

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JANUARY 23, 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 Barbara Sherman led meeting attendees in the pledge of allegiance.

8  
9 BZC members present: Toni Korleski, Jerry Valentine, Darcy Kaplan, 1<sup>st</sup> alternate Martin  
10 Johnson, seated (arrived shortly after start of meeting).

11 Not present: BZC member Mike Bardash, BZC member Steve Spangler, BZC 2<sup>nd</sup>  
12 alternate member Steve Flaherty.

13 Also present: Zoning Clerk Lisa Knapp; Zoning Inspector Chet Heid.

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

17 **AGENDA ITEM: LEGAL NOTICE**

18 Ms. Knapp said this meeting was advertised in the January 13, 2018 Delaware Gazette as  
19 follows:

20 **BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC HEARING**

21 The Berlin Township Zoning Commission will hold a meeting for the purpose of public  
22 hearing January 23, 2018 at 7:00 p.m. at the Berlin Township Hall located at 3271  
23 Cheshire Road, Delaware, OH 43015 in order to consider an application, designated as  
24 BZC 17-005, filed by John C. Wicks, 267 North Liberty Street, Powell, OH 43065. The  
25 applicant is requesting approval of a final development plan known as Berlin Manor,  
26 Parcel's #41831001031000; 41831001029000; 41831001028000; 41831001024000;  
27 41831001011000; 41831001014000 that has been rezoned Farm Residential District (FR-  
28 1) to R-2 with a Planned Residential District Overlay (R-2/PRD) 88.98 ± acres, 0  
29 Cheshire Road, Delaware, OH 43015.

30 The text and map of this application will be available for public examination, excluding  
31 legal holidays; January 15, 2018 to January 23, 2018, Monday-Friday from 8:00 a.m. to  
32 4:30 p.m. at the Berlin Township Zoning Office located at 3271 Cheshire Rd., Delaware,  
33 OH 43015. Also, you can find the text and map on the Berlin Township website  
34 www.berlintwp.us. The person responsible for giving notice of the public hearing by  
35 publication is Cathy Rippel. Township residents are encouraged to attend.

36 **BERLIN TOWNSHIP ZONING COMMISSION**

37 Toni Korleski, Chairwoman

38 **AGENDA ITEM: APPROVAL OF MINUTES**

39 Ms. Kaplan made a motion to approve the minutes from the 1/9/18 BZC meeting, as  
40 presented. Mr. Valentine seconded the motion.

41 Vote: Kaplan, yes; Valentine, yes; Johnson, yes; Korleski, yes. Motion carried, minutes  
42 approved.

43  
44 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 45 ♦ Jeff Jordan, 2464 Lackey Old State Road
- 46 ♦ Max Peoples, 2478 Lackey Old State Road
- 47 ♦ Joe Korleski, 3584 Greenville Drive, Lewis Center
- 48 ♦ Barb Sherman, 1469 Africa Road
- 49 ♦ Tina Mattison, 3433 Cheshire Road
- 50 ♦ Neil Mattison, 3433 Cheshire Road

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51       ♦ John Wicks, 267 N. Liberty Street, Powell

52                                   **AGENDA ITEM: BZC #17-005, REQUESTING APPROVAL OF**  
53                                   **FINAL DEVELOPMENT PLAN FOR BERLIN MANOR**

54  
55       BZC 17-005, filed by John C. Wicks, 267 North Liberty Street, Powell, OH 43065,  
56       requesting approval of a final development plan known as Berlin Manor, parcels  
57       #41831001031000; 41831001029000; 41831001028000; 41831001024000;  
58       41831001011000; 41831001014000 that has been rezoned Farm Residential District (FR-  
59       1) to R-2 with a Planned Residential District Overlay (R-2/PRD) 88.98 ± acres, 0  
60       Cheshire Road, Delaware, OH 43015.

