over in more detail on the site plan itself.
172 There were discussions about more open space with Regional Planning, and we were going to
173 discuss ideas on how to address that this evening with the site plan, adding some additional open
174 space for this particular site.

175
176 Todd Faris, Faris Planning and Design, 243 N. Fifth Street, Columbus, Ohio. As Joe said, there
177 was a comment at Regional Planning to have more usable open space where we have these large
178 central greens interior to the site and we also have the ability to look at our mounding; right now
179 they're pretty wide. We want to keep the heights but we have the ability to shrink the footprint a
180 little, in particular along the railroad track so we can get a pathway behind the units around the
181 pond to make a circle so they can walk around that back portion of the site so they have a
182 walking path that's continuous around there. I think that's one amenity that we can add to this
183 per Regional Planning's comment. We have a dog park in the southeastern corner of the site, so
184 we can tie into that as well with that pathway system and get people back out onto the multi-use
185 path that this project will construct along North Road as part of prior commitments we made
186 with the prior application for the original multi-family that was denied. That gives people a lot of
187 ability to get out and walk on continuous pathways. We have sidewalks on both sides of the
188 street, so that is a totally walkable community, and these large central open spaces we
189 programmed in with either benches or seating areas so they can be gathering areas, grill areas
190 and areas folks can gather in groups in those areas as well. There's a nice amenity package with
191 this project and all these units are backing up to open space and nicely situated on the site.
192

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193 Mr. Thomas: One item Michele brought up were dumpster enclosures. They will all be private as
194 individual containers for the residents. They will contract with a hauler just like any neighbor-
195 hood pick up where they place their containers on the curb then trash cans will be relocated back
196 in the garages.

197
198 Mr. Pychewicz: I will now open the meeting to the Board Members' questions and comments.
199

200 Mr. McNulty: Didn't this community originally have another entrance off of North Road?
201

202 Mr. Thomas: There were discussions last time that upon approval of the apartments on bringing
203 in two total access points on North Road. The previous site plan had another entryway with the
204 apartments that came off of North Road. From a standpoint of changing the plan and moving it to
205 a condominium, we removed that road and continued to keep the same roadway network that
206 was with the single family before.

207
208 Mr. McNulty: I was thinking it needs another entryway. Also, as I look through all the
209 documentation, Fire approved this last year; of course they used Hibbing Road as an emergency
210 but has this been approved by Fire for this particular application?
211

212 Mr. Thomas: I have to verify that again. I know we sent them plans during our preliminary
213 process but I don't recall if we have a letter of approval or just an email from them, but we will
214 of work with the Orange Township Fire Department for their review and approval.
215

216 Mr. McNulty: The one that's in there is from last year and that was with the two entrances/exits
217 from North Road with Hibbing Road used as an emergency which they had access to. What's the
218 price range for these condominiums?
219

220 Mr. Thomas: We're initially believing for the first floor \$225,000 and the second floor \$250,000
221 as far as the entry price point.
222

223 Mr. McNulty: Personally I like the condos better than the apartments but I think that's an
224 interesting comment from the Township Trustees, but do you think this will get you over the
225 hump with the Trustees if it's approved here?
226

227 Mr. Thomas: I hope so; they obviously have to make the decision on their own. We did have
228 discussions about they hope this would be an ownership type of property from a personal owner
229 of each individual type of unit. Our difficulty is building a larger single family home in this area
230 because of the tracks and Jennings field and trying to sell these for roughly \$400-\$500,000 and
231 having that challenge with the thought of listening to the residents as well as the Trustees last
232 time, we believe an individually owned type of property might be able to be tolerated by the
233 residents to the west as well as the Trustees.
234

235 Mr. McNulty: I'm in agreement with you. I voted for approval last time simply because I agree
236 that it's a difficult spot to build higher end single family homes across from the railroad tracks
237 and Jennings Field, but I do think it needs the second entrance but we'll have to see what Fire
238 says about that.

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239 Ms. Trebellas: Fire will require a separate entrance.

240

241 Mr. McNulty: I think they may because they approved it before with the second entrance.

242

243 Mr. Pychewicz: I didn't see anywhere on the elevations or floor plans and maybe you haven't
244 gotten to this yet, but where are the condensing units or HVAC units; is that primarily going to
245 be on the back of these buildings and then those will be screened?

246

247 Mr. Thomas: Yes, they're backed in actually in the sides as well. There are 8 units, so we'll have
248 two on each end, on the side and the back; we'll have 4 and 4 and they're screened by a cedar
249 fence as well as plantings.

250

251 Mr. Pychewicz: Going back to the emergency access, I know it's just showing dashed and it
252 looks like grass but is it going to be paved or is it going to be something other than grass?

253

254 Mr. Thomas: It will be 20' wide pavement with gates on each end. There will be a gate at the
255 southern end adjacent to the single family and another gate placed on the northern end, and this
256 would be 20' pavement per the Fire Department's requirements and we'll leave access for
257 pedestrians between those gated areas but we want to prevent vehicle traffic from coming and
258 going from that area.

259

260 Mr. Pychewicz: You were talking about the model homes and the reason behind why you didn't
261 want to put a limitation on it. I think our Code calls for one year is what the Conditional Use is
262 for to have model homes and because of what you're saying, if the market shifts or something,
263 that one year time frame is not adequate, that you would need more time than that? I think I
264 would be more comfortable if we put a limitation on that rather than leaving it open ended where
265 model homes could be present here at any given time.

