

Board of Zoning Appeals

1 **Application #'s VA-20-22 and VA-20-23**

November 12, 2020

LEGAL NOTICE

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4
5 Notice is hereby given that the Orange Township Board of Zoning Appeals will hold a public
6 hearing on Thursday, November 12, 2020, beginning at 6:00 p.m. to consider the following
7 application/s:

8
9 **Variance Application #VA-20-22 Glenn C Grace & Jonathan D Bethke,**

10 Seeking a variance from Rezoning Case 3038 Oak Creek 1 to allow for a swimming pool to encroach
11 in the rear-yard setback. The subject property is located at 1521 Winslow Ct, Lewis Center, OH 43035
12 and having parcel number 318-314-13-015-000.

13 **Variance Application #VA-20-23 Nicholas and Michelle Gallagher**

14 Seeking a variance from Rezoning Case 19680 Meadows at Lewis Center to allow for a grill/bar and
15 pavilion to encroach in the rear-yard setback. The subject property is located at 5710 Delano Ave,
16 Lewis Center, OH 43035 and having parcel number 318-210-15-001-000.

17
18 The hearing will be held virtually using electronic means and can be accessed by the public on the
19 internet on the Zoom application at

20 <https://us02web.zoom.us/j/85734063069?pwd=Wlh1ZEZ4cGFmVFFYeGhHY1oyTDh3dz09>

21
22 During the hearing the public may submit questions and comments to the Board by sending messages
23 to Zoning Inspector, Jeff Beard via the Zoom meeting chat room.

24
25 The application and plans are available for inspection for a period of at least 10 days prior to the
26 hearing by e-mailing Jeff Beard at jbeard@orangetwp.org. The Zoning Office is closed to the public
27 during the public health emergency, however zoning staff is available by e-mail during normal business
28 hours of Monday through Friday, 8 a.m. to 4:30 p.m., except legal holidays.

29 Following this hearing the Board may meet for general purposes to consider such business as may
30 properly come before it including, but not limited to, consideration and/or approval of minutes,
31 scheduling future hearing dates for this or other applications, and like matters.

32
33 The person responsible for the publication of this notice is Jeff Beard, Orange Township Zoning
34 Department.

35
36 *Rick Oster, Chairman*

37 *Jeff Beard, Orange Township Zoning Department*

38
39
40 *Please publish one time, on or before Saturday, October 31, 2020 in The Delaware Gazette*

41
42 Mr. Oster called the hearing to order at 6:00 p.m.

43
44 Roll Call: Aaron Shipley, Punitha Sundar, Rick Oster, Jerry Miller, Kelvin Trefz

45
46 Township Officials Also Present: Jeff Beard, Zoning Enforcement Officer

Board of Zoning Appeals

48 Mr. Oster administered the oath to those speaking: anyone who intends to testify, please raise your right
49 hand to be sworn. Do you solemnly swear that the testimony that you are about to give is the truth, the
50 whole truth and nothing but the truth, and state I do. And when it's your turn to offer testimony, please
51 state your full name, address and affirm that you've been sworn in. Anyone who intends to offer
52 comments or testimony through the online chat room function also needs to be sworn in remotely. Before
53 your initial comment, please type in your name, address and the words "I affirm" to indicate you
54 solemnly swear that the testimony that you are offering is the truth, the whole truth and nothing but the
55 truth.

56

57 **Variance Application #VA-20-22 Glenn C Grace & Jonathan D Bethke,**

58 Seeking a variance from Rezoning Case 3038 Oak Creek 1 to allow for a swimming pool to encroach
59 in the rear-yard setback. The subject property is located at 1521 Winslow Ct, Lewis Center, OH 43035
60 and having parcel number 318-314-13-015-000.

