

Zoning Commission

1 **Zoning Application #ZON-20-01**

July 28, 2020

2
3 **Zoning Application #ZON-20-01, North Farms Development LLC.** Requesting to rezone one (1)
4 parcel totaling 24.019 +/- acres from a Single Family Planned Residential (SFPRD) District to a
5 Multi-Family Planned Residential (MFPRD) District. The area being amended is located at 5351
6 North Road having parcel number 318-210-01-003-000.

7
8 Roll Call: Adam Pychewicz, Todd Dove, Dennis McNulty, Dustin Doherty-absent

9
10 Township Officials Present: Michele Boni, Planning and Zoning Director
11 Jeff Beard, Zoning Enforcement Officer

12
13 Ms. Boni: Mr. Doherty said he was unable to attend this evening. Moving forward for the Zoning
14 Commission we would like to swear in witnesses. Our new legal counsel has advised us to state such
15 language at the beginning of every meeting, so Mr. Pychewicz will swear in those speaking now.

16
17 Mr. Pychewicz: Anyone intending to testify, please raise your right hand and be sworn: "Do you
18 solemnly swear that the testimony that you shall give shall be the truth, the whole truth and nothing but
19 the truth, state I do" and when it is your turn to testify, please state your full name, address and affirm that
20 you have been sworn in. Anyone who intends to offer comments or testimony through the online chat
21 room also needs to be sworn in remotely. Before your initial comment, please type your name, address
22 and "I affirm" to indicate that you solemnly swear that the testimony that you are offering is the truth, the
23 whole truth and nothing but the truth.

24
25 Ms. Boni: Our most recent Chair, Mark Duell, has resigned from the Zoning Commission. After speaking
26 with our Trustees and Township Administrator, we are holding off on appointing a Chair at this time and
27 we ask Adam to be our interim Chair until we get a new regular member onto the Board so the Board can
28 make a decision on who wants to be the Chair moving forward. I don't have any candidates right now, so
29 if any of the Board knows anyone who would be interested in the position, please send them my way. I
30 will also be reaching out to the alternates to see if they have any interest in being a full, regular member,
31 but we still want to look out for other candidates because we'll need to replace the alternate position if
32 somebody were to move into the regular membership. So, Adam, if you're okay with it, I'd like to
33 continue on with you as interim Chair. I don't know that we necessarily need to appoint a Vice-Chair at
34 this time, but we may want to have an organizational meeting in the near future. We have a lot of minutes
35 that need to be approved but I don't think it's appropriate to discuss all that this evening but I wanted to
36 give the Board a heads up.

37 38 **MOTION TO RETURN FROM RECESS FOR ZONING APPLICATION #ZON-20-01**

39
40 Motion made by Mr. Dove to return from recess for Zoning Application #ZON-20-01, North Farms
41 Development, LLC; seconded by Mr. McNulty.

42
43 Vote on Motion: Mr. Pychewicz-yes, Mr. Dove-yes, Mr. McNulty-yes
44 Motion carried

45
46 Ms. Boni: The applicant is here and they have a presentation as they have a new proposal with a new
47 layout.

