

**BOARD OF TRUSTEES JOURNAL OF ACTIONS
FROM SPECIAL MEETING HELD MAY 19, 2021
ORANGE TOWNSHIP - DELAWARE COUNTY**

The electronic recordings of this meeting serve as the official meeting minutes.
A full and accurate account of this meeting’s audio and video can be found at www.orangetwp.org

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

PRESENT: Ben Grumbles, Chair
Debbie Taranto, Vice Chair
Ryan Rivers, Trustee
Lisa Kraft, Fiscal Officer

ALSO PRESENT: Michele Boni, Acting Township Administrator &
Development and Zoning Director
Jeff Beard, Senior Zoning Officer

REGULAR SESSION

6:00 P.M. - ZONING HEARING – ZON-21-01 OF NORTH FARMS CONDOMINIUMS LLC

RES. 21- 175 TO DENY THE RECOMMENDATION OF APPROVAL WITH MODIFICATIONS OF THE ZONING COMMISSION AS TO ZONING APPLICATION #ZON-21-01 OF NORTH FARMS CONDOMINIUMS LLC FOR THE RESERVE AT NORTH FARMS MULTI FAMILY PLANNED RESIDENTIAL DISTRICT (MFPRD).

Grumbles moved the adoption of the following Resolution:

WHEREAS, the Zoning Commission, by its Resolution adopted on April 13, 2021, which is incorporated herein by reference, recommended the approval, with modifications, of Zoning Ap-plication #ZON-21-01 of property owner North Farms Condominiums LLC (the “Applicant”), requesting the rezoning of the 25.4 +/- acre parcel located at 5351 North Road, Lewis Center, Ohio 43035 (parcel ID 318-210-01-003-000) (the “Property”) from a Single Family Planned Residential (SFPRD) District to a Multi Family Planned Residential District (MFPRD); and

WHEREAS, the version of the application which was the subject of the Resolution was that submitted by the Applicant in a hard copy binder titled The Reserve at North Farms, the pages of which are each stamped RECEIVED with ORANGE TWP. ZONING above and JAN 22 2021 superimposed over RECEIVED by Orange Township Zoning, modified as reflected in the updated Development Plan dated April 6, 2021 (collectively, the “Development Plan”); and

WHEREAS, the application requests amendment – namely, the removal of any reference or application to the Property – to the approved development plan for the North Farms Single Family Planned Residential

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District, Application #15-0446, such plan being dated September 27, 2013 (stamped RECEIVED with ORANGE TWP. ZONING above and 1.8.16 superimposed over RECEIVED by Orange Township Zoning) and approved by Resolution No. 16-029 of the Board of Township Trustees (the “Board”); and

WHEREAS, the application further seeks to create a new Multi Family Planned Residential District (MFPRD) in which to include the Property; and

WHEREAS, public notice was given in accordance with Ohio Revised Code Section 519.12(F) and a public hearing regarding Application #ZON-21-01 was held on May 19, 2021 before the Board; and

WHEREAS, based on all evidence and testimony included in the record, the Board finds the application and proposed Multi-Family Planned Residential District (MFPRD) are not sufficiently in accordance with the Township’s comprehensive plan and, additionally, do not further the purpose of promoting public convenience, comfort, prosperity, or general welfare, nor does the proposed Multi-Family Planned Residential District encourage efficient use of land and resources.

NOW THEREFORE BE IT RESOLVED that the recommendation by the Zoning Commission of approval with modifications of Zoning Application #ZON-21-01 (including divergences) of North Farms Condominiums LLC is denied, rendering the Application denied.

BE IT FURTHER RESOLVED that all portions of the previously approved *North Farms Single Family Planned Residential District*, Application #15-0446, shall continue in full force and effect.

Motion seconded by Ms. Taranto.

VOTE: Grumbles - Yes; Taranto - Yes; Rivers - No.

RES.21-176 MEETING ADJOURNMENT

Motion by Mr. Grumbles to adjourn.

Seconded by Ms. Taranto

VOTE: Grumbles- Yes, Taranto – Yes, Rivers- Yes

Notice: Copies of documents referred to in this journal can be obtained by contacting the Orange Township Administrator.

Ben Grumbles, Chair

Deborah Taranto, Vice-Chair

Ryan Rivers, Trustee

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Attest: _____
Lisa Kraft, Fiscal Officer