266

267 Mr. Thomas: From a standpoint of other communities in the past, we've proposed up to a certain
268 percentage of sales, and traditionally we want to keep the models and sales office until the last
269 unit is sold. If the Board is accepting of language such as the developer will maintain models and
270 sales office until the last sale of the community if that's acceptable.

271

272 Mr. Pychewicz: We've certainly done it before where it's a certain percentage of sales. I don't
273 know how the Board feels about it but I think I'd be willing to entertain that.

274

275 Mr. McNulty: Haven't we always had a percentage of sales? Is it different for condos than single
276 family homes?

277

278 Mr. Thomas: From the standpoint of marketability, traditionally the condominiums, the sales
279 office and models are located within the community. When you have like a Rockford or M/I
280 Homes, they have the luxury of having other communities and other sales people located in other
281 communities where they can essentially close down their model and their office much earlier in
282 the process. The issue for us is we have done it in the past where we have shut down the office
283 when we have say 10% of the units left and then we notice through our sales process those last
284 10 units take an extremely long period of time for us to sell through the product whereas if we

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285 leave the model and sales office in place on site, usually the speed of sales is much different is
286 our only concern but we can obviously adjust for whatever we determine is a reasonable amount
287 of time.

288

289 Mr. McNulty: I see Adam's point with this but I also see this as being a different than a single
290 family home with respect to have a home as a model open all the time versus a condo. I see this
291 as being a lot less.

292

293 Mr. Pychewicz: How many units do you think you would have at any given time or what would
294 be the maximum of model units?

295

296 Mr. Thomas: Just two. We would have the first and second floor unit closest to the clubhouse.
297 Like I mentioned, there are two floor plans; the first story is a two bedroom, the second story is a
298 three bedroom.

299

300 Mr. Pychewicz: And I believe it's 6 parking stalls per model unit and I know you have more than
301 12 spaces there, but you also have the clubhouse and other things that people are going to be
302 pulling in there and I get you've got the garage and parking in front of that, but I just want to
303 make sure that we're not going to get into a situation where parking doesn't become a problem.

304

305 Mr. McNulty: I think the parking has actually been cut down in this to 2.43 per unit.

306

307 Ms. Boni: They are seeking a divergence from the parking standards.

308

309 Ms. Trebellas: I was trying to figure out how the parking was working as well because it looks
310 like there's a space in the garage, a space in front in what would be the driveway and then guest
311 parking by the clubhouse; is that correct?

312

313 Mr. Faris: That's correct. We also have parallel parking around each one of those greens. We
314 didn't want to have the head in parking around those greens because that kind of destroys the
315 look of them but we have those around there.

316

317 Mr. Pychewicz: In the photometric plan you provided, you have a light fixture close to the south
318 building on the street and it's showing the values around it somewhere around 2 or 3 but
319 anywhere there's adjoining residential, we can't have light spilling over and it may be helpful to
320 verify or put on the plan what the light values are at the property line to see if we have any light
321 pollution or spilling over into those single family units to the south. We talked about the open
322 space and 20% is the requirement and you guys around are 62, but and not that this would bump
323 you below the requirement, but the Code states up to 10% or roughly 2.4 acres of that or more
324 cannot be considered open space if it's a pond. I don't know what the size of that is; it looks
325 close to it but I want to make sure we're not including over that 10% threshold for that and even
326 if we were to be excluded, it's still not going to put you under the 20%. I just want to make sure
327 the number we're looking at is valid.

328

329 Mr. Thomas: Todd, do you have the number for that pond?

330

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331 Mr. Faris: No, but we can have it before the next hearing.

332

333 Mr. Pierce: Did you say you were going to have to expand the pond?

334

335 Mr. Thomas: Yes. We chose to move the clubhouse further back away from North Road. The
336 pond is existing now so we have to take out some of the existing pond and fill in where the
337 clubhouse pool is as well as the back of the clubhouse itself. That area will be redeveloped and
338 the pond will move further to the south.

339

340 Mr. Pychewicz: Looking at the storm/utility plan, it appears that there are two easements and
341 drainage coming off of North Road or Shanahan but I believe there are two storm lines that are
342 running into the existing pond now that would cut through your buildings and everything. Are
343 those just going to be removed and rerouted? Would you abandon those and then have those
344 diverted back into that pond?

345

346 Mr. Thomas: Yes. They're actually just drainage swales right now. We developed the pond as
347 part of our property for M/I Homes as well as Shanahan Road and North Road. There's a pipe on
348 North Farms' M/I's section which goes underneath North Road and outlets into a drainage swale
349 that goes into the pond currently but then there's an outlet pipe in there already in the pond that
350 goes down the boundary of the railroad track to where Rockford Homes is building now and
351 outlets into a culvert that goes underneath the railroad track, so we'll just abandon what would be
352 those drainage swales and redevelop the storm sewer and then re-do the easements.

