

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, MARCH 27, 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 Scott Sanders led meeting attendees in the pledge of allegiance.

8
9 BZC members present: Toni Korleski, Jerry Valentine, Steve Spangler, Mike Bardash, 1st
10 alternate member Martin Johnson (seated).

11 Not present: BZC member Darcy Kaplan, BZC 2nd alternate member Steve Flaherty.

12 Also present: Zoning Secretary Cathy Rippel; Zoning Clerk Lisa Knapp; Zoning
13 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 as a regular meeting at the beginning of the
19 year.

20 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 21 ♦ Marge Troupe, 6481 Sherman Road
- 22 ♦ Allen Wincek, v6481 Sherman Road
- 23 ♦ Janet Hofman, 6755 Heverlo Drive
- 24 ♦ Marti Davis, 1950 Lackey Old State Road
- 25 ♦ Rick Gemienhardt, 881Africa Road
- 26 ♦ Scott Sanders, Director of Delaware County Regional Planning Commission
- 27 ♦ Paddy Iragamreddy, Cheshire & Piatt Road
- 28 ♦ Harsha, Cheshire & Piatt Road
- 29 ♦ V. Ramsanepalli, Cheshire & Piatt Road
- 30 ♦ Michael Shade, PO Box 438, Delaware
- 31 ♦ Bob Wheaten, 10092 Galena Road
- 32 ♦ Barb Sherman, 1469 Africa Road
- 33 ♦ Ray Armstrong, 100 Africa Road
- 34 ♦ Dale Bendar, 2670 Lackey Old State
- 35 ♦ Sherrie Bendar, 2670 Lackey Old State
- 36 ♦ Mike Morrill, BZA Chair, 883 Dunham Road
- 37 ♦ David Schlagel, 3578 Greenville Drive
- 38 ♦ Carla Dardamanis, 4111 Curve Road
- 39 ♦ Fotios Dardamanis, 4111 Curve Road
- 40 ♦ Mike Loeffler, 1108 Dale Ford Road
- 41 ♦ John Oldfield 1550 Africa Road
- 42 ♦ Joe Korleski, 3584 Greenville Drive, Lewis Center

43 **MISCELLANEOUS**

44
45 Board of Zoning Appeals (BZA) chairperson Mike Morrill was present to discuss
46 Conditional Use Permits. He said the function of the BZA is to hear area variances and
47 conditional uses. He has been looking at conditional uses and he would like the BZC to
48 examine them with the help of Mr. Sanders for potential changes.

49
50 Mr. Morrill said at conditional use permit hearings, he opens by stating that the BZA in
51 hearing a conditional use examines the conditions imposed by the BZC in the zoning
52 resolution. The BZA has no authority to add conditions, remove conditions, or change

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53 conditions because that is a legislative act; the zoning resolution can only be change by
54 the BZC.

55

56 Mr. Morrill said the zoning resolution Section 7.04 (m) indicates that a conditional use
57 permit is required for the following:

58

59 *“Conversion or alteration of an existing residence to permit occupancy by two families.”*

60

61 Mr. Morrill said the BZA has never had such a hearing, but it is kind of strange because if
62 there was a hearing, there would be no conditions. The BZA would thus need to approve
63 the request.

64

65 Mr. Morrill said model homes are another example; there is a short list of criteria that
66 must be met. The applicant comes to a BZA meeting, explains how they meet those
67 conditions, and the conditional use permit is granted. He suggested that the BZC look at
68 some of these items to add conditions to them or make them permitted uses with
69 conditions. He did not think it takes a board of 5 people to go through such an
70 application because they either meet the requirements or they don't there is no leeway to
71 change that. Perhaps they could be permitted uses with conditions.

72

73 Mr. Morrill asked the BZC to consider all of the condition uses to see whether they
74 should remain as conditional uses or be permitted uses with conditions. Some of them
75 have no conditions for the BZA to use in making their decision, so they would need to be
76 approved as presented.

