

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, OCTOBER 30, 2018 7:00 PM**

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

3  
4 **CALL TO ORDER**

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

7  
8 Boy Scout Kayvon Rezne led meeting attendees in the pledge of allegiance.

9  
10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy  
11 Kaplan, Martin Johnson, Ray Armstrong (2<sup>nd</sup> BZC alternate, seated)

12 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp

13 Not Present: BZC member Mike Bardash, BZC 1st alternate member Steve Flaherty.

14  
15 Ms. Korleski read the adopted BZC policy statement.

16 **AGENDA ITEM: LEGAL NOTICE**

17 Ms. Knapp said this meeting was tabled from the 10/23/18 BZC meeting, which was  
18 advertised in the October 10, 2018 Delaware Gazette as follows:

19  
20 *BERLIN TOWNSHIP ZONING COMMISSION*  
21 *NOTICE OF PUBLIC HEARING*

22  
23 The Berlin Township Zoning Commission will hold a meeting for the purpose of  
24 public hearing October 23, 2018 at 7:00 p.m. at the Berlin Township Hall located at  
25 3271 Cheshire Road, Delaware, OH 43015 in order to consider an application,  
26 designated as BZC 18-001, filed by John C. Wicks, 267 North Liberty Street,  
27 Powell, OH 43065. The applicant is requesting approval of a preliminary  
28 development plan to rezone, Parcel's#41843301004000, 4175 S. Old State Rd;  
29 41843301002000, 4127 S. Old State Rd; 41843302003000, 4180 S. Old State Rd;  
30 41843302002000, 4088 S. Old State Rd; & 41841843302005000, 0 Hollenback Rd.,  
31 all in Lewis Center, OH 43035 from Farm Residential District (FR-1) to Transitional  
32 Planned Unit Development (TUPD) 53.62 ± acres, for a condominium development  
33 with 140 patio homes known as Villas at Old Harbor.

34 The text and map of this application will be available for public examination,  
35 excluding legal holidays; October 12, 2018 to October 23, 2018, Monday-Friday  
36 from 8:00a.m. to 4:30 p.m. at the Berlin Township Zoning Office located at 3271  
37 Cheshire Rd., Delaware, OH 43015. For questions call David Loveless,  
38 Zoning Inspector at 740.548.5217 x103. Also, you can find the text and  
39 map on the Berlin Township website [www.berlintwp.us](http://www.berlintwp.us)

40 After the conclusion of the hearing, the matter will be submitted to the Board of  
41 Township Trustees for its action. The person responsible for giving notice of the  
42 public hearing by publication is Cathy Rippel. Township residents are  
43 encouraged to attend.

44  
45 *BERLIN TOWNSHIP ZONING COMMISSION*  
46 *Toni Korleski, Chairwoman*

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

- 48 ♦ Marti Davis, 1950 Lackey Old State Road  
49 ♦ Dave Davis, 1950 Lackey Old State Road  
50 ♦ Donald Hinds, 3141 Hollenback Road  
51 ♦ Kitzie Pollack, 3667 Hollenback Road  
52 ♦ Janet Reiner, 3671 Piatt Road  
53 ♦ Donna Reynolds, 3385 Piatt Road