353

354 Mr. Pychewicz: There was obviously opposition from the last round and some of the
355 improvements you were very accommodating on making some of those change from the last
356 meeting, in particular was regarding the density. I know it's the same density or close to what
357 you were asking before from what was approved, but there were concerns with having that one
358 access, but a lot of residents to the west were saying that having that one access point there were
359 concerns of that traffic. I know you provided a Traffic Study and some good documentation on
360 the lower trip counts, it's not as significant as people would think, but I just think if there were
361 an opportunity to bring in a second access, that would be appreciated just because it would help
362 alleviate some of that and the Fire may end up requesting that. That's really all I had but another
363 concern the residents had before which I think you guys did a great job on was creating that
364 buffer. I know you have a similar one here, but with having more units like this, there's not as
365 much flexibility of that kind of organic shape that you had going on at the front entrance and
366 kind of pulling those units back. You're well past the required setbacks so I don't know if there
367 is any opportunity to create something similar to that older plan but it was just a concern, and I
368 think you did a great job in addressing it in both the last design and this one as well. You kind of
369 had more where the buildings were a little further away, so that was just something to take into
370 consideration if it's possible.

371

372 Mr. Pierce: The floor sizes are pretty standard in all of them; the bottom floor is the same size
373 and the top floor is.

374

375 Mr. Thomas: That's correct.

376

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377 Mr. Pierce: So all of them are uniform. And then a one car garage for all of them?

378

379 Mr. Thomas: Yes. This is a product we brought up from Naples, Florida. We built this in near
380 New Albany years back when we were building exclusively for sale condominiums. We had an
381 opportunity with a developer that worked in Naples with some sharing of some unit plans and
382 these were essentially golf course type of condominiums where the rear of the building with a
383 screened porch faced the golf course and then they were developed with the rear screen facing
384 the open space which these were designed to face golf courses. .

385

386 Ms. Boni: Is the New Albany project the most similar product?

387

388 Mr. Thomas: Yes, it's identical. Preston Woods located at the corner of Hamilton Road and a
389 street called Warner. It's located behind some commercial properties adjacent to another single
390 story condominium development.

391

392 Mr. Pierce: Going back to the parking, for each unit there's the garage and then just a flat space
393 to park on and then additional parking on the street?

394

395 Mr. Faris: That's correct. We have several spaces by the clubhouse, and there's parallel parking
396 around each one of the greens. We typically see this product needed similar to what we had
397 shown before, 1.85, 2 spaces per unit, this is heavier than what we would normally do but we
398 knew that was a concern before, so we kept it higher potentially.

399

400 Ms. Trebellas: You said this is modeled sort of off of Preston Woods in New Albany that's near
401 commercial property and other condos, the difference being here to the south and to the west are
402 single family homes and those single family homes bought those homes with the understanding
403 that this was going to be single family with 43 units. Now you're at 144 which is over 3 times
404 what they bought into which has me concerned because that's a major difference for the
405 neighbors. I understand it's a very difficult site, but you're already requesting a divergence for
406 more units than our multi-family code allows. The other thing that has me concerned was your
407 request for a permanent sales office and permanent model units makes it sound like it's an
408 apartment complex. You say it's a condo; a condo is just a form of landownership. It looks like
409 an apartment complex and when you have things like a permanent sales office and permanent
410 model homes, it sounds like an apartment complex, and I'm concerned that's how people will
411 view it. I would definitely put in some sort of clause to limit that sales office and model units. I
412 don't know what you can do about it visually, but visually it looks like an apartment complex; it
413 doesn't look like a condo. In terms of townhomes or different types of units, you're providing
414 flats which, if you look around Lewis Center, we don't have flats as condos; we have flats as
415 apartments. And if this was turned down by the Trustees because it was an apartment complex or
416 because it looks like an apartment complex, I'm afraid you're going to have those same
417 problems. I think Michele already addressed that you're not going to have a trash compactor, so I
418 would remove that from the text because it's a little confusing and those also make it sound like
419 an apartment complex.

420

421 Mr. Thomas: Those carryover from our last application, so we'll make those corrections.

422

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423 Ms. Trebellas: With 144 units, I know the Fire Department is definitely going to require you to
424 have a second access. Whether or not the provisional access linking to Hibblings Road to the
425 south will suffice I don't know, but 144 units going in and out of one access road from a multi-
426 family across from a single family, I don't know how the single family people across the street
427 are going to be receptive to all the traffic from the condominium project is basically going where
428 they're trying to leave one of the outlets from their single family community. I would definitely
429 try and work with the Fire Department to see if another access is at all possible.

430

431 Mr. McNulty: Why was that second access taken out of this development versus the first one?
432 Why was it removed, was it to get another building?

433

434 Mr. Thomas: Yes. We were trying to keep the same number of units as far as the economics of
435 the development. And Christine, to answer your question about the flats, we built a similar
436 product for sale at Olentangy Crossing just north of the Kroger store and west of Olentangy High
437 School football field; those are all flats. That was 154 units of all flats, two bedrooms on the first
438 floor, three bedrooms on the second floor, so it's a similar unit. These are a little different
439 interior design as well as exterior design but those were 154 flat units built in Orange Township
440 and I think we had our last sales in there around 2018. There's that single family subdivision
441 that's probably from the 1970's adjacent to it and then Olentangy High School to the west of it
442 and Olentangy Schools to the north of it and there's single family homes along Shanahan to the
443 north of it as well but Planned Communities brought in mixed use with a lot of different product
444 in that neighborhood. They had single family homes and then our multi-family and then the
445 commercial out front.