77

78 Ms. Korleski said the BZC had discussed eliminating borrow pits for that reason.

79

80 Mr. Shade said that from a historic standpoint of the law, uses that are tied to conditional
81 uses are permitted uses; they just have conditions tied to them. If it was a prohibited use,
82 it would not be available. Automatically by definition then they would be permitted uses,
83 but the township can set reasonable conditions on those uses. All uses that are defined
84 are permitted uses unless they are prohibited. The township can set certain reasonable
85 conditions that they must qualify for.

86

87 Mr. Morrill noted that there are some conditional uses that the BZA would like to keep,
88 including expanded home occupations because the BZA uses the set criteria to determine
89 whether the use should be approved. Several of the others are simply “rubber-stamped.”

90

91 John Oldfield, 1550 Africa Road, asked whether the township has an attorney on staff.

92 Ms. Korleski said they use the prosecutor's office. Mr. Oldfield asked whether they are
93 educated in property law. Ms. Korleski and Mr. Heid said they are. Mr. Shade said that
94 office has an entire civil division that represents various townships and other
95 governmental entities in the county.

96

97 Mr. Valentine said almost everything that comes in front of the BZC for a zoning change
98 first goes through the Delaware County Regional Planning Commission, who makes a
99 recommendation to the BZC. The prosecutor's office can answer questions then as well.

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**AGENDA ITEM: CONTINUED DISCUSSIONS ON CHANGES
TO 2010 COMPREHENSIVE LAND USE PLAN**

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Ms. Korleski said Scott Sanders, director of the Delaware County Regional Planning
Commission, is here to help.

Mr. Sanders is present to help the BZC update the Berlin Township Comprehensive Land
Use Plan (CLUP). Ms. Korleski asked how he wanted to proceed.

Mr. Valentine said the CLUP was last updated in 2010 and it took around 14 months to
complete. It is a vision of what the residents and BZC want for Berlin Township.

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112 Ms. Hofman asked whether the BZC was happy with the results of that and whether it
113 worked. Mr. Valentine said it seemed as though most people have been happy with it.
114 Ms. Korleski said it needs to be updated due to the development that is occurring in the
115 area.

116
117 Mr. Valentine said the biggest challenge is the surrounding cities and townships, which
118 are more liberal than what is desired for Berlin Township. Some of the changes that have
119 happened since then were not part of the CLUP. Ms. Korleski said that many residents
120 would like the area to stay rural, but some compromises have to be made.

121 Mr. Sanders said there is no legal requirement to update the CLUP every 10 years
122 although it is a good idea to do that. There is nothing in Ohio law that even states what a
123 comprehensive plan must be, which is why the real legislative item is the book, and the
124 map is the guide to help implement it.

125
126 A member of the audience asked how often it is updated. Mr. Valentine said it is usually
127 every 10 years in Berlin Township.

128
129 Rick Gemienhardt, 100 Africa Road, said he is a long term resident of the community
130 and was involved in the 1999 initial plan as well as the 2010 update. He shudders to
131 think what would happen if the township did not have a plan; it would be haphazard,
132 “make a deal” zoning and nobody would be happy with it. There are improvements that
133 can be made but he commended the BZC for opening this up to the community for input.
134 He said he would like to see it done more often. Ms. Korleski noted it takes a year to go
135 through the update process.

136
137 Mr. Korleski said he did not think that people in this room realize the complexity of the
138 update. The township is fighting annexation from the City of Delaware who wants to eat
139 up everything because they control the sewer lines, and veteran developers who are
140 drooling at the mouth to get at the 4,000 acres of developable acres in Berlin Township.
141 The BZC has to decide how it is going to be done, which is not an easy process, and he
142 encouraged those in attendance to invite their neighbors for their input.

143
144 Ms. Korleski said that earlier, Mr. Sanders provided Mr. Heid with a summary of the
145 procedures he thought the BZC should be following, and she asked Mr. Sanders whether
146 he wanted to present anything tonight. Mr. Sanders said he was not aware that he was to
147 present anything. He assumed that it would be a small group and they would discuss
148 what they wanted to do prior to any presentation.