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- 54 ♦ Doug Hedges, 3049 Hollenback Road
- 55 ♦ Brian Murphy, 4130 Mainsail Drive
- 56 ♦ Amy Murphy, 4130 Mainsail Drive
- 57 ♦ Rebecca Wixon, 4207 Mainsail Drive
- 58 ♦ Clark Wixon, 4207 Mainsail Drive
- 59 ♦ Jamie Mank, 4048 Mainsail Drive
- 60 ♦ Jason Mank, 4048 Mainsail Drive
- 61 ♦ Tom Kowalski, 6728 Silverton Lane
- 62 ♦ Karen Vourvopolous, 4006 S. Old State Road
- 63 ♦ Patrick Carson, 3040 S. Old State Road
- 64 ♦ April Bagley, 4074 S. Old State Road
- 65 ♦ Kyle Reineke, 4139 S. Old State Road.
- 66 ♦ Joanne Stanley, 4180 S. Old State Road
- 67 ♦ Matt Stanley, 4180 S. Old State Road
- 68 ♦ Donald Tincher, 4175 S. Old State Road
- 69 ♦ Jalana Tincher, 4175 S. Old State Road
- 70 ♦ Joe Jantzen, 4088 S. Old State Road
- 71 ♦ Saeed Rezaei, 5675 Rocky Shore Drive
- 72 ♦ Chris Germann, 4127 S. Old State Road
- 73 ♦ Phil Germann, 2425 Peachblow Road
- 74 ♦ Sharon Germann, 2425 Peachblow Road
- 75 ♦ Mike Koch, 3895 Cardinal Court
- 76 ♦ Marsha Moore, 4090 Mainsail Drive
- 77 ♦ Nikki Moore, 4090 Mainsail Drive
- 78 ♦ Barbara Sherman, 1469 Africa Drive
- 79 ♦ Joe Korleski, 3584 Greenville Drive
- 80 ♦ Greg Binder, 3850 Berlin Station Road
- 81 ♦ John Wicks, Real Property Design & Development, 267 N. Liberty Street

82 Ms. Korleski stated she was glad everybody could make it to this meeting.

83

84 At the 10/23/18 BZC meeting, Ms. Korleski read a letter of support for the development  
85 into the record as follows:

86

87 *Berlin Zoning Commission*  
88 *3271 Cheshire Road*  
89 *Delaware, OH 43015*  
90 *Attention: Chairperson*

91

92 *Dear Madam Chairwoman:*

93

94 *We are residents of Berlin Township and are unable to attend the October 23<sup>rd</sup> zoning*  
95 *hearing for the project known as The Villas at Old Harbor. We have reviewed the*  
96 *project proposal in detail and would like to express our support for the zoning*  
97 *amendment being requested by Real Property Design and Development. The private,*  
98 *gated com unity with ranch-style patio homes being proposed does not exist in Berlin*  
99 *Township and is sorely needed for aging residents. We support the slightly higher*  
100 *density being proposed in order to have a high-quality private community with all the*  
101 *amenities shown. We would like to ask the Township to ensure the developer is*  
102 *responsible to widen South Old State Road at the entrances so that through traffic*  
103 *won't be held up.*

104

105 *Sincerely,*  
106 *Randi & Joshua Keen, 538 Lackey Old State Road*  
107 *David & Tana DeMoss, 4206 Curve Rd.*  
108 *Tim & Pam O'Brien, 4017 Curve Road*

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109 *Mike & Julie Wilson, 3700 Curve Rd.*  
110 *Jason & Laura Zinsmeister, 4061 Berrywood Drive*  
111 *Dillon & Bridget Keene, 4081 Curve Road*

112  
113 Ms. Korleski read a letter received via email on 10/24/18 against the development into  
114 the record as follows:

115  
116 *My husband Max and I are homeowners in Platt Meadows. I attended the*  
117 *10.23.18 hearing regarding the condo subdivision proposed. Because the*  
118 *discussion was delayed I will voice my questions and comments through this*  
119 *email.*

120  
121 *Looking at the map of the proposed project my thought is that is WAY too many*  
122 *buildings on that piece of land and the roads are totally inadequate to handle*  
123 *this many people entering and exiting.*

124  
125 *This area consist of people who have purchased HO -led homes with adequate*  
126 *yards- why would we want to see a large group of residences crammed into an*  
127 *area adjacent to our homes?*

128  
129 ➤ *Evans Farm has already been approved and construction has begun. Isn't*  
130 *that*  
131 *ENOUGH residential growth for this ONE intersection of Old State and*  
132 *Hollenbeck?*

133 ➤ *With the addition of the condos how many people could conceivably be*  
134 *within a 2 mile radius?*

135 ➤ *How can this influx of condos NOT lower our property values?*  
136 *Will the condos be sold first or built and then sold?*