446

447 Mr. Faris: If I remember correctly, that only had one access point as well and the other was
448 emergency.

449

450 Mr. Thomas: Yes, we had an access point off of Trailwind and an emergency access to the
451 schools, the long spine road that goes in front of Olentangy High School and Shanahan Middle
452 School and Heritage. There's a private road that goes from Shanahan all the way down to Lewis
453 Center. We made a connection there to that private road for our fire access but listening to the
454 Board tonight about the importance of the second access, we will absolutely entertain that and
455 look further into providing that as far as going forward with this application. We understand your
456 concern about the traffic being concentrated on that one access point on North Road, so we'll
457 look at that more intensely and discuss it also with the Fire Department.

458

459 Ms. Harris: I agree with the comments on the second entrance and share the concerns with the
460 permanent sales building as well as the two permanent model homes. Have we already addressed
461 the Staff recommendation to increase the amount of usable open space areas?

462

463 Mr. Thomas: Yes. That is what Todd Faris addressed as far as our thought was to reprogram
464 some of these mounding areas to make them a little more narrow and connect the trail system
465 around the pond area all the way along the railroad track but inside the mounding adjacent to the
466 pond, and make all this area behind the units and connect it to the dog park and making that
467 usable open space surrounding the entire community with a trail system. And then internally to

Zoning Commission

468 the trail system, there'll be benches and seating intermittently placed along that trail system to
469 make better use of the open space adjacent to the railroad.

470

471 Ms. Boni: As far as the construction timeline, in the development text it says you plan on
472 constructing fall of 2022. Is there a reason why it's going to take a bit longer to start?

473

474 Mr. Thomas: It takes us about 8 months to have the Delaware County Engineer review and
475 approve our plans as well as the building permits with the Delaware County Building
476 Department. Upon final zoning approval, we submit probably within 30 days of that timeframe,
477 so you're possibly looking at July by the time of our first submittal. They take 35-45 days to
478 review the plans, so you're in the middle of August or September, and they usually do 3 rounds
479 of comments so you're looking at least 90 days of their review process and another 90 days of us
480 going back over their comments to get a final plan approval, so we wish it were shorter and if it
481 is shorter, we'll start sooner. We're pressed to get this thing started as quick as possible.

482

483 Ms. Boni: Are you aware if the County is going to require any road improvements on North
484 Road or Shanahan?

485

486 Mr. Thomas: No. This is the same requirement as last time; 144 units is 144 single family,
487 attached condominiums or apartments, whatever you call it. They're all the same traffic
488 generators. As part of this original development, we widened North Road from Shanahan to the
489 southern most point and we also put in turn lanes on Shanahan Road, so essentially we have done
490 and completed it. We even have the apron for the roadway entry into our future connection here
491 installed, and we have sewer and upgraded waterlines along North Road as well as Shanahan.
492 We originally brought a sewer from the Olentangy High School over by the most western part of
493 the football fields through the baseball fields and onto this property back in 2014, so we
494 developed this area as far as the sewer and waterlines.

495

496 Pete Griggs, Legal Counsel, I have one question for Joe. Does your sample condominium
497 declaration restrict the number of units that can be rented?

498

499 Jill Tangeman, Vorys, Sater, Seymour and Pease, 52 E. Gay Street, Columbus, no it doesn't. In
500 the initial document, the owners have the right to vote to restrict rentals but that's reserved to the
501 owners. The developer really doesn't have the right to put that in the condominium documents.

502

503 Ms. Trebellas: At what point does it revert from the developer to the Condo Association? We've
504 had issues in the township in the past.

505

506 Ms. Tangeman: It's a progression. Under State Law, as you sell the units I think it's at 25% you
507 have to elect one of the three association members, has to be an owner and then at 50% the
508 second one, then at 75% all three have to be owners of the association, so it should be turned
509 over at 75%.

510

511 Mt. Thomas: A lot of times we don't get enough volunteers to go on the board so for the
512 condominium's sake, we may have an everlasting board member depending on the level of their

Zoning Commission

513 willingness to volunteer their time. I'm on existing boards in Delaware County, Columbus and
514 Franklin County because we don't have enough neighbors.

515

516 Ms. Tangeman: And there will be a professional management company that's retained as is the
517 case with almost every Condominium Association, so we're not going to leave maintenance,
518 open space care and that sort of thing to three volunteers.

519

520 Mr. Pychewicz: At this time we will open up to public comment. I just want to remind
521 everybody of the ground rules; the 3 minute timeframe and also if we can, avoid any type of
522 redundancy. If someone had already made a similar comment, please refrain from using your
523 time to reiterate that comment or just reword it in a different way. Make sure you state your
524 name, address before you speak.

525

526

PUBLIC COMMENT

527

528 Jai Thar, 5740 Somersworth Loop in North Farms. From the last time the number of units
529 hasn't changed, so all the problems we discussed last time, the load on the school, the traffic, and
530 everything is still going to remain the same. On top of that now, instead of a leasing company or
531 rental company doing a proper background verification, we'll be asking the owners of the condos
532 do the background verifications and that can be much less stringent than what a company does..
533 Crime rate was one of the most important factors last time and you are making this much more
534 dangerous for the community than what it was last time. Do you wish to comment on that?

535

536 Ms. Boni: We're going to go through all the public comments and then have a rebuttal. The
537 applicant and Board members can respond after that.