149
150 Ms. Korleski said the BZC would like some guidelines as to how to start. During the first
151 meeting the BZC reviewed the 7a and 7b subareas of the CLUP. Mr. Valentine explained
152 the map at the back at room and said that each area has a designated type of zoning. The
153 BZC has to look at those areas again based on roads and other things that are going on to
154 see whether they still match up with the area.

155
156 Ms. Korleski said the CLUP calls out the township’s vision for each area, but some of it
157 has changed since the last update.

158
159 Mr. Heid said the updating of the CLUP is a very dynamic process due to the growth in
160 the area. Due to the growth, the plan needs to be modified slightly. He discussed this
161 with Mr. Sanders and requested guidance regarding where to start, what to look at first,
162 and what things to look at as new things. He did not expect to do a presentation at this
163 point.

164 Ms. Korleski said the BZC and residents could begin by looking at some of the subareas
165 that will not change much. The areas up on US 36/SR 37 would require guidance from
166 Mr. Sanders.

167
168 Mr. Sanders said there are usually two phases of the process to update the CLUP.
169 Typically, certain CLUP chapters are reviewed each month during the process, but that
170 usually takes a year and then the process loses momentum. He has been trying to create a

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171 process that would work better such as asking those interested to review the plan
172 beforehand. He said some people end up missing all the background.

173

174 Ms. Korleski said the CLUP is available online and she said residents may want to
175 examine the areas they are interested in and be prepared to discuss those areas.

176

177 Mr. Heid says he sees the growth patterns in the township and also the potential problems
178 and real problems. In his opinion, potential areas of growth that have not been developed
179 are the areas that need to be looked at the closest to ensure they fit within what the
180 growth pattern will be in the next 5 years. Knowing what they know now about the
181 schools and the sewer system, he thinks that should be looked at first and then pare down
182 to the ones that are working well and do not need much attention.

183

184 Mr. Heid said there is a lot of growth on the freeway and perhaps they should look at US
185 37/SR 36. Ms. Korleski said they cannot do that until they know what the city of
186 Delaware is planning with engineering. Mr. Sanders said the county hired a firm to do a
187 corridor study and it has been a while since they have reported back. They try to keep the
188 language general because they do not want something to conflict with Brown and Berlin
189 townships' CLUP plans. He would like to coordinate both at the same time.

190

191 Mr. Sanders said the land uses are general very similar. The number of curb cuts should
192 be limited and backage roads used to avoid a situation like that on US 23.

193

194 Ms. Korleski said the township wants to increase the depth in the commercial area so that
195 should be looked at. Mr. Sanders said a meeting could be set where that could be
196 discussed.

197

198 Ms. Korleski asked whether the BZC should move forward with the subareas, or start
199 with the chapters in the front. Mr. Sanders said he would like to update the demographic
200 section and the population section and the development pattern map, which shows the
201 change since the last update plan. It would show all the zonings, subdivisions and plats
202 that have already happened as well as those that have been proposed.

203

204 Mr. Sanders said the township can create a defensible pattern. Mr. Heid said that for
205 example, it would not be desirable to have a subdivision put in an area where industrial
206 was intended but it had not been defined as industrial before and therefore the
207 development is blocked in that area.

208

209 Mr. Sanders said that the county's concern now is US 36/SR 37; from a developer's
210 standpoint, it is easy to develop residential uses now, and that is typically what happens
211 regardless because residential is necessary prior to businesses and industry coming in.
212 The good land is then used up for residential development and the commercial and
213 industrial areas are located next to uses which are not ideal.

214

215 Mr. Heid there is always a lot of pushback when one wants to move industrial
216 development into a residential area. If there was a strong plan that addresses that issue, it
217 could solve that problem.

218

219 Mr. Sanders said Mr. Heid is referring to an industrial area between Peachblow and
220 Shanahan Roads that will probably be residential. Ms. Korleski said it also depends on
221 what is there now. Mr. Heid is saying that it is bare land and residential development
222 could go there but the township wants growth.

223

224 Ms. Korleski said there is no areas specified for TPUD (Transitional Planned Unit
225 Development) other than The Greenery. Currently the residential area only allows single
226 family homes, while TPUD allows multi-family homes in that area to serve as a buffer.
227 Mr. Heid said in the US 36/SR 37 corridor there could be TPUD that could provide living
228 space for people who work in the area. Ms. Korleski said the township needs to allow
229 areas for that specific zoning.