61  
62       Ms. Korleski noted that there are four BZC members present, which is a quorum, but if  
63       the matter comes to a vote, it could be 3:1 or 2:2, the latter which could negate approval.  
64       She asked whether the applicant wanted to start and present the application. Mr. Wicks  
65       said he was comfortable enough to move forward with the application at this time but he  
66       reserved the right to request a tabling.

67  
68       John Wicks, 267 N. Liberty Street, said he appreciated the opportunity to be here  
69       presenting the Berlin Manor application, which he has been working on for around 15  
70       months. The plan here is very similar to what was presented at the preliminary  
71       development plan, which was approved in March 2017 by the BZC and in May 2017 by  
72       the trustees.

73  
74       Mr. Wicks said that since that approval, he has had several meetings with the neighbors,  
75       township staff, and property owners, as well as county officials in order to ensure all the  
76       expectations are being met and that he has attempted in good faith to appease all parties  
77       concerned. He felt the presented application is a good resolution for all concerned.

78  
79       Mr. Wicks said the only notable change to the approved plan is the addition of a new  
80       pond in Reserve C. This came about during final engineering. This land is very flat and  
81       flat land requires flat pipe and large diameter pipe. He was not able to get enough cover  
82       over the large diameter pipe and get an area to drain down into the pond at the southwest  
83       corner. The county engineer said that either an entire area would need to be filled by a  
84       couple of feet, which he thought would look really bad, or put a pond in the middle,  
85       where the northeast portion of the site would drain into the pond. The south and  
86       southeast portion of the property would then drain into the other pond.

87  
88       Mr. Wicks said the result is that there is less pipe and smaller diameter pipe. These items  
89       need to be maintained as public infrastructure down the road, so the resolution is good.  
90       The pond will look good and will be a feature in the middle of the open space for all of  
91       the lots to back up to. He has already committed to putting a stone face on all headwalls  
92       and to install fountains in the ponds, so it will be a nice addition to the plan and not a  
93       detriment.

94  
95       Ms. Korleski asked whether there would be a walking path. Mr. Wicks said there would  
96       be and pointed it out, stating that it would go along the east side of the pond and connect  
97       the south end and the north end of the loop road. The purpose of that was to provide  
98       some connectivity from Cheshire Road ultimately up to the new high school and  
99       elementary school.

100  
101       Mr. Wicks said the plan indicates 95 lots on 89 acres, with a net developable density of  
102       1.21 units per net developable acre, which is less than the allowable 1.25 units per net  
103       developable acre. There is a mix of 90', 95', and 100' lots at the build line, which  
104       includes an approved divergence. Provided is 22.4 acres of open space, which is 25.2%,  
105       which is greater than the 20% required.

106  
107       Mr. Wicks explained the phasing and said the first phase would be the entrance road and  
108       a portion of a loop road, and a portion of the north/south road. He selected that phase line

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109 because the existing sewer for the development will be connected through the northwest  
110 corner of the cemetery. That sewer will be dragged down through the site in order to  
111 service these lots, and the main frontage will be along Cheshire Road because that is his  
112 single access to the development until some of the other surrounding developments are  
113 completed.

114  
115 Mr. Wicks said that ultimately there will be five connections including the main  
116 connection to Cheshire Road, and to Eaststone Crossing, which may have been renamed  
117 as Berlin Village. There is a stub to the north which will go into the M/I Homes  
118 development known as The Pines.

119 Mr. Wicks said that during the preliminary zoning process, he committed to providing  
120 landscaping buffering around the east property line abutting any adjacent property  
121 owners, as well as the southwest corner abutting the 5 property owners there. He has  
122 committed to having a meeting with those property owners to create a final approved  
123 landscaping plan. He held meetings with them at the Berlin Township Hall, and he  
124 believed that everybody at those meetings came away happy, because he sent them all a  
125 final copy of the plans and did not receive any comments back.

126  
127 Mr. Wicks said he feels confident that he has met or exceeded the requirements of the  
128 zoning resolution.

129  
130 Mr. Wicks said he intends to have mounding and landscaping around the perimeter of the  
131 cemetery and he will maintain existing open spaces and wooded area where practical,  
132 where it does not interfere with drainage, and where there are not dead, dying or diseased  
133 trees.