137 ➤ *Will renting of condos be permitted?*

138 ➤ *Why would someone over 55 want to live in a high tax area if she did not*  
139 *have a need for the high quality schools in our area? I can't see this is a viable*  
140 *plan- to market the condos to older owners*

141  
142 *It is discouraging and disappointing to see this as the proposed direction our*  
143 *area would go in. I hope you will seriously consider opting against high density*  
144 *use of this land. Please consider the residents who already have invested in this*  
145 *community.*

146  
147 *Thank you for your service to our community.*

148  
149 Applicant Presentation

150  
151 *BZC 18-001, filed by John C. Wicks, requesting approval of a preliminary*  
152 *development plan to rezone 53.62 ± acres on South Old State Road and Hollenback*  
153 *Road from Farm Residential District (FR-1) to Transitional Planned Unit*  
154 *Development (TUPD), for a condominium development with 140 patio homes known*  
155 *as Villas at Old Harbor.*

156  
157  
158 Mr. Wicks said he is with Real Property Design and Development, 267 N. Liberty Street,  
159 Powell, and is a real estate developer/civil engineer who has been working in Delaware  
160 County for 25 years and he knows the people and the area well.

161  
162 Mr. Wicks said the Villas at Old Harbor is proposed to be a 140-unit patio home  
163 development geared towards the 55+ and over “active adult” age group. He was here on  
164 July 10 and August 28<sup>th</sup> to present informally to the BZC because it is a unique  
165 development and is a bit different than past applications. He wanted to make sure it was

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166 something the BZC may want, and he received much positive feedback and constructive  
167 criticism and he submitted his application on September 17.

168  
169 Mr. Wicks said after the submittal, the Delaware County Regional Planning Commission  
170 (DCRPC) reviewed the application and voted unanimously to recommend approval,  
171 subject to a few conditions.

172  
173 Mr. Wicks said although it is not required, he sent letters to 18 residents in the area to  
174 solicit their feedback and answer questions, and he held a meeting with 5 of the 18  
175 families. At the end of the process, he felt he had a good understanding of their concerns.

176  
177 Mr. Wicks displayed a map from the DCRPC's website that showed the various  
178 properties in the area. He noted that the colored areas have either already been approved  
179 or are being constructed. He showed the proposed development on the map. He noted  
180 that there are many single-family, large lot subdivisions, and those have been popular for  
181 years for families. However, many of those families have children who have graduated  
182 and they want to downsize and stay in the area, but there is no place to do so.

183  
184 Mr. Wicks said there are three sites that cater to that market including Glennross in  
185 Delaware, which is built out, Lewis Center Ravines, which is currently in the application  
186 process in Orange Township, and further south is Slate Ridge which has been zoned for  
187 several hundred multi-family units, with some portion of that age-targeted for active  
188 adults. The frontage of that development is the Home Road extension, which will be  
189 built in several years.

190  
191 Mr. Wicks said all of those sites are closer to US 23, but the proposed development will  
192 be located uniquely in the heart of the existing single-family communities. He believes  
193 there is a demand for it.

194  
195 Mr. Wicks said there will be 140 freestanding patio homes that will be  
196 "condominiumized." They will be designed for and appeal to the active adult lifestyle.  
197 That would include empty-nesters who would like to stay in the area.

198  
199 Mr. Wicks said the design features that enable them to be targeted to this demographic  
200 are different than those who appeal to a traditional family including fewer bedrooms,  
201 larger spaces and fewer rooms, covered patios and courtyard areas for privacy, and they  
202 are maintenance free. From the walls in are the responsibility of the homeowner, but  
203 everything from the building outside including the open space is going to be maintained  
204 by the condominium association.

205  
206 Mr. Wicks said it is a private gated community with four access points including one on  
207 Hollenback Road to the south, two offsetting entrances on South Old State in the center  
208 of the property, and a fourth to the east on Anchor Drive, which is currently a stub street  
209 that dead ends into the boat storage facility.