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230 Mr. Sanders said that as sewer comes up from the south, development will change.

231

232 Ms. Korleski said if all of that undeveloped land is left as FR-1, developers will come in
233 for residential planning. The township could have a plan where commercial is shown in a
234 certain area and residential development will not be allowed in that area. Mr. Heid said a
235 while ago, there was a possibility of industrial or commercial development on Shanahan
236 Road which did not pan out, and now the township has to go through hoops to get that
237 changed. If the township works on the corridor and other places right now that could
238 provide jobs for area residents, it could help the township fend off acquisitions. It also
239 may make Berlin Township a prime location to locate some businesses.

240

241 Mr. Shade said a long time ago, he was the mayor of Delaware. Developers do not
242 always want to annex to a city but they do want the density. Without the property getting
243 really expensive, the furthest up US 36/SR 37 they could go is around Roloson Road.
244 That was set a long time ago because beyond that it starts to get into the Alum Creek
245 watershed and sewage needs to be pumped up a hill.

246

247 Mr. Shade said the line south of Peachblow Road is probably the endline. It could go
248 further, but the sewage would need to be pumped up a hill and that creates a difficulty.
249 His point was that there are natural barriers to cities and other local governments
250 expanding to unbelievable realms. These days, townships are growing at an equally fast
251 pace as municipal governments. The problem will be having the amenities and being
252 able to compete with cities on a density basis. In areas where there is not centralized
253 sewer or adequate levels of water, the township should keep their standards. However, in
254 areas where there is growth, perhaps some changes could be made.

255

256 Mr. Shade said he agreed that the areas need to be defined and that the amenities are there
257 to service the property.

258

259 Mr. Shade said he is concerned about overwhelming amounts of commercial
260 development in light of shopping mall vacancies and store closures. However, other
261 types of business uses such as offices may be more attractive. This is a primary location
262 as it sits on a state and US highway near the northern border and there is access out to I-
263 71. That access is worth its weight in gold to many companies. It is a matter of taking
264 what the township has and directing it the way they want it to go, not the way anybody
265 else wants it to go.

266

267 Mr. Heid said if the area is made more desirable for development, even without sewer,
268 when businesses start to have an interest that may drive the sewer growth, school growth,
269 etc. The township wants to be in the driver's seat instead of the sewer when possible.

270

271 Mr. Gemienhardt asked whether the township could put into place a 6-8 month plan for
272 the CLUP that could be publicized so the residents could get a feel for how the process is
273 going to play out. Ms. Korleski said that was considered but it would need to be
274 determined how that would work.

275

276 Bob Wheaten, 10092 Galena Road, said that as the zoning inspector, Mr. Heid has a good
277 gut feeling about the areas that are in demand. Guidance is needed. The farmland on US
278 36/SR 37 will remain farmland for quite some time, but he agrees with the position of
279 trying to "sell" Berlin Township in the right way to the right users. The CLUP will help
280 bring that about. The hot spots should be looked at as a priority and the people in those
281 areas should be aware of that. He did not think there was much sense in spending much
282 time on areas that are pastures and will continue to be. Ms. Korleski said they would not
283 be spending a lot of time on those areas but would take care of them quickly. The only
284 hot spot is US 36/SR 37, she said.

285

286 Mr. Morrill said one of the areas that should be looked at first is whether to expand the
287 US 36/SR 37 corridor to encourage certain uses, such as the American Legion, but not
288 shopping malls.

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289 Mr. Morrill years ago, he told the Berlin Township Trustees a cautionary tale about
290 Gwinnet County in Georgia, which encouraged residential growth and were very proud
291 of all of their residential growth. One day they realized the residents were not paying
292 enough taxes to support the schools. There was no commercial base in Gwinnet County;
293 it was nearly all residential.

294
295 Mr. Morrill suggested expanding the commercial area and/or the depth along US 36/SR
296 37 and have a transition to residential.