61

62 Mr. Beard presented the Staff Report and presentation. Subject property is located on the west
63 side of Clarksdale Drive and the south side of Winslow Court. The applicant is seeking a 12'
64 variance from the rear yard setback of 25'. Surrounding areas, north, south, east and west are
65 all Single Family Planned Residential District, all single family homes. Approval from the
66 HOA was submitted with the application along with a couple letters of support. After receiving
67 the application, we did receive an email from a resident nearby that was in support also of the
68 application.

69

70

71 **APPLICANT PRESENTATION/BOARD QUESTIONS & COMMENTS**

72

73 Jonathan Bethke, 1521 Winslow Court, Lewis Center, Ohio 43035 and Glenn Grace, 1521 Winslow
74 Court, Lewis Center, Ohio 43035.

75

76 Mr. Bethke: We've got a small backyard, 38' from the house to the rear property line. 25' of that, finding
77 out from discussions with Orange Township Zoning Department, have that setback requirement, so it's
78 actually 12-1/2', so we're asking for half of that setback to be allowed for approval of the variance so we
79 can accommodate the pool. About 4' from the home there's a gas line that we're also trying to accom-
80 modate, so some of the need for the variance includes that, so the pool manufacturers won't be able to put
81 the pool there but they'll be able to accommodate some of the mechanics, electrical, piping, above or
82 below that gas line that runs across the back of the home and out to the Winslow Court street.

83

84 Mr. Oster: Did we have responses from the adjoining houses?

85

86 Mr. Bethke: You do. The house that is kind of angled onto the court, they sent the letter of approval and
87 the house directly to the south of us, they approved of it as well.

88

89 Mr. Grace: And the HOA also sent their approval, and it's in there also.

90

91 Mr. Shipley: There's already a paver patio into that setback now so the area where the pool is going to be
92 does not extend any further than what's currently there under the paver patio. Is that correct?

93

94 Mr. Bethke: The paver patio that's currently there is going to be removed.

95

96 Mr. Shipley: But it's in the same location, right?

97

98 Mr. Bethke: It is.

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99 Mr. Shipley: Did I see also that there's actual concrete that's going to extend into the easement?
100
101 Mr. Bethke: The 2-1/2' would be extended into the easement, concrete and fencing.
102
103 Mr. Trefz: Jeff, could you go back one picture? From this view, will the pool be to the left of the house or
104 to down of the house?
105
106 Mr. Grace: The top picture it's to the right and in the bottom picture it's to the left.
107
108 Mr. Trefz: So the pool's going to be over on the right hand side?
109
110 Mr. Grace: Correct.
111
112 Mr. Trefz: Where's the gas line and electric that you're trying to avoid?
113
114 Mr. Bethke: All utilities come out of the south side of the home, and then come around to the lower right
115 hand corner of our property. The gas line crosses at the tip of the great room as it passes in front of the
116 current patio, upwards toward Winslow Court all the way out to the street.
117
118 Mr. Trefz: If it's going left through most of what's going to be a paver patio or is that all concrete?
119
120 Mr. Bethke: Concrete decking; it goes under a paver patio today.
121
122 Mr. Trefz: There's a difference between going under a paver patio and under concrete. I didn't see a
123 foundation for the concrete being poured. Is it 3", 4" of the slab and there's no footers or anything?
124
125 Mr. Bethke: No footers; I'm not sure of the depth of the slab.
126
127 Mr. Oster: That would only be the thickness of the slab.
128
129 Mr. Trefz: That's what I was worried about, the thickness of the slab; is it 7" or 2"?
130
131 Mr. Oster: I was looking at the gas line but the way it's outlined, it wasn't clear exactly where that was in
132 relation to the house.
133
134 Mr. Trefz: It essentially crosses above where it says "house" clear across to the property line, does it not?
135
136 Mr. Bethke: When they marked it, it appears to be 2-4' from the home on the grass marking and then as
137 you follow it down across the yard toward Winslow Court from the back of the yard, that's pretty much
138 where we know we've got at least probably 4'; we couldn't put anything deeper.
139
140 Mr. Miller: If you plan on taking the paver patio out and putting in a concrete patio as a replacement, I'm
141 surprised you're not going to have footers, and I hope you have at least rebar in there to give the concrete
142 structural integrity because you don't want a gas line to rupture underneath the concrete. It wouldn't be a
143 "requirement" but from a safety standpoint, it would bring up red flags to me as a homeowner not
144 knowing that there would be rebar and/or footers as large as you're wanting to put in for the gas line and
145 you don't want your concrete to crack.
146
147 Mr. Bethke: We'll take note of that when we complete the final design.
148