48 49 **APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS**

50

Zoning Commission

51 Joe Thomas, Metro Development, 470 Olde Worthington Road, Westerville, Ohio 43082, and I have been
52 sworn in. I'll go over some high points of where we were last time and where we are now, and I have the
53 assistance of Steve Cuckler and Todd Ferris of Ferris Design. Last time some items had not occurred yet,
54 one, due to the pandemic, was our Regional Planning Commission hearing which was held on April 30,
55 2020 and was recommended for conditional approval by the Board. At the last hearing we heard a lot
56 about the amount of our three bedroom units, and we reduced the number of three bedroom units from 72
57 to 48, a reduction of 33%. We also heard about the placement of our clubhouse, that it was too close to
58 our front entry and to the North Farms residents, so we relocated the clubhouse toward the back of the
59 community, and we created more mounds to wrap around and hide it. Another item of concern was the
60 area traffic. We believe this will be a catalyst for area traffic improvements. We're looking at Shanahan
61 Road as a major east/west corridor collector street that goes directly to 23, so we've been in discussions
62 with the County Engineer about funding going towards that project to widen that to a 3 lane section going
63 all the way from the railroad tracks to 23. Another item that came up was the AEP power outages, so we
64 discussed with AEP about their power availability in the area. AEP reports their power outages, and has
65 to track and record them and report those to the PUCO, so I have an outline on outages in the area. From a
66 tracking period of 4/23/2019 through 4/23/2020, they had 8 total outages going from June 5, 2019 and
67 their last reported outage during that time period was January 16, 2020. The reasons for the outages
68 appear to be anywhere from equipment failure, weather, scheduled outages, another error in the field,
69 contamination and flash over, and three were weather related and the last two, January 9, 2020 and
70 January 16, 2020 were momentary outages that lasted less than a few minutes. Understanding that with
71 this development, they said prior to construction they will do some upgrades in the area, and that would
72 be providing three phase electric down North Road to provide a redundant system, in particular to North
73 Farms and to the new development. Another item was the impact to the schools, so we reduced the
74 number of three bedroom units like I previously stated and we added additional one bedroom units. We
75 previously defined the impact of the multi-family to the schools, and we had a letter from Superintendent
76 Raif on the project. Since our last meeting we did have outreach to the neighbors in the area. They felt it
77 was not the proper time to discuss this further; however, Metro is always open to further discussions with
78 residents in North Farms in an ongoing discussion on this project. Steve wants to discuss his discussions
79 with the County Engineer and the School Superintendent; one being related to traffic, the other to total
80 impact on the schools.

81
82 Steve Cuckler, 94 N. Sandusky Street, Delaware, Ohio 43015. At the last meeting with the Zoning
83 Commission and residents, the issue came up with traffic and the current issues on Shanahan. My son
84 attends Shanahan Middle School and I take him to school every morning, so I'm aware of the traffic
85 issues, especially in the morning and evening during peak hours/rush hours. I reached out to the County
86 Engineer's Office and they informed me as the result of some current development and pressures, they
87 were improving the entryway into Route 23 and then they're going to improve the other side onto Hyatts.
88 In terms of Shanahan to the railroad tracks, I asked if that's on the County's plan. He explained there
89 really wasn't a time because at the time it was way off in the future, 5, 6, 7 years, and it would require the
90 cooperation of both Berlin and Orange Townships as the boundary of the two Townships are the
91 centerline of the road, but after talking to him, I'm confident with some creative public financing options
92 that this project could be the catalyst to get Orange Township, Berlin Township, the County to work
93 together to move up the timeline. In fact, there really wasn't a timeline but to at least get that on the
94 timeline in the next couple of years to improve Shanahan. I'm not sure what that would be but I think
95 basically a widening and improving of that. At the same time we talked to Olentangy Schools and the
96 County Engineer about helping the Shanahan Middle School entrance because they have some entrance
97 and exit issues as part of this Shanahan Road improvement, improving the in and out of Shanahan Middle
98 School. We'll continue those discussions on how that is paid for and the timing, but I think this project is
99 again the catalyst to move up the timeline to make those needed improvements on Shanahan. The second
100 thing that came up was the number of three bedrooms. We've drastically reduced the number of three
101 bedrooms, converting those to one bedrooms and as I reported at the last meeting in terms of the ratio, the

Zoning Commission

102 multi-family produces significantly less students per unit than a single family home. If this was a single
103 family project, you would see over 37 new students coming out of this development. Based on the
104 numbers Olentangy uses, you'd be looking at less than 22 students for multi-family. But with the
105 reduction of the three bedroom units to one bedrooms, it's below 20 students produced out of this, if not
106 lower, and the taxation rate of multi-family is higher than residential because it's taxed at a commercial
107 rate. At the end of the day it's a net profit that more than covers the cost to educate students out of this, so
108 it's a win-win for the schools and with the reduction of the number of three bedrooms, it's even more of a
109 win-win.