210  
211 Mr. Wicks said each entrance would have a gate that would prevent non-residents from  
212 cutting through and there will be emergency access. This would be the first gated  
213 community of its kind in Berlin Township. Over 40% of the site will be open areas that  
214 all residents will have access to via 6' wide paved or asphalt paths or sidewalks. Those  
215 amenities include a private clubhouse and a pool area in the center green area on the west  
216 side as well as pickle ball and bocce courts.

217  
218 Mr. Wicks said there are ponds on the east side that are stocked with fish currently and it  
219 is likely the residents will want another pond in the center green that is stocked with fish.  
220 This will provide plenty of activities for these residents.

221

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222 Mr. Wicks said a unique feature of this development is boat storage, which currently  
223 exists on the property and houses up to 40 boats and RVs. He said Zoning Secretary  
224 Cathy Rippel suggested leaving that facility and he agrees because he believes many of  
225 them will own boats and RVs. Traditional single family and condo developments  
226 prohibit the storage of boats and RVs. This facility would provide space for up to 60 RVs  
227 and boats for the exclusive use of these residents.

228

229 Mr. Wicks said these streets will be privately owned and maintained by the residents  
230 without the need for tax dollars to pay for that, yet tax dollars will be generated by the  
231 property.

232

233 Mr. Wicks said the perimeter of the project has a good screening of trees and foliage but  
234 there are areas where that is thin or nonexistent and he has committed to sitting down  
235 with each neighbor to design a landscape buffer that works for the property owner. He  
236 would like to create a buffer that provides a sense of privacy on both sides of the tree  
237 row.

238

239 Mr. Wicks said with developments with 45-55' wide buildings close to each other, it can  
240 feel that the garages are imposing and the green space is removed due to pavement in the  
241 front and back yards. He looked at various options and decided on this layout because it  
242 helps to preserve the green space. He committed to having a mandatory number of these  
243 homes with a side load "courtyard" driveway. The driveway would be located on the  
244 side of the garage towards the front door. At least ¼ of the homes would not have the  
245 garage in the front in order to help break up the imposing appearance.

246

247 Mr. Wicks said the DCRPC had recommended approval with conditions, and he wanted  
248 to discuss some of the conditions. The first is traffic, which is the biggest challenge in  
249 this area and with new developments. He displayed areas in red that he has control over  
250 but he is not proposing to put the condominium development in those areas. The cluster  
251 design of the development means all the units are pushed back off the main road and the  
252 existing structures will be left in place. That means the appearance of South Old State  
253 will not change much for drivers in the area.

254

255 Mr. Wicks said that per the current land use plan, including the additional 10 acres in the  
256 plan, per the zoning resolution he could built 107 single family lots. That would be  
257 similar to Piatt Meadows with 80' wide single family homes on public streets, and he  
258 displayed a layout that showed that. However, there are already plenty of those kinds of  
259 neighborhoods around this area.

260

261 Mr. Wicks compared the amount of traffic between 107 single family homes versus 140  
262 patio homes and said there would be 200 fewer trips per day generated by the patio  
263 homes than the single family homes. This information is from the Institute of Traffic  
264 Engineers, where a traditional single family home with children at home generates 9.57  
265 trips per day. The proposed community, which is geared towards 55+ with fewer or no  
266 children would yield 5.86 trips per day. 107 single-family homes would generate 1023  
267 trips per day and the 140 patio homes would generate 820 trips per day.

268

269 Mr. Wicks said the community is concerned with overcrowding in the schools and the  
270 burden that a single family development puts on the schools and on the tax base. This  
271 development will have virtually no students. The DCRPC conducted their own study  
272 back in 2015 and that report states that a typical cluster development like this, even  
273 without age restrictions, generates around 0.15 students per home. Conversely, a single-  
274 family development generates an average of 1 student per home. 107 single family lots  
275 with 1 student per house would mean 107 new students, while 140 patio homes would  
276 mean 40 students for the development, without contemplating that this is an age-targeted  
277 development.