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149 Ms. Sundar: In that case, that's going to bring down the size more. Jerry, could you help me with that? If
150 you add the footers it's going to be ...

151

152 Mr. Miller: The footers can be put as far as the concrete structure.

153

154 Ms. Sundar: So that's not going to reduce the structure size?

155

156 Mr. Miller: No.

157

158 Mr. Trefz: It would just be around the edge of it, the outside 1' blocks all the way around. That would just
159 be 3', a little bit deeper. I'm with Jerry. Even with rebar in there, you've got a huge area. I've poured
160 things like that and they're going to move unless it's really packed.

161

162 Mr. Miller: Especially with expansion and contraction you have from the winter. It's going to freeze and
163 when it thaws, it's going to crack, so that's why we urge the rebar, to prevent that from a safety stand-
164 point and the footers from a structural standpoint.

165

166 Mr. Oster: But that's all his choice because that's going to be his problem down the road on what happens
167 there.

168

169 Mr. Bethke: It looks very large on the map, but its 10' on either side of the pool on all 3 sides. It's large
170 but it definitely looks a lot bigger.

171

172 Mr. Miller: With the gas line going underneath the concrete, would that not require rebar and footers?

173

174 Mr. Oster: I wouldn't think so. I don't know how deep that gas line is but it should be pretty deep and I
175 know a lot of the newer ones are actually soft poly line, but I'm with you because I did a concrete patio
176 and it's cracked and moved, and I would suggest some kind of footer.

177

178 Mr. Grace: Or going with pavers.

179

180 Mr. Oster: Yes, pavers can be redone easier.

181

182 Mr. Miller: And a lot less expensive.

183

184 Mr. Grace: Because we have pavers there now.

185

186 Mr. Oster: I guess you can attach the fence to it. I don't know exactly how they do that with a paver deal.

187

188 Mr. Trefz: What kind of fence is it?

189

190 Mr. Oster: Standard pool type fence.

191

192 Mr. Trefz: Is it solid panels?

193

194 Mr. Grace: It's vinyl so it has air flow through the fence.

195

196 Mr. Trefz: Those look like 4 x 4 posts which you could sink in concrete.

197

198 Mr. Oster: Outside of the paver.

199

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200 Mr. Trefz: Or even within the pavers but you'd have to cut some pavers at that point. That could be easily
201 done. One picture seems to indicate there's an elevation change or a large mulch bed but to me it looks
202 like mulch and/or stones are rising up there to have a level surface.

203

204 Mr. Grace: Its present already and the landscaping kind of hid it in the picture. It is a higher elevation than
205 the lawn.

206

207 Mr. Trefz: It's not an issue; I just wanted to make sure what I was seeing.

208

209 Mr. Miller: The cover, electric, manual retraction?

210

211 Mr. Grace: Electric auto cover, retraction electric but it won't be a soft cover like they do to winterize; we
212 want to cover it nightly for heat retention and also for safety more importantly.

213

214 Mr. Trefz: And the only utility you're going to have fun with is the gas line that crosses the house and the
215 electric goes off to the right. Is that correct?

216

217 Mr. Grace: Correct. The remainder are in the easement beyond the 2' that we would put concrete over that
218 portion. It's right on the property line that we join or its outside the 6' setback to the south of the home,
219 shared between us and the neighbors to the south.