297
298 Fotios Dardamanis, 4111 Curve Road, asked how much of the US 36/SR 37 corridor is
299 located in Berlin Township. There was a discussion about that road. Ms. Korleski said
300 the township has jurisdiction from 3 B's and K Road to Sweeney Road.

301
302 Ms. Korleski said the township would like to put their vision into the depths and the
303 length of US 36/SR 37 and indicate how it should be zoned. Then if somebody comes in
304 and wants to build a housing development in there, the township can tell them it is slated
305 for commercial development. Mr. Heid added that one odd piece in that area can stop the
306 growth on the east and west side of it.

307
308 Mr. Dardamanis said the road is two lanes on each side. Ms. Hofman said these meetings
309 are not related to widening the road. Mr. Heid added that these meetings are about the
310 development of properties on either side of the road.

311
312 Ms. Hofman said in the 1980s, Ohio had a model zoning code provided to local
313 governments to follow. Updates to the terminology in the zoning resolution were made in
314 the late 1980's such as senior living community to be consistent with the Ohio code.
315 There is no model code at the state level any more, but there are probably model codes
316 out there that are forward thinking for areas that want to maintain some rural flavor. She
317 will be looking into that herself.

318
319 Ms. Hofman said many people would like to see Berlin Township retain some of its rural
320 feel; if the community becomes housing developments with square lawns, strip malls, and
321 gas stations, it will not look very good. Ms. Korleski said the township only has one gas
322 station at this time. Ms. Hofman said she also worked for the Ohio Department of Aging
323 for 25 years where she worked on public policy issues including creating walkable
324 communities as the population ages.

325
326 Ms. Korleski said Berlin Township has required sidewalks on both sides of any
327 development and also bike paths on the main roads and she referenced Evans Farm. Mr.
328 Bardash said Evans Farm is a development with 500 acres in Orange Township and 800
329 acres in Berlin Township. Ms. Korleski said that is a walkable community with
330 commercial and housing.

331
332 Mr. Wheaton said the term "walkability" was rare 15 years ago but today, many
333 communities are striving for walkability to attract buyers of both millennials as well baby
334 boomers. 15 years ago, downtown Columbus was not walkable, but now it is and it is
335 attracting condo-purchasers from out of state.

336
337 Ms. Korleski said sometimes the BZC has had to compromise on the CLUP with
338 applicants. Mr. Sanders said the pressure is for higher densities and smaller lots. Ms.
339 Korleski said they also want open spaces. Mr. Heid said perhaps a compromise would be
340 smaller lots with more open space. Ms. Korleski said the BZC is already doing that;
341 however, that is part of zoning, not the CLUP.

342
343 Marti Davis, 1950 Lackey Old State, said she likes the way the township looks now and
344 she was concerned US 36/SR 37 will look too industrial or have too many strip malls.
345 She asked whether it could be designated that the complexes be high-end and have a
346 quality appearance. She referenced the Bridge Park in Dublin, which she said was very

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347 pretty. She understands Berlin Township needs commercial development but she would
348 like to make sure it look nice.

349

350 Mr. Heid said that some of the industrial developments would be located behind office
351 spaces and not as visible. Ms. Korleski said the township could require upgraded
352 architectural design.

353

354 Ray Armstrong, 100 Africa Road, said he believes emphasis should be placed on US
355 36/SR 37 corridor first and not just because he lives in that area. The county has hired
356 consultants which have already been paid for and he did not want this to be crossed at
357 odds. To his knowledge, there have been no readouts that he is aware of from the county
358 consultants that have been made public, he does not know where they are going with it.
359 However, because the CLUP is a guide for zoning in Berlin Township, it is the
360 responsibility of the residents and township officials to work on what they want to see,
361 then work with the county. He does not want the county to drive it entirely and Berlin
362 Township residents have no input into that. He does not want the township to be the last
363 one in.

364

365 Mr. Armstrong said that Evans Farm will have 3200 housing units which will bring many
366 students that will overpower the schools. Ms. Korleski asked if Mr. Sanders would be
367 able to provide a written summary of what Berlin Township wants to the county. Mr.
368 Sanders said he could.