110
111 Todd Ferris, Ferris Planning and Design, 243 N. Fifth Street, Columbus, Ohio 43215, we have taken a
112 look at this plan, the reasons being from comments from residents as well as comments from the Regional
113 Planning Commission and their Staff Report. I think the biggest difference you will notice is that the units
114 have been pushed back from North Road. Previously we left them at generally the same location as the
115 single family homes so it was going to be that same balanced feel on each side of the roadway, but we
116 pushed these all back to get more green space along North Road which spreads them farther apart. One
117 comment from Regional Planning also was that we spread these units apart. The original layout we had
118 was modeled more on an urban development versus suburban, so we were creating streets with buildings
119 on them while these are centered around public greens on the north and south which introduces those
120 activity spaces that the Regional Planning Director was encouraging us to commit to. In each one of these
121 locations we've added the mail kiosk and in the south a patio which would probably have grilling stations
122 and things like that so they could have community gatherings. Central to the project we have located the
123 clubhouse. Again, we pulled that back based on the concerns of the neighbors that the noise that might be
124 generated from that if they have pool parties or whatever would be too close to the single family
125 residences. We pulled that as far back as we could and located the pool area facing the railroad tracks so
126 any noise would be blocked by the clubhouse. The clubhouse is still easy to find, it's easy access when
127 you drive in, but we've used that as our central organizing element of this site plan. One of the
128 recommendations was to dilute the number of three bedroom units, so we committed to a reduction of 16
129 three bedroom units and ultimately added 24 one bedroom. We had shown a potential multi-use path
130 along North Road. Now we are committing to that on our side of the street. There were questions about
131 how would people get to where they were going, so we connected that with the sidewalk internally from
132 our site as well as to the north existing multi-use path as well just from internal sidewalks, and this will
133 allow the homes to be built to the south of us to have easier access to Jennings Park if they want to bike or
134 walk there. One other comment of Regional Planning was also to spread apart the units to not reduce our
135 density per acre because that's still the same but to loosen it up so that when we lay the one acre grid over
136 it, that is reduced. We have done that and have been able to accomplish that by spreading these units
137 around so that it's utilizing more of the space so they're farther apart. We're asking for a parking variance
138 and that's just based off Metro's experience in the past, but we have added additional parking based on
139 comments we have received. We said we would add three or four spaces next to the clubhouse but I think
140 we added eight to ten. We've also increased the mounding along North Road itself. Again, we have
141 pushed it back from the roadway so the open space is shared more as a community rather than internal,
142 more towards the unit, and increased the buffering along those mounds as well to screen the views from
143 the existing single family to the multi-family. Which brings me to the sections which show the proposed
144 views of the new plan on top versus what the previously submitted plan was, so we've had this existing
145 section cut and just wanted to show that in all of these instances the buildings have been pushed back
146 farther from North Road and the mounding and buffering has been increased. We still have the buffer
147 along the railroad tracks; it's pretty much the same as we had before. That's the big changes in the site
148 plan; there were quite a few additions and modifications that were worth going over.

149
150 Ms. Boni: I'm trying to follow the YouTube chats, there are several comments. For the applicant, can you
151 discuss your attempted outreach to the residents? I think there are some residents who were concerned
152 because they were not updated on the newest plans and wanted to hear your thoughts on that.

Zoning Commission

153 Mr. Thomas: We went to Tim Lusken as the neighborhood liaison per se; he had a presentation on behalf
154 of the neighbors in one of the previous meetings in Orange Township. We made numerous attempts to sit
155 down and discuss our plans moving forward, to share what happened in Regional Planning, what we were
156 willing to do going forward with the site plan. For whatever reasons, those meetings were not able to take
157 place. We are more than willing to have additional meetings whenever time is available for the residents
158 to discuss issues. We believe this is a work in progress, so we believe there is benefit in meeting with the
159 major stakeholders in the area to have those discussions.