538

539 Andy Puetz, 5288 Loudon Drive, my backyard faces east to this parcel. After tonight, our stance
540 as a community has not changed on our view for multi-family zoning regardless of the product,
541 and I don't know if the Board is aware, but the Rockford single family parcel just south of this
542 one is approximately 50% sold already directly along the tracks in conjunction with other
543 developments along the tracks, including Glenross, Glen Oak, Northpoint Meadows, Villages of
544 Oak Creek and Village of Alum Creek for example. My family moved here partly because of the
545 great community but also knowing that our backyards were going to be facing similar single
546 family development, and I just want to comment that I oppose rezoning for the application.

547

548 Steve Hausfeld, 5544 Somersworth Loop, in North Farms development. I agree with much of
549 what Andy mentioned but I had a couple of additional comments. In addition to the sale prices of
550 the two units, I was interested in understanding Condo Association fees as well. I am concerned
551 about the fact that there are no limitations initially to the potential of these units to be rented by
552 the owners, and I think that gets us essentially to the same place where we were last time with
553 this and for that reason, I have to oppose this new development. If there were some way to insure
554 that these were going to be owner occupied, I may change my opinion but given the density and
555 it doesn't sound like there's really any controls over the potential of them to be rented by
556 individual owners, it makes me have a real concern.

557

Zoning Commission

558 Steve Cohn, 1370 Farm Street in Lewis Center, I also oppose this. I also want to thank Christine;
559 she is one of the members who truly put herself in our shoes when she talked about some of the
560 differences between this multi-family versus our single family homes. My wife and I worked
561 very hard for a very long time to move to a community with more open space, less density with
562 single family homes. We would not have purchased our home and many of our residents would
563 not have built and purchased their homes if we were told those were not single family homes in
564 that lot. I want to make that very clear. I'm very confident in speaking with many residents; we
565 would have not purchased these specific homes if we would have known multi-family units are
566 right across the street. I live a couple of hundred feet from this proposal and you can see many of
567 windows and its right there. I jnt to reiterate that our community opposes all multi-family units;
568 we want single family units which is what we were told when many of us spent between \$400-
569 \$500,000 on our homes a couple of years ago.

570
571 Anand Joshi, 5404 Mercier Street, when we bought the house we were also told there wouldn't
572 be any multi-family units around. Also, if this gets approved as a condominium unit, what will
573 prevent the management from turning it into an apartment and renting it out?

574
575 Mr. Pychewicz: Just to reiterate, we're hearing a lot of the same comments of a lot of opposition
576 against multi-family, purchasing the current home and the points have definitely been well
577 received. Additional comments or anything other than that (resident broke in and couldn't
578 understand the rest of what Adam said)

579
580 Sandeep Reddy, 1367 Swanton Street, I just wanted to know if the previous zoning was
581 cancelled because of apartments and other reasons. I would also like to know how it affects the
582 schools. I know the population is going to increase and what sort of decisions are you making. I
583 would like to know in terms of how it would affect the property taxes and how do you see that in
584 the coming five years?

585
586 Hareesh Reddy, 5683 Dorrington Street, I echo Christine's comments. She already spoke on one
587 of the concerns that I have. I wanted to reiterate like last time, I think I was the one opposing the
588 school capacity but this time I was surprised that the staff report did not even mention the school
589 capacity being impacted by the rezoning of the multi-family. I'm seeing that we just changed the
590 name from apartments to condos, we then reapplied, but I wouldn't be surprised if it gets rejected
591 now that we see another application; but definitely roads, schools, traffic are the main concerns.

592
593 Devan Kumar, 5593 Mercier Street, I agree with all the people opposing it but I have one other
594 comment. Originally it was multi-family and now it's a condo. What if a company buys the
595 entire unit and then rents it out? I understand there are no restrictions and it's up to the owner, so
596 I can come up with a company, buy an entire unit and rent it out then it's going to be like an
597 apartment.

598
599 Erika Phillips, 5255 Loudon Drive, and our property backs up to these units. I was wondering if
600 there had been any consideration about the taxes that are going to be collected by the Township
601 or the County and how that's going to affect police presence, fire; will there be an increase, has
602 that been considered at all?

603

Zoning Commission

604 Sandeep Balgar, 5393 Northern Drive, I was part of last year when they were planning for
605 apartments and now they're coming up with the condos, and I don't see any difference with the
606 number of homes and everything. I live right across the street where the condos are going, so it's
607 really scary especially the crime rates and everything, so I strongly oppose the current plan and
608 am in favor of having it single family homes.

609

610 Mr. Reddy: I'd like to add another comment. Do you guys have an estimate of the number of
611 students coming from this condo into the schools?

612

613 Leigh Stern, 5372 Middlebury Loop, when these were going to be single family homes, what
614 was the price point at that time?

615

616 Melissa Biladeau, 5423 Shawbury Lane, when was the last attempt to sell this as single family?
617

618

618 Sheryl Everett, 5255 Louden Drive, my backyard is in direct view of the proposed condos. I
619 know we're probably beating a dead horse with the concerns but one of my largest concerns is
620 something we were pretty adamant about during our last meetings. What has this company done
621 to reach out to the community to truly see what our interests are? We clearly know what their
622 interests are, and personally and many of my close neighbors and friends have continued to be
623 concerned that there's no concern about our cares about this. Nobody reaches out; we get a letter
624 saying we're rezoning but where's the outreach to the community to say if I propose this,
625 where's it going to go, and being so close to it, it's a little disheartening when we have to
626 repeatedly join these meetings and say the same thing over and over. We're tired of it too. Let's
627 move forward with single family homes, and I don't see why we have to have any further
628 discussion personally.