220

221 Mr. Oster: Is this fence going to be aluminum or vinyl?

222

223 Mr. Grace: It's vinyl PVC.

224

225 Mr. Oster: Your application says your fence is 150' of aluminum.

226

227 Mr. Grace: That might be in the pool bid but we won't be using them for the fence purposes because they
228 don't do a poly vinyl but we wanted to get it as part of our pricing bid anyway to compare and we did
229 submit to the HOA, so they approved the PVC fencing.

230

231 Mr. Oster: Is this company doing the rest of it, the Fun Time Pool and Spa?

232

233 Mr. Grace: We've got two other bids we're looking at but generally it's the same design and it will be
234 done by the same company.

235

236 Mr. Miller: Physical size will not change whatsoever.

237

238 Mr. Grace: No.

239

240 Mr. Oster: In here it said a form square 3 sided stair case with broom finished treads and a stone faced
241 riser. I didn't see where that was in the photos.

242

243 Mr. Bethke: It comes out of the great room. In the top right picture, right of the great room, that's the
244 French doors that exit to the paver patio today. You can kind of see it above the fence in Picture 2. Those
245 will now have 3 tiered wedding cake style paver steps that we want removed because the bricks are
246 precarious for safety reasons, the sand has settled and that's where the new cement steps will be.

247

248 Mr. Shipley: Back to that fence, it is required to be a full compliant fence with self-locking gates. There
249 are rules in regard to that fence so I would look into that. The one that was listed by the pool company in
250 the packet appeared to be compliant.

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251 Mr. Oster: That's the aluminum bar style fence that is usually required but not required by us.

252

253 Mr. Shipley: If you're going to connect that to the house, any entrance into the pool from the house has to
254 have an alarm, designed so kids can't climb up it, gates have to be self-locking, and the latch has to be
255 48" from the ground. Just make sure you're in compliance if this moves forward.

256

257 Mr. Bethke: We've been talking with two companies to make sure that does occur, and there's two gates
258 so both would have to be similar code approved.

259

MOTION TO APPROVE VARIANCE APPLICATION #VA-20-22

260

261 Mr. Miller made a motion to approve Variance Application #VA-20-22, Glenn C Grace & Jonathan D
262 Bethke; based on the HOA and neighbors' approval, the lot structure layout and being Code compliant in
263 regard to fencing and other Code requirements.

264

265 Mr. Beard: Before we get to the motion, I have a question that needs clarified because according to the
266 plans for zoning purposes, for permitting purposes, we go to the pool, not necessarily to that concrete
267 skirt around it, so according to this, it's 13' from your property line and you mentioned a 12-1/2'
268 variance. Based on the drawing, you're 6", so you're 13' from the property line, so it's only a 12'
269 variance. I know you said you had a couple other pool companies looking, so we want to make sure
270 because if they come in and it's 12-1/2' from the property line, then it would not be approved; it would
271 have to be the 13' from the property line, so I'm just trying to confirm exactly what the request is.

272

273 Mr. Bethke: It's the same request for the 2 other companies. There's only 1 other company with a pool
274 length change, not the width.

275

276 Mr. Miller: But if you move your outer patio around it because from what I can see, the dark line is off to
277 the edge of the pool, that 12-1/2' is edge to edge as far as the dark line, so I want to make sure that's clear
278 as well.

279

280 Mr. Miller made a motion to approve Variance Application #VA-20-22, Glenn C. Grace & Jonathan D.
281 Bethke based on the 12-1/2' minimum, so I amend my motion to approve.

282

283 Mr. Bethke: So you're saying the approval will be for the edge of the pool would be 12-1/2' from the rear
284 property line?

285

286 Mr. Miller: Correct.

287

288 Mr. Bethke: That's what we're asking for regardless of the pool company if that would change, so we're
289 fine with that.