134  
135 Mr. Wicks said that, assuming all approvals are received, the potential schedule is to  
136 begin construction in spring 2018 on the streets. That will be a 5 month process and  
137 homes will begin construction in early fall 2018. Permits for the model homes will be  
138 requested by the builders per the zoning resolution.

139  
140 Mr. Wicks said once the first phase, which has 34 lots, is about halfway done, he  
141 envisioned starting construction on the roads in section two, which is a continuation of  
142 the loop and has around 21 lots. That ensures the builders will always have a surplus of  
143 lots to move into. When he gets to a critical point, he will begin the last section.

144  
145 Ms. Korleski asked what his anticipated time frame was for sections 2 and 3. Mr. Wicks  
146 said section 2 would probably be in 2019, and sections 3 and 4 in 2020. He said it  
147 depended on the pace of sales and it would be great to complete everything in 2019  
148 although he is not certain of the timing.

149  
150 Mr. Wicks said he does not have buyers yet. The builders will buy lots and sell houses at  
151 the rate they can sell them. He noted there is an M/I development directly to the north  
152 and a Homewood development to the south, which are both in direct competition with  
153 this project.

154  
155 Mr. Wicks said there is currently an agreement with Delaware County that he will not  
156 build a turn lane on Cheshire Road, but he will contribute to the county in their effort to  
157 do a broader improvement to Cheshire Road. Delaware County is currently considering  
158 an improvement all the way from the Piatt Road roundabout, widening it all the way  
159 down to the Lackey Old State intersection. Rather than the developer building a small  
160 wedge of improvements, they are looking for a broader project. Both Homewood and  
161 this development, as well as the Don Kenney development to west, will probably be  
162 providing cash contributions to that project.

163  
164 Ms. Korleski asked whether the walking paths in front of the property are still planned.  
165 Mr. Wicks said that was removed at the request of this Commission but he did place an  
166 easement there. The thought at that time was that it would be a path to nowhere as it was  
167 unlikely for some of the property owners along that road to approve a path in front of

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168 their property. However, he did include an easement in there in case the township  
169 wanted to be able to have the walking path lead to the road. Otherwise, there are  
170 sidewalks on both sides of all of the public roads so they are easily accessed from  
171 Cheshire Road up to the park and up through the next section.

172

173

Commission Consideration

174

175 Ms. Kaplan asked what the size of the homes would be and the price points. Mr. Wicks  
176 said the price points are speculative at this point, but he did not expect there to be any  
177 homes in here that are less than \$475,000. Ranch homes have a minimum size of 2000  
178 SF minimum and 1.5 and 2 story homes will be a minimum of 2400 SF.

179

180 Ms. Kaplan said that regarding the addition of the pond, the language indicated Martin  
181 Brookann, Trustee and she asked whether that was the property owner. Mr. Wicks said  
182 that is just a label showing who currently owns the property, and that they will not live in  
183 the pond.

184

185 Mr. Valentine complimented Mr. Wicks on the work he has done on this project. He  
186 spoke with some residents who could not be at this hearing, including the property owner  
187 on the north side, who told him Mr. Wicks was very cooperative and that she is happy  
188 with the plan. Others are also happy with the plan, and he had no concerns at this point.

189

190 Ms. Korleski said there are actually 93 homes that will be built. Mr. Wicks said one is an  
191 existing house, which is Neil Mattison's home. That will remain on a lot, but it will not  
192 go up to 92 proposed lots. Ms. Korleski asked whether the Mattisons will be part of the  
193 homeowners association (HOA) and will have access. Mr. Wicks said that was correct  
194 and they will have access.