629

630 Srikanth, 5532 Middlebury Loop, how many total units will be there and do we have an estimate
631 of a similar community in Olentangy School district? Given this many units, how many children
632 might go to elementary, middle and high schools? Did we do any such analysis of this kind of
633 community?

634

635 Neeharika, 5728 Somersworth Loop, we already have issues currently within the community.
636 With this many homes being added, was there any consideration made with the issues we already
637 have?

638

639 Mahesh Kolli, 5284 Louden Drive, my backyard faces this parcel and I have the same questions
640 Andy and Melissa asked; there are a lot of single family homes in other communities, so why
641 aren't they coming here right across the tracks?

642

643 Mr. Pychewicz: I wanted to address Steve Cohn's comment in the chat. We appreciate you not
644 wanting to duplicate something someone has already said, we hear the concern and opposition
645 against the development and know the amount of people in here, so we definitely appreciate you
646 guys if someone has already said something just not repeating it but we certainly understand
647 where you're coming from.

648

Zoning Commission

649 Vijay, 5756 Somersworth Loop, the last time this parcel came in we tried to go through the same
650 exercise for several weeks or months until it finally got rejected. This parcel we're looking at
651 now is pretty much similar with just a new brand name, so I'm afraid we're going to go through
652 the same exercise with an unknown outcome for several weeks but the message I think is pretty
653 clear from the community that's close to this is against this so I just wanted the Board members
654 to recognize that.

655

656 Ms. Everett: We all picked this area for the single family home and I've been very reluctant to
657 make improvements to my home, waiting to see what's going to happen with these apartments. I
658 was so relieved and excited when we had the Trustees completely on our side and everyone was
659 so grateful that that had gotten rejected and we would have the single family home and where
660 we're moving forward and wanting to do things to like our backyard. I don't want somebody
661 across the street looking into my backyard when I want to put a patio or deck in or swimming
662 pool. I want to make this house a forever home and now I feel we're all getting pulled back in to
663 this phase of how long is it going to take now. Do I need to hold back now on making these
664 improvements because I don't want a condo looking into my backyard, so I think my biggest
665 question now is how long until we're going to have a definite answer so I can move on as well?

666

667 Srikanth Bangarau, 5476 Middlebury Loop, I was looking at the documentation about renting
668 and leasing policies. In prior conversations we talked about the ownership aspect of things where
669 apartment communities can rent out to floating traffic but in this case it talks about lease
670 agreements being at least 12 months. Twelve months is okay but it still doesn't answer the
671 question of ownership. It just talks about families coming in and leasing for 12 months and then
672 renewing but they're not accounting for ownership and with ownership also comes sense of
673 community and pride and all that which I think this particular parcel would lack especially with
674 the development that's targeted at condos, so it doesn't answer the question of ownership and we
675 as part of North Farms take a lot of pride in our community.

676

677 Koti, 1205 Lenox Court, when we bought the home four years ago, we were told that the parcel
678 that you are presenting right now was definitely going to be single family homes, so we thought
679 everyone would be surrounded by single family homes, the community looks great and
680 everything was going to be positive. Fast forward four years and we realize it's going to be first
681 apartments and then condominiums, and we were pretty unhappy. But year after year people are
682 coming up with new approaches but selling the same thing, so we don't find much difference in
683 the apartment complex and condominiums because there are a lot of gaps in here so there's no
684 guarantee the people who bought the whole unit they can rent it out but as a community. We are
685 unhappy about this and someone asked a similar question about similar communities that were
686 built a while ago but they were single family homes. Why is this parcel going to be like this?

687

688 Ms. Boni: Just for the record, we received some emails of concern that were forwarded to the
689 Zoning Commission members and I've been advised there's been concerns relayed to the Board
690 of Trustees as well.

691

692 Mr. Pychewicz: At this time we will close public comment...

693

694 Ms. Boni: One just popped up but this will be the last one for this evening.

Zoning Commission

695 Licia Leger, 5247 Loudon Drive, I just wanted to expand on one of my neighbor's comments,
696 Sheryl. My backyard would also face this community and I continue to be opposed to the project
697 because to me it still feels like an apartment complex. From a design standpoint, when I look at
698 this layout and see five or seven buildings all lined up in a row, I think it's visually unappealing
699 for us to stare at several hundred feet of what's going to end up looking like an enormous
700 warehouse building. There's no variation in this and if you count up how many people would be
701 living in those units, especially on the second floor, eight per unit, how many families are now
702 staring and sitting on their patios looking at our future patios and pools, so I just wondered why
703 that hadn't been taken into consideration.

