

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

1 This meeting was held at the Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio
2 43015.

3 **CALL TO ORDER**

4
5 The meeting was called to order by Toni Korleski at 7:00 PM.

6
7 BZC members present: Toni Korleski, Jerry Valentine, Darcy Kaplan, Steve Spangler,
8 Mike Bardash.

9 Also present: Zoning Clerk Lisa Knapp; Zoning Secretary Cathy Rippel; Zoning
10 Inspector Chet Heid; Martin Johnson (BZC 1st alternate member); Steve Flaherty (BZC
11 2nd alternate member).

12
13 Ms. Korleski read the adopted BZC policy statement for the meeting, as printed in the
14 agenda.

15
16 Ms. Korleski welcomed Mr. Bardash as a regular BZC member, and said that Mr.
17 Johnson was appointed by the trustees as the new first alternate member. Former trustee
18 Steve Flaherty was appointed as the second alternate. She congratulated both of them.

19 **AGENDA ITEM: LEGAL NOTICE**

20 Ms. Knapp said this meeting was advertised in the December 27, 2017 Delaware Gazette
21 as part of the Regular Meeting schedule for 2018.

22 **AGENDA ITEM: APPROVAL OF MINUTES**

23 Mr. Bardash made a motion to approve the minutes from the 12/12/17 BZC meeting, as
24 presented. Mr. Valentine seconded the motion.

25 Vote: Bardash, yes; Valentine, yes; Kaplan, yes; Spangler, yes; Korleski, yes. Motion
26 carried, minutes approved.

27
28 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 29 ♦ Joe Korleski, 3584 Greenville Drive, Lewis Center
30 ♦ Dan Griffin, with Evan Farms
31 ♦ Tony Eyerman, with Evans Farm
32 ♦ Joe Thomas, with Metro Development

33 **AGENDA ITEM: BZC #16-004 METRO DEVELOPMENT REQUEST FOR EXTENSION TO**
34 **FILE FINAL DEVELOPMENT PLAN FOR MAEVE MEADOWS KNOWN AS SOUTHWOODS**
35

36 Mr. Thomas said he is requesting an extension for the filing of the final development plan
37 for Maeve Meadows. He is working with Homewood, whose Howard Farms property is
38 adjacent to the subject property, to extend the sewer from the northeast part of their
39 development through their development onto the Metro Development property this year.
40 This is due to start in April or May 2018 and the final sewer plan will probably be ready
41 in August.

42
43 Mr. Thomas said at that point he will begin final engineering plans and bring forth the
44 final development plan for Berlin Township. He is requesting a one-year extension.

45
46 **Commission Consideration**
47

48 Ms. Kaplan said this is a new situation to her and she asked whether there is no sewer
49 currently on the property. Mr. Thomas said that was correct and that it comes directly
50 from the east. It will be built across Cheshire Road and through the Howard Farms
51 subdivision. Approximately 1600' of sewer will be extended through the Homewood
52 property and onto his property.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

53 Mr. Valentine asked whether this was the first extension request for this development.
54 Mr. Thomas said it was.

55
56 Mr. Spangler asked what date the extension would be. Ms. Korleski said it would be
57 January 2019.

58
59 Mr. Bardash asked whether anything else other than the sewer is holding the property up.
60 Mr. Thomas said sewer was the only issue holding the project up.

61
62 Ms. Korleski noted that Mr. Johnson has arrived.

63
64 **RESOLUTION 2018.01.09.#A: APPROVE ONE YEAR EXTENSION OF**
65 **FINAL DEVELOPMENT PLAN FOR BZC 16-004 MAEVE MEADOWS/SOUTHWOODS**

66
67 Mr. Valentine made a motion to approve the request requesting a one year extension of
68 the final development plan for BZC 16-004. Mr. Spangler seconded the motion.
69 Vote: Valentine, yes; Spangler, yes; Bardash, yes; Kaplan, yes; Korleski, yes.
70 Motion carried.

71 **AGENDA ITEM: TONY EYERMAN & DAN GRIFFIN YEARLY UPDATE ON EVANS FARM**

72 Mr. Eyerman said that when the zoning was approved for Evans Farm, one of the
73 provisions for maintaining the zoning is that he would come in annually and present
74 updates on where the project is in regards to all of the development issues that are going
75 on in Evans Farm.