195

196 Ms. Korleski asked whether it was correct that Bullard does not have access. Mr. Wicks  
197 said that is correct and that was part of a deal that was worked out with the county  
198 engineer's office. He provided an access easement so that in the future if they want to get  
199 access to the subdivision, they can. Ms. Korleski asked whether only one house may be  
200 on that property. Mr. Wicks said the deed restrictions indicate there may only be one  
201 house on each property, and they have two lots. Ms. Korleski said they have 3 properties.  
202 Mr. Wicks said that only two properties are part of this plan. Ms. Korleski said they  
203 could have a house on each of the three lots. Mr. Wicks said there is a house on one lot,  
204 and there is a vacant lot that can have up to one home.

205

206 Ms. Korleski said that originally she thought there was only one phase, but apparently  
207 there are three phases now. Mr. Wicks said he did not think one phase for 92 lots was  
208 ever contemplated.

209

210 Ms. Korleski said the plan indicates that, "The existing access to Cheshire Road is  
211 eliminated to Mattison and Holbrook" but she could not find Holbrook. Mr. Wicks said  
212 there are four properties, and he pointed out the Holbrook property, which is a strip of  
213 property where a house lies. The Mattison's current access extends all the way out to  
214 Cheshire Road, which will remain until a certain phase of construction is reached. When  
215 the road is built, the existing driveway will be taken out of commission and it will be  
216 accessed right off of the new public street. The Holbrooks do not have a house on the  
217 property; there is just a garage.

218

219 Ms. Korleski said she is aware that it is acceptable to the fire department to have the  
220 ingress/egress for the first section, but she asked what would happen if areas such as The  
221 Pines, etc. are not built. Mr. Wicks pointed out what he said was the critical cul-de-sac,  
222 which would be the longest road to any intersection. The measurement came in at 7'  
223 below the maximum measurement. He said if her question is, what happens if the  
224 connections do not happen, the answer is that he is not certain.

225

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226 Ms. Korleski said she is hopeful that the other neighborhoods are built in a timely  
227 fashion, because just one entrance for 93 homes is not good. Mr. Wicks agreed and said  
228 The Pines is currently in the process of finalizing engineering and will begin construction  
229 this year as well.

230

231 Ms. Korleski asked whether the side load garages would be all on one side like at Old  
232 Harbor, or whether they would be “garage to garage.” Mr. Wicks said he did not believe  
233 they were programmed in this application, but in general, driveways will be on the high  
234 side of the lot. The property is flat, and the roads will be relatively flat. He did not make  
235 the same commitment here as Old Harbor because there are different regulations here,  
236 where 5’ is required from the edge of the driveway to the property line, where on Old  
237 Harbor it was 3’. The concern on Old Harbor was that there would be two driveways  
238 with just 6’ of separation, there is 10’ here.

239

240 Ms. Korleski asked whether he had a listing of builders. Mr. Wicks said he did not have  
241 that yet, and it may end up being that they build roads and sell the lots afterwards. He  
242 thought Ms. Korleski would be happy with the builders that are selected. Ms. Korleski  
243 confirmed that the builders would all need to follow the requirements set for the lots. Mr.  
244 Wicks said that was correct and that the design requirements and architectural guidelines  
245 are part of this package, so if this application is approved, they will need to adhere to that  
246 or come in for a variance.

247

248 Mr. Johnson asked about the location of the easement Mr. Wicks had said it would be  
249 provided to access to the Bullard property. Mr. Wicks said that should be on sheet 4  
250 although it did not appear to be labeled. He said the existing Mattison home will have a  
251 driveway coming through and he pointed it out. He also pointed out a common access  
252 driveway and he pointed out an easement that goes along the back of the Bullard  
253 property. That way legal access is provided to both lots to the public street.

254

255 Ms. Korleski said that would be until the development is completed, and then they will  
256 go to Lackey Old State. Mr. Wicks said they would continue to enjoy their current access  
257 on Lackey Old State in perpetuity, which was agreed to by the county engineers.  
258 However, an easement has been provided for future access if desired.

259

260 Mr. Johnson said he wanted to verify that it would be south of the retention basin. Mr.  
261 Wicks said it would be.