704
705 Mr. Pychewicz: We will be closing public comment now and open it back up to the applicant.
706

707 Mr. Thomas: I think a lot of the discussion is from a standpoint of consistency on this and we'll
708 address all the points but one of the overriding points was the impact on the schools. The schools
709 put out an overall report of all different types of housing impacts on the school population on
710 December 2, 2020. It has since been updated and I believe it's been published. In the report they
711 have analyzed every type of development that's located in Olentangy School District, from
712 single family homes, apartment rentals, condominium detached, condominiums attached,
713 duplexes, luxury condominiums detached then manufactured homes. The analysis shows the
714 actual yield of school age children for a condominium of this type is .15 and this is the same
715 discussion we had last time on the apartments. The apartments yield, again from their study of
716 December, 2020, is .18 yield per household, so the math of .15 rounded up is 22 students per
717 household. I put together this same analysis last time to show existing North Farms single family
718 impact on the school district at that point when we had the previous application. There is
719 currently 183 students in North Farms that go to Olentangy Schools. As I mentioned before, the
720 tuition for 183 students is roughly \$2 million. What's collected there now when I made this
721 analysis was \$1,439,000. There is some other revenue that is provided to the schools; it just
722 doesn't come from property taxes. If you use what is additionally used from property taxes
723 which is 69% of the overall of tuition money, it's \$1,388,000 and the distribution to the schools
724 for this particular development is \$1,029,000, so there's a deficit already from the schools and
725 North Farms single family homes of roughly \$359,000. If the condos are developed, there are
726 roughly 144 homes, roughly \$3,353 per home on property taxes, and this is a very conservative
727 number as far as the amount of property taxes developed for this particular development, so in
728 this development there would be 22 students, roughly \$11,000 to educate so it's \$242,000. This
729 development alone will generate an extra revenue for the school district of \$178,244 for
730 additional monies for the school for tuition or cost for educating children. As far as another issue
731 people brought up before was the crime and/or traffic. We've had no indication of any kind of
732 crime rates going up because of multi-family type of housing, including condominium or
733 apartments. We've talked to the Delaware County Sheriff's Department, and they have no
734 indication that having attached condominium or attached apartment projects brings additional
735 crime to the area, so I'm not sure how to further expound on that issue. What Andy Puetz also
736 mentioned was as far as the type of development, with no multi-family the concern that
737 everybody had last time was there was not going to have any type of ownership of the property
738 and if there was no ownership, there would be no personal accountability for homeowners in the
739 area as far as how the community is going to be managed or maintained, and the consensus was
740 that if it's a multi-family product, the type of user is not necessarily going to give as much care

Zoning Commission

741 about the community itself or basically be part of the community but, as we mentioned earlier,
742 we are going to make these for sale condominiums, so we think we've addressed that issue. We
743 mentioned earlier about the sales price being \$225,000-\$250,000, depending upon on the unit.
744 Condo fees traditionally start out in these type of developments at \$150 per month, and those
745 fees are used for maintaining the landscaping, removing snow, maintaining the clubhouse,
746 property insurance, irrigation of the grounds.

747
748 Ms. Tangeman: I wanted to give an explanation of the issue of limiting rentals of the
749 condominiums. There's 2 reasons why we can't as the developer limit rentals of a condominium
750 and they're the same 2 reasons single family homes typically do not have any restrictions on
751 rental. My guess is that all of the houses across the street in the subdivision can be rented. The
752 reason for this is 1), if the developer put restrictions on single family homes or condominiums,
753 they can be found in violation of Fair Housing Act, so as a general rule, developers don't have
754 the ability to place restrictions on rentals. The second reason is lenders, as they put a mortgage
755 on your single family home, they'll put a mortgage on these condominiums and the right to rent
756 that unit is part of the value the lender is getting, so it's very hard for the developer to sell the
757 units if there are restrictions on rentals, same as if they were single family homes. So the reason
758 we don't have any limitations doesn't have anything to do with apartments per se; it is really no
759 different if we were building single family homes, we wouldn't be able to put restrictions on
760 rentals on single family homes either. Ohio Law has recognized because condominiums are
761 somewhat unique, the owner/occupants, once we sell our units, can collectively vote to restrict
762 rentals because then it is no longer the developer restricting the rentals, it's the owners or
763 occupants who are making that determination. They're allowed to do that when we sell the units.
764 I wanted to give that explanation, not because we expect these to be apartments as Joe has
765 indicated repeatedly; these will be for sale and it is our goal to sell them as quickly as we can but
766 that's the reason we are not putting restriction on rentals.

767
768 Mr. Thomas: A couple of the other questions, one was when was the last time we attempted to
769 sell the single family, and I have a date of Saturday, January 23. I had a meeting with Pulte
770 Homes in an effort to market the additional 43 homes to them. They were initially interested in
771 the property but after further discussions as far as the overall cost of the site, impact on the site
772 by Jennings Park as well as impact of the railroad crossing, they decided they weren't wanting or
773 willing to continue on in discussions for the property. One other person asked how many units,
774 144 as we discussed earlier. Another member asked how would we prevent or what are the
775 chances that a company would come in and buy the entire property as developed. These are for
776 sale condominiums, we would not be developing the entire site at one time. We would build the
777 clubhouse, the model buildings and a phase of condominiums, open the sales office for sales and
778 sell the existing built buildings as far as the condominiums. The people would make their interior
779 selections on cabinets, countertops, flooring, etc., and then we would finish out the units, close
780 on the units, and then open up new phases. So for one company to come in and buy all the units
781 would not fit in with that type of sales flow or sales process that we do on our condominiums.
782 The whole community wouldn't be built at once and wouldn't be occupied at once. We
783 understand the question was additionally about taxes collected. I think we tried to answer that
784 one. As far as would there be more of an impact of fire, every one of these units has fire
785 suppression; it's a requirement of the Ohio Building Code which is not required in a single
786 family home, so each unit would have a fire sprinkler system as well as we would work with the