76
77 Mr. Eyerman said the development for Evans Farm comes from the south, which is where
78 the project was started. He displayed a phase one single family residential plan that
79 included in a lighter shade the commercial area. He has received final engineering
80 approval for the entire phase 1 as well as final plat approval for phase 2 as well. He
81 pointed out an area indicated in dark green that has been constructed; he has building
82 permits issued from Delaware County and as of 12/20/17 there have been about 10 lots
83 sold.

84
85 Mr. Griffin added that they have closed on those properties. Mr. Eyerman said there are
86 another dozen or so closings as soon as all the builders get back from the National
87 Homebuilders Association meeting in Orlando.

88
89 Mr. Eyerman said at the bottom part of the plan indicated in a lighter shade is the main
90 drive, Evans Farm Drive. He has just completed the conceptual plans with his architects
91 and a general contractor for the first round of design for the commercial side of that as
92 well. Mr. Griffin displayed an artist's rendering of what both sides of Evans Farm Drive
93 could look like, and he said it is intended to look as it would in the commercial district of
94 Berlin Township as well.

95
96 Mr. Griffin said it has an old village/old town retail area that would be similar to uptown
97 Westerville or Downtown Worthington. It is intended to look like it has been there for a
98 long time so each structure is architecturally different. Some of the offices may share 2-3
99 buildings wide on the second floor for offices, accounting or similar use, the façade on
100 the outside will look different than the inside.

101
102 Mr. Griffin showed some of the buildings on the main road and said there would be
103 walkways back to the parking. He pointed out a part looking down Market Street west
104 towards the railroad tracks, which is where the YMCA would be located. Ms. Korleski
105 asked whether they had received a commitment from the YMCA. Mr. Griffin said "yes."
106

107 Mr. Griffin said that now that the square footage of some of the buildings has been
108 designed, he has 70 businesses he will start signing leases with and he will start filling up
109 some right away. The YMCA is already doing fundraising and their architect is drawing

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

110 their building now; Mr. Eyerman met with them last week. Mr. Griffin said the project is
111 moving forward and he is anticipating not only that some buildings will be leased in the
112 next 30-60 days, but he also anticipates “going vertical” by April or May at the latest, and
113 he has hired Elford to work with him on some of the pre-construction items.

114

115 Mr. Griffin said as of January 19, 2018, he will hopefully be awarded the June 2019
116 Parade of Homes, although he was glad he was not awarded the 2018 Parade because the
117 development is behind schedule.

118

119 Ms. Korleski asked whether all of the infrastructure has been completed. Mr. Griffin said
120 “yes” and that everything in there except for a small corner has water and sewer and has
121 been paved. The final course of blacktop will be applied in the spring after construction
122 begins and the Lewis Center Road widening will begin in the spring.

123

124 Ms. Korleski said she has seen the entry during her travels and she asked what parts were
125 accessible at this point. Mr. Griffin pointed out the roads on the map. He said street signs
126 are in and the alleys would be built in the spring after the construction has been started.
127 He also pointed out a 4-5 acre lake and said hockey teams have already been skating on it
128 this year.

129

130 Mr. Eyerman said from a regional standpoint, he has been working with Del-Co Water on
131 future water needs for not just this southern area but also everything up north of
132 Shanahan Road in Berlin Township. He is currently working with the county sanitary
133 engineer on their requested improvements for wastewater collection system for the entire
134 region, which would service everything from Evans Farm to the north. He has another
135 meeting with them next Tuesday.

136

137 Mr. Eyerman said he met with Del-Co Water today regarding their first round of requests
138 for improvements as well, not necessarily for them but for everything offsite. He is
139 working with them on water tower locations, and with the sanitary department on
140 regional lift station and pump station locations. He added that he is also working with the
141 county engineer on road improvements as well and planning for that.

142

143 Mr. Griffin said one issue was that when the development first came through zoning,
144 none of the Berlin Township portion of the property was able to have sewer installed
145 except for one small piece at the north that was available due to an agreement between
146 the county and the city. He pointed out the lift station provided by the Evans family to
147 the county years ago, and he said the county has decided to move it lower into the
148 property in order to help service it “gravity-wise.”

149

150 Ms. Korleski asked whether sewer would be available. Mr. Griffin said that at a
151 minimum, the east side of the tracks would start to come to fruition within a year or so.
152 Mr. Eyerman said they asked for permission to come and do the soil tests within the next
153 couple of weeks so they are moving quickly forward. Ms. Korleski said they would have
154 to move quickly since residences are being built.