160
161 Ms. Boni: For the residents concerned, the only notice the Township legally has to send out is for the
162 initial hearing, but if you check our Facebook page or website, we continue to post any updates on
163 additional hearings as opposed to the initial one. I did try to reach out to all of the residents that emailed
164 me directly about this application but I encourage you to contact me; I think my email address is on the
165 YouTube chat too. If you want to keep updated on this, I would be happy to share all the information with
166 you. I don't want to go through all the public comments now because I want to give the opportunity to the
167 Board members to chime in. For the residents' purpose, we will be saving all these comments on the
168 YouTube chat, and we'll share them with the applicant and Board members after the meeting if we
169 somehow do not make it through all the comments.

170
171 Mr. Dove: I appreciate the redesign. I think it works as a community a lot better, it works for the
172 neighbors a lot better; however, I'm still not keen on rezoning this for multi-family. We've had a lot of
173 conversations for the 23 overlay regarding mixing the mixed use with single family, and we're trying to
174 avoid that as much as possible. Therefore, popping this multi-family as neighbors to single family, I just
175 can't get on board with it.

176
177 Mr. McNulty: I tend to agree. Delaware County Planning was also against the multi-family being here.
178 And are these apartments, condos or both?

179
180 Mr. Thomas: Commenting on multi-family mixed in with single family residences, being a developer of
181 this type of development for many years, , we consistently build single family, multi-family communities
182 within boundaries or foot prints or area designs being that it is a railroad along the eastern border and
183 Jennings Park directly adjacent to the railroad, we think it's a good buffer or transition going from a
184 heavy, intense use like Jennings Park and the railroad going into the single family subdivision will allow
185 a little extra buffer for the noise not only from the railroad but also for Jennings Park. These aren't
186 inexpensive; these are luxury apartments, very nice architectural detail, large square footages, the rent is
187 roughly around \$1400 a month, mixed with one, two and three bedroom apartments, so there's a lot of
188 nice amenities in the community itself, including the clubhouse, pool area, walking trails. We think it's
189 not only an attribute to the interior of the community that is proposed here, but also to the residents of the
190 area as the multi-use trail along North Road will actually invite the residents to have a walking system up
191 to Shanahan Road and to Jennings Park as well as enjoying open space that is afforded by the further
192 setback of the apartments toward the railroad. To answer Dennis' question, these are strictly apartments
193 however we will file condominium documents. We file condominium documents because it gives greater
194 deed restrictions just as many multi-family developments which require exterior maintenance of not only
195 the buildings but the grounds, landscaping, community center, streets, roadways and sidewalks that
196 anybody who is part of that community has to take care of those exterior requirements per the State of
197 Ohio condominium laws.

198
199 Mr. Dove: I'm not saying it's not a well designed product, I'm saying Orange Township has tried to stay
200 with our Comp Plan and this just isn't fitting within that Comp Plan.

201

Zoning Commission

202 Mr. McNulty: I agree with Todd, but they've done a great job with constructing this and I also believe the
203 area is very difficult next to the railroad tracks, next to Jennings Park on the other side. Maybe only an
204 industrial park could go here if this doesn't fly.

205
206 Mr. Pychewicz: I certainly agree with Dennis. You have definitely made a lot of moves in the right
207 direction as far as from the previous plan. The buildings and clubhouse were pushed up a lot closer to
208 North Road. Moving everything back and creating a larger buffer, both with the landscaping and
209 mounding, and just moving everything closer to the railroad tracks I think helps with all the single family
210 across the street and I certainly appreciate having the paths and things that make that connection that you
211 have added. Not that we haven't granted parking variances in the past, I like that you reduced down the
212 three bedroom units but you increased parking as what was previously shown. I had a little bit of concern
213 with the amount of parking and the units but even with that small increase and going down to more one
214 bedroom units, I think having an average of two now is a much better fit. I have some questions on the
215 plan we're looking at. The water meter box out front, is that like a hot box or were you planning on a
216 shed-type structure or something?