Zoning Commission

787 Fire Department to finalize their approval of the access. Another question was about reaching out
788 to the neighbors. We have always been willing to further discuss with neighbors. The
789 overwhelming discussion last time as everybody knows they're not comfortable with a multi-
790 family product. We did not want to waste everybody's time to set up neighborhood meetings and
791 then the discussion would have been they want the single family homes that was in the original
792 zoning. Our discussion tonight is from the standpoint that we've been at this development for
793 roughly 8 years with the attempt to sell these as single family lots and have had no success, so
794 we've had this overwhelming discussion with the neighbors. We feel this was an attempt to meet
795 their needs as far as home ownership people would have necessarily what they consider with
796 possible additional pride in the neighborhood which I'm not sure I 100% agree with. However,
797 with homeownership, people would own these units and have their own as far as impact on the
798 community as we discussed. I think I've addressed most of the overall questions. Again, as far as
799 reach out to neighbors, as I mentioned earlier, we would be more than willing to discuss as far as
800 how we can improve on this application as far as the multi-family condos, so we'd be willing to
801 set up additional working groups to discuss that type of product for us to bring this forward as an
802 application on how we can address the neighbors' concerns about architectural details on the
803 buildings, additional buffering of the buildings, additional setbacks or possibly relocating certain
804 buildings that would not necessarily have as much impact, we would be willing to discuss those
805 items.

806

807 Ms. Boni: Speaking of the architectural elements, would the applicant be willing to do any
808 variation of design to the buildings?

809

810 Mr. Thomas: Absolutely. That is stuff we would be more than willing to discuss with neighbors
811 as well. Our efforts with the neighbors adjacent to the North Farms development across North
812 Road, we believe we've done a very nice job of screening those, buffering those with the
813 mounding and evergreen trees that will be all year long buffering and then the deciduous trees
814 that would have the large crown that would be additional buffering in the future, but if you look
815 at my previous presentation, most of that mounding and trees screen the buildings from the
816 neighbors to the west, so we feel that we have created that buffer to be sympathetic of the
817 neighbors across the street. These buildings will screen the neighbors from the railroad noise as
818 well and also provide screening from additional noise from Jennings Park as well as the lighting
819 that will be in this area of the Jennings Park.

820

821 Ms. Boni: Before we move on, I just wanted to reiterate to the public that I am seeing some
822 comments on the chat. If you have any additional questions or concerns aside from when public
823 comment was open, feel free to email them to me and I can pass them along to both the Zoning
824 Commission and Board of Trustees. The email address should be on the notices you received,
825 and I will have Jeff put it up too, so feel free to contact me.

826

827 Ms. Trebellas: It sounds like the applicant is willing to work on the architecture of the units in
828 order to accommodate the neighborhood. The unit number hasn't decreased from the first
829 submittal. Is that your breakpoint or are you also able to decrease the number of units to try and
830 decrease the density for the neighbors?

831

Zoning Commission

832 Mr. Thomas: That's up for discussion; I don't think that's anything from a standpoint of
833 reverting back to single family which is obviously the discussion we weren't willing to have, but
834 we can work with the Township as well as the neighbors to discuss architecture and density.
835

836 Mr. Pychewicz: Are there any last comments from the Board? None. Is there a date that we could
837 look at to make these revisions and address some of these concerns that you guys would be
838 comfortable with?
839

840 Ms. Boni: I am assuming the applicant will need some time, especially with the pond
841 reconfiguration as well as responding to our Fire Department. Depending on what your
842 timeframe is to get submitted again, we would like one week in advance to review prior to the
843 next hearing.
844

845 Mr. Thomas: What is your next available timeframe for a meeting?
846

847 Ms. Boni: The next one we would have is March 23 or we'd be looking at April 13 as we don't
848 have anything for that hearing.
849

850 Mr. Thomas: If we could, let's schedule for April 13; we'll be ready by that point. We can
851 quickly address the Fire Department. We work closely with them on all our developments so I'm
852 not concerned about the access points but the architectural features and working with the
853 Township on that; our team is flexible to meet anytime but obviously considering everybody
854 else's schedule.
855

856 Ms. Boni: Based on the discussion this evening, I will put together a comment memo and send it
857 out to you all too.
858

MOTION TO CONTINUE ZONING APPLICATION #ZON-21-01

860
861 Mr. Pierce made a motion to continue Zoning Application #ZON-21-01, North Farms
862 Condominiums LLC, until 7:00 p.m. Tuesday, April 13, 2021 via virtual matters; seconded by
863 Mr. McNulty.
864

865 Vote on Motion: Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Trebellas-yes, Mr. Pierce-yes, Ms.
866 Harris-yes
867 Motion carried
868

869 Meeting adjourned at 9:00 p.m.
870

871 Minutes prepared by Cindy Davis, Zoning Secretary
872

873 On May 11, 2021, Mr. Piece made a motion to approve the March 9, 2021 meeting minutes of the Orange
874 Township Zoning Commission for Zoning Application #21-01, North Farms Condominiums, LLC, with
875 the following corrections:
876

- 877 • Change the application number to #ZON-21-01 throughout the application
- 878 • Revise the footer designation to reflect the current application

Zoning Commission

879 Seconded by Ms. Harris

880

881 Vote on Motion: Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Trebellas-yes, Mr. Piece-yes, Ms. Harris-yes

882 Motion carried