369

370 There was a discussion about having a meeting with Mr. Sanders, who said he would be
371 ready in early May. There was a discussion about how to break up the review of the
372 CLUP. Mr. Sanders said that the US 36/SR 37 corridor is such a different issue than
373 everything else that it makes sense to do each section separately. Ms. Korleski said
374 perhaps that part could be done first and passed while the rest of the CLUP is being
375 worked on.

376

377 Mr. Shade said the BZC should not lose sight of the background demographic
378 information because there are major changes including people waiting longer to have
379 children, and the population is shrinking. The Central Ohio area is growing; many people
380 do not want growth, but many other places in Ohio are desperate for growth. Mr.
381 Sanders said he can put the numbers together. He noted there is a community profile
382 section on the DCPRC that is updated annually, so that information is available.

383

384 Mr. Valentine said 10 years ago, the BZC considered community vision and priorities,
385 but nothing has been said about that at this meeting. Perhaps that is a section along with
386 section 1 that could be distributed and see how it relates to today, so people are aware of
387 what the township is fighting for. Much time was spent on that during the last update of
388 the CLUP, and there are 5 pages of that vision in the CLUP.

389

390 Mr. Johnson suggested that would be a good section to advertise for more broad
391 participation from the community, rather than the individual sections that some people
392 may be interested in.

393

394 Mr. Valentine asked how many of these sections could be scheduled starting in May. Mr.
395 Sanders said perhaps the vision could be distributed for study. Mr. Valentine asked Ms.
396 Rippel whether section 4 could be loaded individually on the township website for
397 additional visibility, separate from the entire book.

398

399 Mr. Sanders said that started in 1999 where the BZC discussed what it liked, what it
400 disliked, and what the opportunities and threats were. In 2010 he took all of those
401 statements and re-stated them and everybody voted on a bar scale to see what their
402 priorities were. That could be done again and perhaps some additional areas could be
403 added. Mr. Valentine said the changes that were forced onto the township that needed to
404 be adapted to could be considered as well.

405

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406 V. Ramsanepalli, who owns property at Cheshire & Piatt Road, asked about the Cheshire
407 Road expansion.
408
409 Ms. Rippel said Mr. Shade is coming to the 5/8/18 BZC meeting for a 15 minute
410 presentation.
411
412 Mr. Ramsanepalli, asked what the restriction on building height is. Mr. Heid said it was
413 35'. Mr. Ramsanepalli said he is involved in planning an Indian temple with spires and
414 he asked whether there are any exceptions to that. The temple will be about 50' tall. Mr.
415 Heid said as long as the steeple is not occupied it may be doable but a variance may be
416 required.
417
418 Mike Loeffler, 1108 Dale Ford Road, asked about the Cheshire Road extension. Mr.
419 Heid said there is no known dates at this time for that; they are adding lanes for the new
420 developments but they are not widening it. There is no definitive timeframe for the
421 roundabout at Piatt Road.
422
423 Mr. Valentine said that at least four developments have been approved between here and
424 railroads, and that impacts when that will start and when the roads will start. Mr. Heid
425 added that the Delaware County Engineer may have that information.
426
427 Mr. Loeffler said he is interested in the Piatt Road/Rolloson Road extension. Mr. Shade
428 said that during a meeting four weeks ago, he learned that from Glenn Mead north to
429 Berlin Station will be done this year. The area from Glenn Mead to the roundabout is
430 expected in 2019.
431
432 Ms. Korleski asked whether Mr. Sanders would be ready at the May 8 meeting to work
433 on the US 36/SR 37 corridor and the vision statement.
434
435 Mr. Gemienhardt asked what the process would be for chapter 4 and how the township
436 would get input from residents regarding the vision. Mr. Sanders said he would work
437 with Ms. Rippel on that.
438
439 Mr. Gemienhardt asked whether the vision was obsolete. Ms. Korleski said the reality of
440 the vision is obsolete. Mr. Valentine said what they pictured 10 years ago cannot happen
441 because the community has changed. Mr. Gemienhardt asked whether the concept of
442 keeping the community rural is obsolete. Mr. Valentine said he did not say that, and that
443 needs to be discussed. Mr. Gemienhardt said he is trying to represent himself and the
444 people of this community to give them an opportunity to express their vision, good, bad
445 or indifferent.
446
447 Ms. Davis suggested that residents who are interested in that should come to these
448 meetings. Mr. Wheaton suggested a direct mailing to residents.
449
450 Mr. Bardash said that in 2010, surveys were distributed to all township residents but only
451 100 were received back. Mr. Valentine said that of those 100, only 30 said they were
452 interested in participation, and every Monday before the BZC meetings for 14 months he
453 called each of them to remind them. Ms. Korleski added that some developments were
454 also walked to obtain input from the community.
455
456 Ms. Davis said social media sites such as NextDoor could be used to reach people as
457 well.
458
459 Mr. Sanders said Berlin Township has a population of about 7,700. Mr. Bardash asked
460 what the population was when the CLUP was originally updated. Mr. Armstrong said it
461 was around 3600. Mr. Bardash said to get 103 responses would not be worth the postage.
462
463 Ms. Hofman said that the subject of property taxes is of great interest. Property taxes in
464 the Olentangy Local School District are higher than many places in the United States