217
218 Mr. Thomas: They can be one of two ways and our preference is to put it in an above grade building and
219 that is usually a fitting that looks like a guard building or there's a stone water or brick water table,
220 vertical siding as well as a cupola and dimensional shingles on it, so it's a nice looking building. The
221 other method has been a buried vault that you would never see which goes in underground and it's
222 covered by the grade and covered up by grass and landscaping. It can be moved up and down North Road,
223 we could move it to the entrance to make it more of an entrance feature or it can be below grade and not
224 even be seen.

225
226 Mr. Pychewicz: It looked like it had a little bit of a shadow to it, so I wasn't sure if it was intended to be
227 above grade or what. You said as far as the model homes, you were looking at having two units dedicated
228 for sales. Now that you've changed the percentages of how many units there are for each type, is that still
229 the plan?

230
231 Mr. Thomas: We'll keep it at two as planned. We initially wanted a model home in any of our
232 communities; traditionally it's not an issue of a zoning concern throughout Central Ohio of the model
233 locations, but being as it's a concern of Orange Township and it's in their Zoning Code, we thought it
234 prudent to leave the option open if we want to do more than one model at any particular time, depending
235 on resources of the area and customers' preference of the type of units that we model. Traditionally we
236 just do the larger two bedroom, two bath model and we don't model a one or three bedroom model in any
237 particular area but just to leave it kind of open was one of our concerns of being in Orange Township.

238
239 Mr. Pychewicz: I know sometimes parking-wise, if there's a few there and multiple people looking at
240 them, I just wanted to make sure. I think overall you have definitely made a lot of improvements. I think
241 one of the concerns I heard a lot of, at least from the community across North Road, was having one way
242 in and one way out. I know you have evaluated that. I think you mentioned you've developed another
243 property, possibly in Orange, that has a similar one way in and out, and traffic-wise it's not that much of a
244 concern, but did you look at adding a second entry given that now you've developed more of a residential
245 design?

246
247 Mr. Thomas: We try to place our entries in the movement of existing traffic in the area, and that condition
248 would be with the North Farm entry directly across the street to the west. A lot of times when you add a
249 secondary entry and they're in competition with each other that creates more traffic conflict between each
250 other. This is such, as far as a lower density community of 144 units, we have an additional fire access
251 which is off the single family development to the south and then there really is no other intersection or
252 other type of cross access that was compatible or necessary with North Farms, and this is essentially the

Zoning Commission

253 location of what we would have done with a possible single family development. If it's Orange
254 Township's desire for us to add an additional entry, I don't think that's anything that we couldn't
255 accomplish. Additional traffic and conflict is something we try to avoid.

256
257 Mr. McNulty: Do you have a general feel as to when Shanahan Road might be widened?
258

259 Mr. Thomas: The normal position of Delaware County when you start these developments is upon the
260 review and approval of the individual building and engineering plans, you consistently do the same thing
261 with the exterior roadway plans, so it's all in the same timing and then you bond the actual roadway
262 improvements with the Delaware County Commissioners so they're guaranteed they will be completed,
263 so the roadway improvements for Shanahan Road will be a similar timeframe of the construction of this
264 development. It may start sooner than the development, just depending on the timing of the seasonal
265 construction because this will be what they call a TID which is a Transportation Improvement District,
266 where it would be private/public funds brought together with multiple developers as well as the County to
267 fund the project. There's a Transportation Improvement District Board that would review and approve the
268 project as the financial and engineering model goes and then they release it for construction where the
269 County Engineer's Office actually controls the construction contract as well as the contractor and the
270 timetable. It's a pretty effective way of building these types of roadway improvements in Delaware
271 County and it's been underway now for a few years. I believe the Home Road Extension has been part of
272 that process as well.

273
274 Mr. McNulty: Would it be prudent, if they are going to improve Shanahan, to think about another
275 entrance/exit on Shanahan Road to eliminate traffic on North Road and the right/left on Shanahan?
276

277 Mr. Thomas: We could entertain that with the Delaware County Engineer's Office. They will ultimately
278 make the final recommendation on those entryways under the direction and concerns of Orange Township
279 as well as the developer.

