

## **Zoning code getting rewrite in Orange Twp.**

By Gary Budzak - December 17, 2024

LEWIS CENTER — Zoning is one of five departments listed on Orange Township's website, along with Fire, Fiscal, Parks, and Public Works. Here's a look at recent meetings held by that department's Zoning Commission and Board of Zoning Appeals.

### **Zoning Commission**

- At its meeting on Sept. 10, the commission approved a resolution to amend the Orange Township Zoning Resolution. A public hearing would be held on the proposed amendment on Oct. 15. The zoning code rewrite took place then and was continued on Oct. 29.
- On Oct. 8, the commission heard a zoning application from Steller Construction, LLC to rezone 0.5 acres of land zoned Farm Residential to a Planned Commercial District to build a 5,600-square-foot office building on Africa Road.
- Vision Acquisitions, LLC had a zoning application on Oct. 22 to amend a Planned Commercial and Office District to allow for the construction of 220 homes on about 25.5 acres. This was continued on Dec. 3.
- Epcon Communities appeared before the commission on Nov. 12 to amend the development plan for a part of Evans Farm "to allow townhomes and duplexes to be mixed into one condominium community with single-family ranch condominium dwellings," the request said. This was on 62.8 acres along South Old State Road, zoned Single Family Planned Residential.
- A special meeting was said to have taken place on Nov. 19, but there is no information about it on the township's website.
- The first Zoning Commission meeting of 2025 is slated for Tuesday, Jan. 7, from 6:30-8:30 p.m.

The Zoning Commission consists of Chair Christine Trebellas, Vice Chair Dennis McNulty, Karthik Avadhanula, Pamela Foster and Les Pierce. Also attending are Development and Zoning Director Robin Duffee and Zoning Compliance Officer Philip Ambler.

### **Board of Zoning Appeals (BZA)**

- At the Sept. 19 meeting, attended by The Gazette, the BZA granted a variance for a monument sign at the new Panda Express on Lewis Center Road and Pullman Drive. A variance was also granted to a setback for a garage at Wilshire Estates. Lastly, a sign variance was granted for a dental office on Carle Avenue in the Green Meadows Commerce Center.

- Three variance cases for addresses in Galena, Lewis Center, and Powell were on the new business for Oct. 17.
- A conditional use for a home occupation was requested for a Lewis Center residence in a Single Family Planned Residential District was sought on Nov. 14, the agenda said.
- Two conditional uses and one variance was requested for three separate Lewis Center addresses on Dec. 19, the legal notice said.

The BZA consists of Chair Kelvin Trefz, Vice Chair Sue D. Ross, Stacey Neff, Joseph Pax and Panitha Sundar. Also attending are Senior Zoning Officer Eric Gayetsky and Zoning Compliance Officer Philip Ambler.

The meetings are in the Orange Township Hall, 1680 E. Orange Road, Lewis Center. For more information, visit [www.orangetwp.org](http://www.orangetwp.org).