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465 with million dollar homes. Her home is 1400 SF that is 15 years old and her property
466 taxes are higher than million dollar homes in 6-8 states. Discussing that would help
467 motivate people to discuss the tax base.

468
469 Mr. Dardamanis said that may help people support commercial development so they can
470 share in the burden of taxes. The type of development to attract is difficult to determine
471 because there is economic incentive and there may be more demand for commercial strip
472 malls versus high-ranked professional offices. This is not Powell or Dublin and there is a
473 difference there.

474
475 Mr. Dardamanis said earlier it was mentioned that the zoning would be changed to
476 accommodate that kind of goal. Ms. Korleski said the zoning would not be changed yet.
477 They are updating the designation of various properties in the vision plan to reflect the
478 type of development that is desirable in certain areas of the township. To change the
479 zoning, that would have to be requested by an applicant.

480
481 Ms. Hofman said there is no town center in Berlin Township and perhaps one could be
482 created in the CLUP. Ms. Korleski said Old Cheshire is supposed to be that but not many
483 people use that. The Evans Farm development concept is to have a commercial area with
484 restaurants. Ms. Hofman said she was thinking about it being located on the US 36/SR
485 37 corridor. Ms. Korleski was not sure what kind of businesses would want to be on a
486 state highway. Ms. Hofman said uptown Westerville is a state highway. Mr. Armstrong
487 said the speed limit on SR 3 in Westerville is just 25 mph, while it is 60 mph on US
488 36/SR 37.

489
490 Ms. Hofman said there could be an access road built back to the township center. Mr.
491 Heid said the access roads should not be in the front due to the problems with traffic that
492 they create, so backage roads would need to be created.

493
494 Ms. Korleski said that Mr. Sanders will be back on May 8 and in the meantime he will
495 work with Ms. Rippel on the vision statement update. Mr. Sanders said he will provide a
496 quick profile of the township and how it has changed, and they will discuss the corridor.

497
498 Ms. Korleski asked Ms. Rippel to put the information on the website. She said the next
499 BZC meeting is scheduled for April 10, 2018.

500
501 Mr. Johnson said if there are no applications for that day perhaps there could be a
502 brainstorming session with community feedback on chapter 4. There was a discussion
503 about Mr. Johnson working with Ms. Rippel regarding a survey monkey online survey.
504 He asked how residents would find out about the survey. Ms. Korleski asked what
505 questions would be asked on the survey. There was discussion. It was suggested adding
506 a line for email addresses on the meeting sign-in sheets
507 There was no further business to come before the Commission. Motion to adjourn.
508 Meeting adjourned.

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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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BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, MARCH 27, 2018 7:00 PM

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Steve Spangler, member

Mike Bardash, member

Martin Johnson, 1st alternate member

Steve Flaherty, 2nd alternate member

Attest: _____
Lisa F. Knapp, Berlin Township Zoning Clerk