280
281 Mr. Cuckler: Prior to this development, I don't know the improvement of Shanahan Road was really on
282 the County's radar until 5 to 9 years, but with the conversations of bringing it up to them, we've got the
283 interest again. We've got to get the Township and the County to come together which I think is very
284 doable and I think we're the catalyst with the potential finance options to provide some of the funding, so
285 I think as a result of this project, people are talking about something that maybe they weren't talking
286 about and hopefully we can get this done.

287
288 Ms. Boni: Is the letter from the School District something we can share right now because some of the
289 comments on the chat are of that concern.

290
291 Mr. Thomas: I believe that's part of the power point presentation.
292

293 Mr. Cuckler: And at the last meeting I said I'm more than happy to set up a meeting with Mark Raif and
294 any residents to discuss the impact on schools of multi-family versus single family. Michele, I don't know
295 if you've got the list of folks who are the various point people for the neighborhood or surrounding area,
296 but that offer still stands because we think this is a good thing for the school and you can see Mark Raif's
297 email about this.

298
299 Ms. Boni: We can pass this along to the residents if they'd like to contact you.
300

301 Mr. Cuckler: With all respect to Mark Raif, they're busy trying to figure out what's going on with the
302 schools, so we just need to be respectful of what they're going through the next 30, 60 days but I think his

Zoning Commission

303 letter is very instructive, but I'm more than happy to set up a discussion with Mr. Raif to discuss this
304 project or multi-family in general.

305
306 Mr. Dove: Michele, are there any broad brush major concerns that you're seeing in chat?
307

308 Ms. Boni: I don't really want to reiterate what was discussed in the initial hearing, but traffic is definitely
309 one of the biggest concerns, having multi-family when residents of North Farms were promised single
310 family in their community has been an ongoing concern. Jeff has been following the chat more than I
311 have if he could just summarize some of them you've been seeing. Otherwise, for the residents' sake,
312 we'll be sharing all of these with the Commission members and the applicant.
313

314 Mr. Beard: A couple of things I'm seeing, one is we keep talking about Shanahan Road, and they're
315 asking about North Road since that's where the entrance is; is there any discussion on improving North
316 Road?
317

318 Mr. Thomas: We discussed the improvements with the Delaware County Engineer's Office as far as
319 North Road. The trips that we generate off the multi-family versus single family is relatively similar, so
320 the Delaware County Engineer did not see any reasons for improving North Road, but more so putting the
321 improvement into Shanahan Road overall. We were the master developer for North Farms and paid for
322 and developed what is the existing North Road improvements that go from our southern border of North
323 Farms all the way to Shanahan Road. We also put in turn lanes from the east border at the railroad tracks
324 to the west border near Shanahan Middle School. Those improvements totaled roughly \$967,000 and
325 we've spent that amount to date for the improvements on North Road and Shanahan Road. We anticipate
326 we'll make another close to million dollar improvement for the Shanahan widening. North Road, as far as
327 a design, spec, width and design load, it's all per the County's requirements for this amount of traffic.
328 Someday in the future if things change over time as they perceive to happen, Delaware County many
329 years from now may deem some improvements are necessary on North Road, but I believe the County's
330 looking more for the traffic to be streamed to Shanahan Road and then to 23 rather than the function of
331 additional turn lanes on North Road.
332

333 Ms. Boni: And we can confirm a Traffic Study is going to be required with this development?
334

335 Mr. Thomas: It's already been completed and approved by Mike Love, the Traffic Engineer for Delaware
336 County. Delaware County takes their roads and the review of their roads very seriously. They do not like
337 any developers not to contribute their fair share as far as improvements to the area. I can attest to the fact
338 that we've made our fair share impact to the area as far as North Road and Shanahan Road currently, but
339 we are consistently stating we will further make our financial contribution to the improvements to
340 Shanahan Road as we move forward.
341