290

291 Mr. Oster: Your graph paper layout looks like it's at 13', not 12-1/2', so if you approve 12-1/2' rather
292 than 12', then he's going to have a little leeway to make sure he's at where he needs to be.

293

294 Mr. Bethke: That works.

295

296 Mr. Miller: My motion is based on the 12-1/2'.

297

298 Mr. Beard: We'll need a second for that motion since it was amended.

299

300 Seconded by Mr. Shipley.

301

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302 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes

303

304 Motion carried

305

306 Hearing continued with Variance Application #VA-20-23

307

308 Minutes prepared by Cindy Davis, Zoning Secretary

309

310 On December 17, 2020, Mr. Miller made a motion to approve the November 12, 2020 meeting minutes of
311 the Orange Township Board of Zoning Appeals for Variance Application #VA-20-22, Glenn C. Grace &
312 Jonathan Bethke, as written; seconded by Ms. Sundar.

313

314 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes

315 Motion carried

316

Board of Zoning Appeals

1 **Application #VA-20-23**

November 12, 2020

2 **Variance Application #VA-20-23 Nicholas and Michelle Gallagher**

3 Seeking a variance from Rezoning Case 19680 Meadows at Lewis Center to allow for a grill/bar and
4 pavilion to encroach in the rear-yard setback. The subject property is located at 5710 Delano Ave,
5 Lewis Center, OH 43035 and having parcel number 318-210-15-001-000.

6
7 Mr. Beard presented the Staff Report and presentation. Subject property is located on the west
8 side of Delano Avenue and north side of Koester Trace. The surrounding areas are all zoned
9 Single Family Planned Residential. North, south and east have single family homes; to the west
10 is HOA open space. The fireplace and building will encroach on the rear yard setback at 19'-8-
11 1/8", so a variance of that amount is requested. The 14'-3/8" is not considered as that has no
12 footers and based on our Zoning Code is not considered a structure. That patio is replacing the
13 old concrete patio underneath it and it's going to be a paver patio, so that would not be
14 considered a structure, so we go off the 15'-3-7/8" setback for where the fireplace will have
15 footers and the pavilion will be located.

16
17 **APPLICANT PRESENTATION/BOARD QUESTIONS & COMMENTS**

18
19 Nicholas Gallagher, 5710 Delano Avenue, Lewis Center, Ohio 43035, and I affirm I was sworn in.
20 Jacob Basnet, owner of Landscape Design Solutions, 8036 Suite C Corporate Boulevard, Plain City,
21 Ohio, and I affirm I was sworn in.

22
23 Mr. Miller: On Exhibit 2 provided, you have what appears to be footers at 4 different areas, 1 on each side
24 of the fireplace outward and 1 on each side of the other area. If you're putting pavers in there, are you not
25 going to have a concrete base underneath the fireplace for its weight?

26
27 Mr. Basnet: Those are columns and typically you're not required to put a footer underneath that.
28 Everything including the grill and bar would be dry laid, it's not a cinder block material. The only footers
29 we would have to build for this, and I included in the detail packet, would be on the fireplace and we're
30 using a manufacturer called Round Grove, and they build a steel frame with concrete board that goes
31 around and you can veneer, they'll do whatever you need with it. Typical fireplaces weigh about 1,000
32 pounds and then you do your veneering but we still put a concrete footer underneath there. The concrete
33 footers have a pylon, typically 6 of them depending on the length of it, down to the frost line so the footer
34 looks more like a table effect, and I did include that in my packet. That's going to save them from
35 building these fireplaces, that they basically just stack up or if it's a pre-fab unit, you basically place them
36 right on top of that but that keeps the stability of it moving it all, and then the pavilion would have a
37 footer and that is called out on the detailed drawings.

38
39 Mr. Miller: In the 3D image you provided there's a statement that no footer is required and the block are
40 on top of the same gravel base as the patio.

41
42 Mr. Oster: So these have like a post hole footer like a wood deck would have?

