

## Zoning Commission

1 **Organizational Meeting**

September 15, 2020

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4 Roll: Adam Pychewicz, Dennis McNulty, Christine Trebellas, Todd Dove-absent, Dustin Doherty

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6 Township Officials Present: Michele Boni, Planning and Zoning Director

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8 Ms. Boni: I took the language out as far as swearing in witnesses because it's just the Board members this  
9 evening. When Mark Duell resigned, the Chairman position is now open. I have had Adam act as interim  
10 Chair to wrap up the pending applications, but now that that's done I would like the Board to elect a new  
11 Chair and Vice-Chair for the rest of this year. I spoke with Todd Dove; he does not have much of an  
12 interest in either Chair or Vice-Chair but he will if no one else wants to.

13  
14 Mr. Pychewicz: I'm perfectly fine and happy to continue as Chair if the Board is willing; I thought I  
15 would just put that out there.

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17 **MOTION TO ELECT CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION FOR**  
18 **THE REMAINDER OF 2020**

19  
20 Ms. Trebellas made a motion to elect Adam Pychewicz for the position of Chair of the Orange Township  
21 Zoning Commission for the remainder of 2020; seconded by Mr. McNulty.

22  
23 Vote on Motion: Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Trebellas-yes, Mr. Doherty-yes  
24 Motion carried

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26 **MOTION TO ELECT VICE-CHAIR FOR THE ORANGE TOWNSHIP ZONING COMMISSION**  
27 **FOR THE REMAINDER OF 2020**

28  
29 Ms. Trebellas made a motion to elect Dennis McNulty for the position of Vice-Chair of the Orange  
30 Township Zoning Commission for the remainder of 2020; seconded by Mr. Pychewicz.

31  
32 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
33 Motion carried

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35 This will be Mr. Doherty's last Commission meeting as he is moving out of the Township.

36  
37 **APPROVAL OF MEETING MINUTES**

38  
39 Ms. Trebellas: On approving the minutes, is it okay if we approve minutes for meetings we did not  
40 attend?

41  
42 Ms. Boni: Yes.

43  
44 Mr. Pychewicz made a motion to approve the April 21, 2020 meeting minutes of the Orange Township  
45 Zoning Commission for Zoning Application #ZON-20-01, North Farms Development, LLC as written;  
46 seconded by Ms. Trebellas

47  
48 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
49 Motion carried

50

## Zoning Commission

51 Mr. Pychewicz made a motion to approve the June 2, 2020 meeting minutes of the Orange Township  
52 Zoning Commission for Zoning Application #ZON-20-01, North Farms Development, LLC as written;  
53 seconded by Ms. Trebellas

54  
55 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
56 Motion carried

57  
58 Mr. Pychewicz made a motion to approve the May 28, 2020 meeting minutes of the Orange Township  
59 Zoning Commission for Zoning Diagnostics Review as written; seconded by Mr. McNulty

60  
61 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
62 Motion carried

63  
64 Mr. Pychewicz made a motion to approve the June 16, 2020 meeting minutes of the Orange Township  
65 Zoning Commission for the Route 23 Corridor Overlay District with the following corrections:

- 66
- 67 • Line 297 should read: “...no one is clamoring for anything over there, the little cross section, that  
68 Turkey Hill...”
- 69 • Line 568: the word “compares” should read “complains”

70  
71 Seconded by Ms. Trebellas

72  
73 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
74 Motion carried

75  
76 Mr. Pychewicz made a motion to approve the June 30, 2020 meeting minutes of the Orange Township  
77 Zoning Commission for Rezoning Application #ZON-19-02, TH Midwest, Inc., with the following  
78 corrections:

- 79
- 80 • Line 113 should read: “...so I don’t know if they did the truck plan...”

81  
82 Seconded by Ms. Trebellas

83  
84 Vote on Motion: Mr. Pychewicz-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Mr. Doherty-yes  
85 Motion carried

86  
87 Mr. Pychewicz made a motion to approve the June 30, 2020 meeting minutes of the Orange Township  
88 Zoning Commission for Zoning Resolution Amendments, with the following corrections:

- 89
- 90 • Line 99-100 should read: “...I don’t think we should be putting Orange Township in a  
91 disadvantage...”
- 92 • Line 181 should read: “...two things are either a fence or wall enclosure...”

93  
94 Seconded by Ms. Trebellas

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

98  
99 Mr. Pychewicz made a motion to approve the July 7, 2020 meeting minutes of the Orange Township  
100 Zoning Commission for the Route 23 Corridor Overlay District with the following corrections:

## Zoning Commission

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- Line 84: “2506” should read “25.06”
- Line 244 should read: “...80% has to be...”