342 Ms. Boni: From the comments, a high level of concern is crime and safety. With all these comments there
343 are several, if not the majority of residents that do have concerns with this development. We don't have to
344 reiterate the whole list but I think the point is that the community wants the Board to take into considera-
345 tion that the community is not giving full support on this at this time. Just for procedural because I think
346 there's some miscommunication on this as for the residents' sake, the community and residents will hear
347 the Zoning Commission's votes. We're not going to be making a decision this evening; tonight we were
348 just discussing the new proposed conceptual plan. The applicant will need to make some text revisions, so
349 hopefully at the next hearing, and it's not a decision; the Zoning Commission is a recommending body, so
350 they will make a recommendation, whether it's for approval or denial, and that recommendation will go to
351 the Trustees for the ultimate decision. I just wanted to clear that up and if any residents have any
352 questions on that, feel free to call our Zoning Office and we'll be happy to explain that further.
353

Zoning Commission

354 Mr. Thomas: About the concerns about crime or the type of uses there are the multi-family, we go
355 through a stringent application process for anybody who lives in our communities. They not only go
356 through an application for their credit worthiness, income verification, but there's also a criminal record
357 research where we have a firm where we submit their application, they review their criminal record. We
358 do not rent to anyone with a felony, we scrutinize any type of misdemeanors, we do not rent to anyone
359 with a sex offense or sex crime of any nature. We own, manage the property and maintain the property to
360 the highest extent possible as far as exterior/interior maintenance but the last thing we want to do as a
361 property owner and manager is to allow a person harm our reputation as well as harm our property
362 integrity. If you screen your applicants well and make sure you have the proper people in place as far as
363 that process, the community continues on as a crime free residence for everybody. That continues to make
364 happy customers for us who continue to renew their leases. It's not unheard of for residents of ours to
365 maintain their lease for many years. We have some residents who have been in our communities for up to
366 30 years. A lot of times residents move in and we take such good care of the property they just see the
367 value of staying there and renewing the lease. Other residents have some lifestyle changes they go
368 through, move in then look to move into a single family residence, and we intend that anyone who lives in
369 this community looking for a single family residence will stay in Orange Township and possibly look in
370 North Farms as their next step after moving out. Then we have people who are in the empty nester
371 category moving out of single family homes in Orange Township but want to maintain a residence in the
372 Township, so they move into an apartment community such as ours. The first floor unit is fully adaptable,
373 fully ADA accessible, has wider doors, tubs and showers, higher toilets, grab bars; we have some that are
374 fully disabled capable that have roll in showers, roll in sinks, adaptable or accessible appliances,
375 thermostats and light switches are lower, receptacles are higher, easier to reach, so we look at this as
376 across the board, basically a cradle to grave as we call it, and particularly in this area with the single
377 family being close by then the multi-family aspect.

378
379 Mr. Dove: How will we get the community comments?

380
381 Ms. Boni: Jeff and I will copy all the comments that are being submitted in the YouTube chat right now
382 and we'll put it together in a Word document and send them to you.

383
384 Mr. Dove: Then are we adding a fifth member on this?

385
386 Ms. Boni: No, just because this application has already been open.

387
388 Mr. Cuckler: Michele, feel free to share my email, my phone number; we want to talk to the residents. It's
389 a little tough in this COVID environment to go door to door and have public meetings, so we'll do the
390 best we can, but feel free to give that out to folks. We think this is a good project, we think with this
391 project improvements to Shanahan Road will happen, etc., so feel free to give out our information so we
392 can have those one on one conversations.

393
394 Ms. Boni: If the applicant is going to move forward with this new proposal, there will be some text
395 revisions that will need to apply. We sent you a staff report which also included our week old review
396 comments, so there are some items that need to be addressed in the revised submittal, so I think that
397 would be the next step in moving forward because we're not ready to make a recommendation this
398 evening. What's the timeline when you think you can get the text ready then we can schedule the next
399 hearing, I think we might want to reach out to the residents one more time. When I look through these
400 comments, quite frankly they're all very against it so it would be nice to have some community support
401 for this application if at all possible.