155

156 Mr. Griffin said there is sewer available for part of the area, already installed and ready to
157 go, but there is a lower area that he pointed out where the sewer is shallow enough that
158 the pump station had to be moved for the entire region.

159

160 Mr. Eyerman said while there is sewer available for the Homewood and Metro
161 Development projects, to the north there is limited availability and this will help address
162 all of that as well.

163

164 Mr. Spangler asked whether sales of the lots have been as anticipated, or more or less.
165 Mr. Griffin said out of the 142 lots in section 1, counting the builder contracts as well the
166 individual contracts, and the BIA Parade of Homes, which have been sold on paper, what
167 he is finding out now is that once pavement went in, people could drive back and builders
168 started closing on lots. They will start “going vertical” with houses in the next 30 days.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

169 He has seen an uptick of around 10 couples on the weekend, versus when there was
170 nothing but equipment back there and only two couples would visit. He said business has
171 picked up.

172
173 Mr. Bardash said it looks great and he is looking forward to seeing it continue.

174
175 Ms. Korleski asked how the trees from acorns were going. Mr. Eyerman said they are
176 doing well; just today were planted the first round of 230 of the around 3,000-4,000 white
177 oak acorns that were collected last fall. He noted that there are around 5,000 trees in the
178 nursery already and around 800 of them planted 2 years ago are taller than him. Around
179 4000 of the trees are one year old, he said. The nursery has run out of room so the family
180 has asked him to consider moving some of the potted trees down in front of the red barn
181 on Lewis Center Road. That will reflect their commitment to the farm, and many of the
182 seeds were collected from the farm.

183
184 Mr. Eyerman said there would be trees lined up and he is working to see how he can best
185 do that.

186
187 Ms. Korleski asked whether the timetables are still on schedule. She said it appears the
188 project is mostly on schedule, and she asked about the part that pertains to Berlin
189 Township. Mr. Griffin said he wanted to point that out because he still does not know
190 what is happening regarding sewer and utilities coming to Berlin Township, other than
191 the small piece mentioned earlier that would need to be annexed. The county is still
192 working on where it will get sewer to this entire region, west of the tracks.

193
194 Mr. Griffin said one section is available but the pump station needs to be redone. It is
195 good news that the county is moving so fast because it may open up some areas that can
196 start in Berlin sooner than doing it all from the south.

197
198 Ms. Korleski said originally the timeframe was 4-5 years to start in Berlin. Mr. Eyerman
199 said that appeared to still be correct. By the time the county gets the lift station in, in a
200 couple years, it will be the right timing. Ms. Korleski asked whether any substantial
201 changes had been made to the preliminary plan and Mr. Eyerman confirmed there had not
202 been. Ms. Korleski asked about the additional 70 businesses. Mr. Eyerman said over the
203 next 45 days they will start to sign leases and fill the buildings up.

204
205 Ms. Korleski asked whether people would be moving in as early as April or May. Mr.
206 Eyerman said it would be in fall of 2018.

207
208 Ms. Korleski asked about the proposed roundabout at North Road and Lewis Center
209 Road. Mr. Griffin said the county has approached the Evans Family about acquiring
210 additional rights-of-way for that. The Evans family has asked for his opinion and he has
211 a phone call with them set up for tomorrow.

212
213 Mr. Griffin said regarding the Home Road extension further to the east of the tracks, he
214 has not had any conversations with the county engineer regarding that in at least 6
215 months. Mr. Griffin said because there are residents right across the street and the church
216 they will have to pull everything over. He has not seen the drawings but it is to be started
217 within the next year so they have already started drawings and have already started
218 talking to the Evans family about acquiring the right-of-way as well as others.

219
220 Mr. Korleski asked whether the Evans family owns the wooded area to the west of the
221 red barn. Mr. Griffin said that is 21 acres and owned by Evans. He said this is a
222 walkable community and most people including businesses would like to be on the east
223 side.

224
225 Mr. Heid asked whether the Home Road extension would still interconnect with Evans
226 Farm Drive. Mr. Eyerman said it would be an extension of Piatt Road. Mr. Heid asked

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

227 whether the road would be named something different. Mr. Eyerman said not through the
228 community; Phase 1 has already been built and the road there is designated as Piatt Road.

229

230 Mr. Eyerman said his contractor had street signs built that are to indicate “Piatt Road” but
231 instead they indicate “Platt Road,” so those will be replaced.