262

263 Mr. Johnson said he recalled that in the preliminary plan, in relation to the buffering of  
264 the surrounding lots, the most difficult is around the lot #2250, right in the corner due to  
265 the height and width. He said he assumed all the property owners in that area  
266 participated in the discussions. He asked whether that dramatically changed the size of lot  
267 #2251 and/or the mounding.

268

269 Mr. Wicks said between the time that the BZC approved the preliminary plan and when  
270 the trustees approved it, he changed the plan. The preliminary plan had type A, B, & C  
271 lots, with type A lots being the largest and C being the smallest. Changes were made so  
272 that lot #2250 went from being an A lot to a B lot, and lots #2251 through 2253 went  
273 from being B lots to C lots. A 50’ buffer was placed between the Rippel’s house and the  
274 first lot, with the net effect being the same spacing around the other lots. He noted that  
275 Ms. Rippel had approved of the changes.

276

277 Mr. Heid had questions regarding whether there was an opening between the mounding  
278 along the cemetery and the other mounding. Mr. Wicks said there is a break for drainage  
279 in a couple of spots. The final development plan contains a landscaping plan, which is  
280 what will ultimately be approved.

281

282 Max Peoples, 2478 Lackey Old State Road, said he was representing himself and also  
283 Steven Eldridge at 2458 Lackey Old State Road, who was out of town on business and  
284 could not attend the meeting. Mr. Peoples said he has been working with Mr. Wicks on

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285 water issues, and his issue is that he has a pond that is fed by a stream, and also a  
286 waterfall that he has invested quite a bit of money in. He needs to maintain the water  
287 flow so he can continue to have that.  
288 Mr. Peoples said that Mr. and Mrs. Eldridge would like to continue to have the stream  
289 there. He pointed out their properties on the map. He pointed out fields from where he  
290 said water feeds the stream. The project currently shows that the water will drain to the  
291 street and to the pond; he will not have any waterfall left and also he may have trouble  
292 keeping the pond full as well. He invested in a well a few years ago but the water comes  
293 from 150' down so there is no oxygen in it. If he runs that water into the pond,  
294 everything would be killed due to a lack of oxygen.

295  
296 Mr. Peoples said that Mr. Wicks has offered through the HOA if, within 3 years there is  
297 not enough water, that they will pay to make sure the well is oxygenated, to feed the  
298 pond. He said he is trying to find a resolution to this and he is not signing off on letters  
299 of agreement with Mr. Wicks at this time. He is trying to protect his property value. He  
300 enjoys sitting on his back deck and hearing the waterfall.

301  
302 Mr. Wicks said he has been discussing this for at least 6 months. It was brought up by  
303 the county engineer's office. Drainage requirements for a typical subdivision are to  
304 intercept all drainage from the subject property, take it to a detention basin, treat it, then  
305 release it. He then reached out to the neighbors, including the Jordans and the Eldridges,  
306 who had originally stated they would like to have the water taken care of because the area  
307 floods.

308  
309 Mr. Wicks said the county engineer then brought up Mr. People's pond and said he has  
310 the right to water in his pond, so he met with him and worked out an agreement with the  
311 county that the county agreed to. Mr. Eldridge agreed that he wanted the water to be  
312 removed and he agreed to sign the agreement. Around 16 acres currently drains into Mr.  
313 People's pond, including the subject property and the property around it. The revised  
314 plan takes around 6 acres of that out so there is still 10 acres that will be a tributary to the  
315 pond, and he displayed in on the map.

316  
317 Mr. Wicks said it would be a reduction in drainage area, but according to his design  
318 engineer and the county engineer, 10 acres is still enough area to sustain his pond.  
319 However, there are no guarantees. He suggested to Mr. Peoples that once the property is  
320 built and the roads are in, he has three years to see if the development's pond has  
321 impacted Mr. People's pond. If it has, the owner has the ability to write a letter to the  
322 HOA and demand that they go in and do the remedial efforts that were discussed,  
323 including powering up the well and install an oxygenation apparatus in there so the fish  
324 will not die.