402
403 Mr. Thomas: We'd be willing to take time to meet with the residents for further dialogue and discussion.
404 It's up for discussion what you think is a reasonable amount of time on your behalf as far as our next

Zoning Commission

405 possible meeting date. We tabled the last time; we don't plan on tabling the next hearing date we schedule
406 and we'll be in a better position to discuss in more detail about traffic improvements, commitments from
407 Delaware County and the Transportation Improvement District as well as the concerns we've discussed
408 this evening and the staff comments as well as the legal comments. We can address those and get those
409 back to you.

410
411 Ms. Boni: I would like at the very least a week or two once we have the revised text submittal and plans
412 for review prior to the next Zoning Commission hearing. At least we can prepare ourselves if the Board
413 would like to make a recommendation that evening, so it's how long the applicant thinks it will take to be
414 ready to submit their next set of plans and text, and then we would plan it from there. We really don't
415 have any other applications going on other than the Route 23 project. Looking at our regular schedule,
416 August 25 is scheduled for the Route 23 application, so I would ask to avoid that date, so we're looking at
417 September 1. I don't know if that's pushing it out too fast but then as far as the submittal for the applicant
418 goes, I would prefer by August 18th if at all possible because we'd also like our legal counsel to review it
419 too.

420
421 Mr. Thomas: The September date is fair with us to get items back to you toward the end of August.

422
423 Ms. Boni: I would like a full week ahead of the meeting.

424
425 Mr. Pychewicz: So the 18th would be the resubmission date for review or somewhere around that date for
426 the September 1 meeting; is that correct?

427
428 Ms. Boni: That's correct, if everyone is available that evening.

429
430 All Board members in attendance are good with that date.

431
432 Mr. Dove: And we'll make sure we have four voting bodies that night?

433
434 Ms. Boni: I will relay all this to Dustin and also, Joe Durham, since it is four members, if it's a tie vote, I
435 can't remember what happens with that.

436
437 Mr. Durham: I'll have that answer before we come to the meeting September 1st but it's a good point
438 since we know it's only going to be four members.

439
440 Ms. Boni: Jeff, is there anything big that I'm missing on the comments that has not been previously
441 discussed?

442
443 Mr. Beard: The only other biggest question was on the property taxes, how multi-family will affect single
444 family property taxes.

445
446 Mr. Thomas: I guess the clarity of the question is more important. Is it affecting their property value or
447 just their property tax numbers? Our property taxes are separate from theirs. There is no overstepping
448 property tax in this area where one parcel affects the other, but if they're asking if the multi-family will
449 decrease their property value, I have not seen any evidence of that happening in my last 30 years of
450 experience in doing this.

451
452 Ms. Boni: To the applicant and your counsel, if you can make your best attempt to reach out to the
453 residents again, I think that not only the Board but Staff would appreciate that. I understand the pandemic
454 doesn't help the situation, but we can always coordinate with you to share some of these contacts that we
455 have with the residents.

Zoning Commission

MOTION TO RECESS ZONING APPLICATION #ZON-20-01

456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480

Mr. Dove made a motion to recess Zoning Application #ZON-20-01, North Farms Development, LLC, until Tuesday, September 1, 2020 at 7:00 p.m. via Zoom; seconded by Mr. McNulty.

Vote on Motion: Mr. Pychewicz-yes, Mr. Dove-yes, Mr. McNulty-yes
Motion carried

Meeting adjourned at 7:10 p.m

Minutes prepared by Cindy Davis, Zoning Secretary

On September 15, 2020, Mr. Pychewicz made a motion to approve the July 28, 2020 meeting minutes of the Orange Township Zoning Commission for Zoning Application #ZON-20-01, North Farms Development, LLC, with the following corrections:

- Line 223: “iit” should read “it”
- Line 231: “want” should read “wanted”
- Line 425 should read: “....the 18th should be the resubmission.....”

Seconded by Ms. Trebellas

Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes
Motion carried