232

233 Mr. Johnson said regarding the next phase that is coming up to Berlin Township, there
234 has been a lot of discussions regarding a walking bridge over the railroad tracks and he
235 asked whether there was something similar to connect the east and west side in the next
236 phase. Mr. Griffin said there would be a walking bridge in that area and he pointed it out
237 on the map. He is working with the county and the railroad.

238

239 Mr. Griffin pointed out where North Road ends, and said the county has designed it to
240 come through Don Kenney’s property. It would be aligned and come over with a bridge.
241 If for some reason the bridge cannot be done, it would still be right here at the
242 intersection of Shanahan Road because that is closest distance to the school. Sidewalks
243 would also be installed.

244

245 Ms. Korleski said the map shows the entire complex. Mr. Eyerman said that there were
246 4-5 items that were pointed out during the Berlin Township zoning process that were
247 either corrections or clarifications. After that was approved, he went back to Orange
248 Township and clarified those same items; that request was approved. It will be a
249 seamless community from Berlin to Orange Townships.

250

251 Ms. Rippel asked what types of businesses have committed. Mr. Griffin said there would
252 be around 7 different restaurant types including pizza and other Italian. Mr. Griffin said
253 The Pizza Cabin is being moved to the development and will be named Northpoint
254 Restaurant. It will be more of an upscale Italian restaurant. Mr. Eyerman commented on
255 the dry-rub wings.

256

257 Ms. Rippel asked what other types of businesses would be there. Mr. Eyerman said there
258 would be a couple of boutiques, a bookstore, a salon, a woman’s clothing store, and a hot
259 yoga studio. The YMCA is not counted as one of the 70 businesses. Mr. Eyerman said
260 there would be 3-4 law offices, a couple accounting firms, a couple medical offices, and
261 some insurance companies.

262

263 Mr. Eyerman said he has worked with Consolidated Electric, who is responsible for the
264 fiber optic system that will be run through in order to provide the fastest internet and web
265 access possible. This will help bring in many small businesses and also larger employers.
266 Mr. Griffin said a veterinary clinic is interested as well.

267

268 Mr. Griffin said that when the lease signings have been completed, there will be a
269 “functional, fun village” by the end of 2019 that the residents will be able to enjoy.

270

271 Mr. Korleski asked whether the YMCA has any intentions of putting a pool in that
272 facility. Mr. Eyerman said the plans they have shown them include an indoor pool and an
273 outdoor splash pad. He has asked them if they could take their potential outdoor pool
274 and, instead of tucking it down in the corner if they could move it up closer towards the
275 center of the community so it is more easily accessible to the regional community and
276 also because they are up against the railroad tracks and there will be coal dust and other
277 items from the rail. Pulling it back away from that will improve the quality and
278 enjoyment of the entire place.

279

280 Mr. Eyerman said originally the YMCA facility was to be 50,000-60,000 SF for
281 recreation but they are talking with a local medical provider that is now approaching
282 80,000 SF.

283

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 9, 2018 7:00 PM

284 Mr. Griffin said they are working with a brewery as well. Mr. Korleski asked whether it
285 would be a hometown brewery. Mr. Eyerman said it would be hometown Columbus with
286 a local Berlin Township resident presence.

287

288

OTHER BUSINESS

289

290 Mr. Valentine said this is 2018 and the township's comprehensive land use plan revision
291 is due in 2020. The last revision took 14-16 months to complete and he asked whether
292 the process should be started soon, to possibly include Delaware County Regional
293 Planning Director Scott Sanders. Ms. Korleski agreed that should be done and the plan is
294 becoming outdated. She will contact Mr. Sanders.

295

296 Ms. Korleski said the next scheduled meeting will be on January 23, 2018, which should
297 be with John Wicks and the final application for Berlin Manor.

298

299 There was no further business to come before the BZC. Motion to adjourn. Meeting
300 adjourned.

301

302

SYNOPSIS

303

304 The following resolution was approved:

305

306 ♦ Resolution 2018.01.09.#A: Approve One Year Extension of Final Development Plan
307 for BZC 16-004 Maeve Meadows/Southwoods

308

309

310

311

312

313

Toni Korleski, Chairperson

314

315

316

317

Jerry Valentine, Vice-Chairperson

318

319

320

321

Darcy Kaplan, member

322

323

324

325

Steve Spangler, member

326

327

328

329

Mike Bardash, member

330

331

332

333

Martin Johnson, 1st alternate member

334

335

336

337

Steve Flaherty, 2nd alternate member

338

339

340

Attest: _____

341

Lisa F. Knapp, Berlin Township Zoning Clerk