43
44 Mr. Basnet: If you were building Uni-lock's Brussel's dimensional stone, those are those 4 x 8 x 12 that
45 we'll use as an example, they might add that in for added weight. We're only going about 32" with the
46 column and we use 57's as our gravel base. We have found the stability of that and it doesn't hold water
47 so you won't have a freeze/thaw issue and typically you only need 6". That even gets down to when we
48 get into the retaining wall systems. They are not required to have a footer and you're building retaining
49 walls that can be engineered up to 50'. There's other engineering aspects that go into that but for the

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50 purposes of what we're doing here, this meets manufacturer specs which means a gravel base is perfectly
51 acceptable, and that's why we don't have to have that because it does spread out, the column will be
52 about 20" x 20". It doesn't mean you couldn't see something underground or along those lines that could
53 cause a shifting or moving but the difference with this material can be either move the column back into
54 place or I can take it apart, restack it and build back up. It's not a masonry unit; we've gotten away from a
55 lot of the masonry stuff because of that cracking mechanism. If it cracks, then we're avoiding having
56 issues down the road. I listened about how you guys talked about the concrete. As a contractor over 20
57 years in Columbus, I don't pour concrete, I don't do stamped concrete; it cracks. I do dry lay because I
58 can lift stack.

59
60 Mr. Miller: You made a comment that you're going to use Number 5. Are you using that in conjunction
61 with porous limestone to make it water resistant in structural integrity or are you going to use just a
62 Number 5?

63
64 Mr. Basnet: We use Number 57 angular because sitting at a stable state, that gravel is 90% compacted,
65 then we screen it, compact it. It's like concrete but it's completely permeous, so water will not sit in it.
66 Our setting base is a Number 9 limestone. I no longer build with sand because sand will hold moisture
67 and water, and we eliminate that side of it. A lot of contractors have gone to the Number 9 setting base,
68 that's what the paver/stone sit on, then the Number 57 and then you have your sub-base underneath there.
69 I build all winter long, so we have a process building on all aspects when we're getting into these various
70 projects. We do the polymeric sand and we do a pitching on these patios. They want about 2" of slope
71 over 10. We find about 1-1/2" is acceptable. You have positive drainage for these and we don't typically
72 see issues but for the most part stuff doesn't move and what we're planning here, everything is going to
73 be, except for the seating walls and the grill areas, we'll probably go the avenue of what like Oberfield's
74 has that looks like a natural stone but it's a concrete product and you've got a 30 pound block over a
75 cinder block that weighs nothing and that's when you've got to put those footers in.

76
77 Mr. Miller: I like what you're doing here but I have two concerns. The 19' is a large variance request and
78 the other part is is this going to be fenced? With having an adjoining open area, that's just an invitation.

79
80 Mr. Basnet: The house itself is built pretty much right to the 35' setback and it's a corner lot, they don't
81 have anybody on their south side, they don't have anybody on the west side and they have one neighbor
82 to the north, so when we started this project, and I saw the survey plot, I contacted Jeff and asked for
83 further information before I even put pen to paper. I made them aware of what our process would be to
84 move forward with this project and we came up with the plan. Part of this is, because of that setback, is
85 the fireplace. The fireplace is going to finish out width wise about 30" deep, so when you count in the
86 pavilion and how it pushes you out and the fireplace, that's what pushes you out to that 19' but it really
87 allows that space as they come out the side to go into a sitting area. We do a lot of designs like this
88 whether it's a pergola or a pavilion, and it just provides added room for the whole project. If the home
89 were 5 or 6' toward the road, it's a different animal. It's just the way this home was positioned on this lot
90 with that 35' rear yard setback.

91
92 Mr. Oster: They're in a good position where there's nobody on either side of that I think.

MOTION TO APPROVE VARIANCE APPLICATION #VA-20-23

93
94
95
96 Mr. Oster made a motion to approve Variance Application #VA-20-23, Nicholas and Michelle Gallagher;
97 seconded by Ms. Sundar.