325  
326 Jeff Jordan, 2464 Lackey Old State Road, said that he had mentioned originally that he  
327 has a current issue of flooding from fields from the Mattison property over to his property  
328 and the other properties. There is flooding because the water coming off of the fields  
329 through the culverts is coming up out of the ground and pooling. His original request was  
330 to fix the tiles so the water goes to an outlet area that feeds a stream or a tributary that  
331 goes through the Eldridge property to the Peoples' pond.

332  
333 Mr. Jordan said the original comment was that he wanted the flooding to be fixed, but  
334 then it was decided that they wanted to keep the tributary and the Peoples' water quality.

335  
336 Ms. Korleski asked whether Mr. Wicks was in agreement with trying to take care of his  
337 problem with the pond. Mr. Wicks said "yes" and that he has agreed to it. Ms. Korleski  
338 said she knows the residents have concerns, but the BZC has no say-so regarding their  
339 property on this development. The BZC can't really do anything for the neighbors in that  
340 regard. However, the developer is willing to work with them.

341  
342 Mr. Peoples said he is not interested in fighting the HOA on his dime in 3-4 years,  
343 because depending on when they actually build on the property, that time frame may not

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344 be enough. He will not really know what the development will do to the stream until the  
345 lots have all been built and the drainage is actually running the way they are supposed to  
346 run.

347

348 Mr. Peoples said he did not feel that it is appropriate that he will have to have a fight with  
349 the HOA. Simply sending a letter will not mean they have to do anything; they may  
350 choose to fight it so he would prefer to try to resolve it now. Ms. Korleski asked him  
351 what his selected resolution was. Mr. Peoples said he could see doing the oxygenation  
352 system now so he does not have to deal with the HOA in the future. He has already  
353 invested in the well, which pumps 15 gallons per minute, but it kills everything.

354

355 Ms. Korleski said there is an existing stream running so it probably will not be affected  
356 until he actually completes the development. Mr. Peoples said the development is  
357 designed so all the water runs one way, and mounds will be installed. How will that  
358 water feed that drain?

359

360 Mr. Peoples said the county engineer will not sign off on Mr. Wick's paperwork until he  
361 and Mr. Eldridge sign their agreements. He said he would like to see a guarantee that the  
362 water will come, which means they would need to do something with the way the water  
363 runs through the mounds. That would give him 3-5 years to determine whether there will  
364 be a problem.

365

366 Mr. Johnson asked when the start date would be. Mr. Wicks said the start date as written  
367 in the agreement is the date which a specified road is completely in, all the storm  
368 drainage is in and all the dirt work is done in that area, before homes are built. That  
369 provides for three full years.

370

371

372 Mr. Peoples said he thought he had only three years from when this is approved, not from  
373 when all that work is done. Ms. Korleski said that would be between the applicant, the  
374 neighbors, and the county engineer. She said Mr. Wicks cooperates quite a bit with  
375 everybody.

376

377 Mr. Heid asked whether the county engineer would allow a breakthrough in the one  
378 mound on the edge. Mr. Wicks said that is how it's designed right now. The roofs will  
379 drain to the curb, but everything else behind the house will actually drain to the back and  
380 there are breaks in the mound so that everything from the back of the house will get into  
381 some swales that are built behind the mound and then back into the stream. A tributary  
382 map was done that shows that drainage from around 6 acres of the existing 16 acres  
383 would be diverted. His experts state that 10 acres is plenty of acres to sustain a small  
384 pond of this size.

385

386 Ms. Korleski said if not, the HOA would take it. Mr. Wicks said that was correct and that  
387 the language in the HOA documents will obligate them to make sure this pond is running  
388 satisfactorily. Ms. Korleski said that would raise the HOA fees. Mr. Wicks said it is not  
389 that expensive of an improvement.

390

391 Mr. Heid asked whether the language could indicate that the HOA contact Mr. Peoples  
392 within a certain period of time to ask him how things are working. Mr. Wicks said he  
393 could put it in the text for the HOA, but it may be a better idea for Mr. Peoples to  
394 instigate that because the HOA will not have any impetus to do that.