Seconded by Ms. Trebellas

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

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 18<sup>th</sup> 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

Mr. Pychewicz made a motion to approve the August 4, 2020 meeting minutes of the Orange Township Zoning Commission for the Route 23 Corridor Overlay District, with the following corrections:

- Lines 262-263 should read: “...developed utilizing the proposed standards.....”
- Lines 387-388 should read: “...will we still have a zoning sign on the property?”
- Line 473: “/” at the end of the sentence should be “.”
- Line 492: “s” at the end of the sentence should be removed
- Line 574: “all” should read “fall”
- Line 606 should read: “...after it has been reviewed then kicked over to zoning....”
- Line 672 should read: “...and the final stage will still go to the Trustees....”
- Line 737 should read: “...have two rows of buildings .....”
- Line 767 should read: “.....vinyl equal to fiber cement.....”

Seconded by Ms. Trebellas

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

### OTHER BUSINESS

Ms. Boni: The 23 Corridor District is to be heard by the Board of Trustees this coming Monday at 6:00 p.m. Theoretically, if the Board approves it, it will then be effective within 30 days of the decision, so we’re looking at a mid-October effective date. My staff and I are going to work on a calendar for the work sessions that was outlined in the text for the Zoning Commission members, and I wanted to get your feel on if you want to stick with Tuesdays, do you have different time preference, a different day of the week? This would be a separate meeting aside from our regular Zoning Commission hearings, which we can tweak those too.

## Zoning Commission

151 Mr. McNulty: The only day that's typically out for me is Wednesday but Tuesdays are always good.  
152

153 Ms. Trebellas: Tuesdays are fine. I just have a problem with Thursdays because of Girl Scouts but that's  
154 been moved to Friday temporarily, so I'm good with Tuesdays and Thursdays.  
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156 Mr. Pychewicz: I'm flexible; those days work for me too.  
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158 Ms. Boni: If the Board is interested in doing something earlier or would you prefer keeping it at 7:00?  
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160 Ms. Trebellas: I prefer keeping it at 7:00 because sometimes I can be at work until 6:00 or after and  
161 barely have time to get home to log on.  
162

163 Ms. Boni: My thoughts are that these work schedules would be scheduled only once a month. We'll do  
164 one for the rest of this year, and then we'll do a new one for 2021 and then we'd also keep our regular  
165 Zoning Commission calendar, so we could be having three night meetings a month. We'll stick to  
166 Tuesdays but we can always change it, but I wanted to get the Board's feeling on that before we started  
167 drafting it.  
168

169 Ms. Trebellas: Are there any applications on the horizon that you know of?  
170

171 Ms. Boni: I believe Evans Farm will be submitting another amendment; I should know in the next few  
172 days because they were hoping to get on October's schedule and in order to do that, it would have to be  
173 by Friday.  
174

175 Mr. McNulty: Anything new is going to be in that Route 23 corridor.  
176

177 Ms. Boni: I think so. We might have small rezonings here and there, but the big projects will be along the  
178 23 corridor.  
179

180 Ms. Trebellas: In which case they may wait until the 23 overlay is approved and enacted.  
181

182 Ms. Boni: And we'll have to figure out how the Board wants to relay their recommendations to the  
183 Trustees because it would be a different format. I'm thinking about doing a staff report with staff  
184 comments and recommendations and then the Zoning Commission members, so that will be a working  
185 document; we'll have to figure that out too.  
186

187 Mr. Pychewicz: I was thinking, kind of like what Regional Planning gives us. I think to see an overview  
188 of their recommendations from their meeting is helpful when we receive that information, so I thought it  
189 would be something similar to that.  
190

191 Mr. McNulty: I agree; their meetings are always very helpful.  
192

193 Ms. Boni: We will do that then; I can work off their example for something like that.  
194

195 Meeting adjourned at 7:45 p.m.  
196

197 Minutes prepared by Cindy Davis, Zoning Secretary  
198

199 At their October 27, 2020 meeting, Mr. Pychewicz made a motion to approve the minutes of the Orange  
200 Township Zoning Commission dated September 15, 2020, Organizational Meeting, as written; seconded  
201 by Mr. McNulty.

## Zoning Commission

202

203 Vote on Motion: Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Trebellas-yes, Mr. Dove-abstain, Ms. Ault-  
204 yes

205 Motion carried

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