98
99 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
100 Motion carried

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101 Mr. Beard: Our Director brought up a couple of concerns, not necessarily with the approval, but I know
102 the concrete is already there. This goes for you too, Jacob. With that 30' easement, it would probably be a
103 good thing to reach out to Soil & Water to discuss that just to make sure as sometimes the County
104 Building Department would require something to get approval from them for the easement before they
105 sign off on a permit.

106
107 Mr. Basnet: We'll reach out to them. The whole process here was to start with having you guys approve
108 the zoning side of it. The County is going to say did zoning approve it first. I've found to ask these
109 questions ahead of time, get things approved; it just saves you a lot of headache down the road.

110
111 Mr. Beard: Make sure you contact the HOA. I've spoken with one of the Trustees on the HOA, and they
112 think it looks good, but she can't make a decision. There are other Trustees on the HOA, so just make
113 sure the HOA is aware.

114

APPROVAL OF MEETING MINUTES

115

116
117 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
118 Appeals dated September 17, 2020 for Variance Application #VA-20-15, Kevin Kling, with the following
119 corrections:

120

- 121 • Lines 10 and 75: change "rear-yard" to "rear yard"
- 122 • Lines 42 and 43: change "e-mail" to "email"
- 123 • Line 96 should read: "...have a very large yard..."
- 124 • Line 210 should read "...rules you have to comply with..."

125

126 Seconded by Mr. Trefz.

127

128 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
129 Motion carried

130

131 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
132 Appeals dated September 17, 2020 for Conditional Use Application #CU-20-16, Aimee Tout, as written;
133 seconded by Mr. Trefz.

134

135 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
136 Motion carried

137

138 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
139 Appeals dated September 17, 2020 for Conditional Use Application #CU-20-17, Steve Moore, as written;
140 seconded by Mr. Trefz.

141

142 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
143 Motion carried

144

145 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
146 Appeals dated September 17, 2020 for Conditional Use Application #CU-20-18, Sign Vision Co., Inc., as
147 written; seconded by Mr. Trefz.

148

149 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
150 Motion carried

151

Board of Zoning Appeals

152 Mr. Oster made a motion to approve the meeting minutes of the Orange Township Board of Zoning
153 Appeals dated September 17, 2020 for Conditional Use/Variance Application #CU-VA-20-19, North
154 Unitarian Universalist, with the following corrections:

155

- 156 • Change the spelling of “Ritchey” to “Ritchie” throughout the document
- 157 • Change the spelling of “Keefe” to “Keith” throughout the document
- 158 • Line 583: Change semi-colon to comma
- 159 • Line 607 should read: “...and say okay or not okay”

160

161 Seconded by Mr. Trefz.

162

163 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
164 Motion carried

165

OTHER BUSINESS

166

167

168 Mr. Beard: For the calendar for 2021, we had one change that was brought up for the due date for the
169 December 9 hearing; we’re looking at changing that to November 12 instead of the 18th. That would be a
170 Friday because November 11 is a holiday, so we don’t have a meeting and it got pushed back a week, so
171 it only gives us 3 weeks to get the legal notice and everything done.

172

173 Mr. Oster: When are they going to do elections again for Chair and Vice Chair?

174

175 Mr. Beard: That will be the first meeting of 2021.

176

177 Heard adjourned at 7:15 p.m.

178

179 Minutes prepared by Cindy Davis, Zoning Secretary

180

181 On December 17, 2020, Mr. Miller made a motion to approve the November 12, 2020 meeting minutes of
182 the Orange Township Board of Zoning Appeals for Variance Application #VA-20-23, Nicholas &
183 Michelle Gallagher, as written; seconded by Ms. Sundar.

184

185 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Mr. Shipley-yes, Mr. Trefz-yes, Ms. Sundar-yes
186 Motion carried

187