395

396 Mr. Peoples said that is a fight he does not want to have. He said he would need to talk  
397 to the county engineer because he thought that the back yards were being elevated so  
398 there was not drainage from the back of these lots backwards and it was all going to the  
399 street. Mr. Wicks said that was not the case.

400

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401 Mr. Jordan said that currently there are culverts that go under the Mattison's driveway,  
402 and he asked whether the cut-ins of the mounding follow the outlets of those culverts.

403 Mr. Wicks said the culverts at the driveways will be removed.

404

405 Mr. Jordan said it is supposed to be through drain tile and it should not come out through  
406 the back of his property. However, the drainage tile has deteriorated so an entire area  
407 floods. The water then continues to an outlet where there are trees, that starts the flow to  
408 the Peoples' property. What needs to happen is to get the water from there via culverts  
409 and tiles to feed the Eldridge stream and the Peoples' pond. Mr. Wicks said a lot of that  
410 water will be intercepted with this development, so what is running very full right now  
411 may not run full when this is built out.

412

413 Mr. Jordan said he would like to know where the culverts are coming in via breaks in the  
414 mounding so he can either work a deal to have the tiles replaced or to tie into them and  
415 put new drainage tile in where the outlets will be from the property. Mr. Wicks said he  
416 would be happy to share with him the final grading plan, which will show exactly where  
417 the points of discharge will be, when those plans are available, and they will be public  
418 record. Mr. Jordan asked whether there would be a point below that he could tie into  
419 with new tile to get to this point. Mr. Wicks said he is not installing new tile and this will  
420 be surface drainage only. The tile drainage will be intercepted and taken to the detention  
421 basin. The back yard areas will continue to drain the surplus.

422

423 Ms. Korleski asked whether Mr. Wicks would like a vote at this point. Mr. Wicks said he  
424 would like to proceed. Ms. Korleski said although the BZC has no say-so in that matter,  
425 she is sure Mr. Wicks will come to an agreement with the neighbors. The BZC has  
426 worked with Mr. Wicks in the past, and he does a good job of cooperating with  
427 everybody.

428

429 Ms. Korleski said the only deviations from the preliminary development plan are the  
430 three items mentioned earlier, and they seem to be fairly minor.

431

432 The total site area changed from 88.984 to 88.939 acres.

433 The open space changed from 23.91 acres to 22.389 acres, which is a miniscule change.

434 The street names were revised per Delaware County map department request.

435 Detention basin added to Reserve C as requested by Delaware County Engineer's Office.

436

**RESOLUTION 2018.01.23.#A: APPROVE BZC 17-005, REQUEST FOR FINAL  
DEVELOPMENT PLAN APPROVAL FOR BERLIN MANOR**

437

438  
439 Ms. Korleski made a motion to approve BZC 17-005, a request for approval of the final  
440 development plan known as Berlin Manor, as stated. Mr. Valentine seconded the motion.  
441 Vote: Korleski, yes; Valentine, yes; Johnson, yes; Kaplan, yes. Motion carried.

442

443  
444 Ms. Korleski said the next scheduled meeting will be held on Tuesday February 13, 2018  
445 at 7:00 p.m. Ms. Kaplan said she would not be at that meeting.

446

447 There was no further business to come before the BZC. Motion to adjourn. Meeting  
448 adjourned.

449

450

**SYNOPSIS**

451

452 The following resolution was approved:

453

454 ♦ Resolution 2018.01.23.#A: Approve BZC 17-005, request for final development plan  
455 approval for Berlin Manor.

456

457

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**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JANUARY 23, 2018 7:00 PM**

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Toni Korleski, Chairperson

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Jerry Valentine, Vice-Chairperson

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Darcy Kaplan, member

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Steve Spangler, member

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Mike Bardash, member

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Martin Johnson, 1<sup>st</sup> alternate member

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Steve Flaherty, 2<sup>nd</sup> alternate member

Attest: \_\_\_\_\_  
Lisa F. Knapp, Berlin Township Zoning Clerk