278

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279 Mr. Wicks said the DCRPC also addressed open space, stating that the development is  
280 providing 41% open space but asked him to clarify where the open space exists. He  
281 showed an exhibit that he said would clear that up, and he pointed out the green areas on  
282 it that are around the perimeter of the development as well as areas with paths that  
283 meander through the development as well as areas behind the buildings where buildings  
284 back up to each other. However, it does not include areas between the buildings side to  
285 side. He said there is a lot of green space interspersed within the development and that  
286 will be enjoyed by all the residents of the development.

287

288 Mr. Wicks reviewed the DCRPC conditions:

289

290 1) Additional discussion with the township as to the density; the density should be  
291 reduced.

292

293 Mr. Wicks said that slightly higher density proposed is better for the community  
294 than 107 single family homes. He said he asked what the concerns were  
295 regarding density and whether it was safety-related or due to some geometry  
296 within the development that causes issues. He said the DCRPC response was that  
297 it was only a recommendation based upon Berlin Township's 2011 Land Use  
298 Plan.

299

300 Mr. Wicks said the 2011 CLUP had an area designation of 1.85 units per net  
301 developable acre in this area. He said that plan predates the TPUD (Transitional  
302 Planned Unit District) zoning category which was added a few years ago because  
303 the township has received a lot of feedback that there are not enough types of  
304 residential uses here and it is all single-family residential uses. The residents of  
305 Berlin Township do not have anywhere they can move to and downsize. The  
306 DCRPC did approve this TPUD which allows up to 4 units per acre. The  
307 proposed plan has 2.99 units/acre.

308

309 Mr. Wicks said the aggregate density is 2.52 units per acre, which is nearly  
310 identical to Piatt Meadows. As a method to reduce the impact of the density, he  
311 has committed that the four areas with existing homes will never have more than  
312 one home on them, which he is willing to commit to in writing. They will be  
313 deed restricted to allow a maximum of one unit per acre.

314

315 Mr. Wicks said that the slightly higher density benefits the community because it  
316 is the only gated community in this area and it will provide an opportunity for  
317 Berlin Township residents to stay in their community. Also, the slightly higher  
318 density has enabled the community to afford the amenities that most subdivisions  
319 do not have including fields, a community center with a pool, fishing ponds, a  
320 path, benches etc.

321

322 Mr. Wicks said the clustering of homes will provide much less of an impact than  
323 107 single family homes, there will be 200 fewer trips per day, there will be lower  
324 school impact, and there will be zero expense for the road maintenance, so the  
325 benefits of this development are very clear.

326

327 Mr. Wicks said regarding why a homeowner would want to pay higher taxes if  
328 they are not using the school system, the builders have stated that there are many  
329 people who would like to live in a community like this and the taxes are not  
330 relevant to them.

331

332 2) Reduction of the density would allow greater flexibility in mounding and storm  
333 water management.

334

335 Mr. Wicks met with DCRPC Executive Director Scott Sanders to understand what  
he meant by that. He said Mr. Sanders said he meant there is room to move the  
units around and put ponds in a more strategic location, to increase mounding,

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336 trees and other buffering. Mr. Wicks said his response was that there is 40% open  
337 space and there is a lot of flexibility regarding how this development could end  
338 up. The storm water plans have to be in the specified areas due to their locations  
339 in the low spot.

340

341 3) Approval of the structure separation divergence request where needed.

342 Mr. Wicks said one of the three divergences was to reduce the spacing from 25' to  
343 12' because the residents of these types of developments do not use their side  
344 yards and larger side yards result in more unusable space that must be maintained.  
345 He said it is becoming standard in this type of development to have smaller side  
346 yards. 8' is the minimum stated in the fire code, depending on how the walls are  
347 constructed.

348

349 Mr. Wicks said that Mr. Sanders acknowledged in his report that this is a common  
350 request in cluster developments.

351

352 4) Approval of a divergence for the reduction of a tree lawn.

353 Mr. Wicks said the standard is a curb, a 5' strip of grass, and then a 4' wide  
354 sidewalk. He asked for the 5' strip of grass to be reduced to 3' so the sidewalk  
355 can be moved closer to the road so there would be more green space in front of  
356 each building. He said that Mr. Sanders recommended 5' wide sidewalks. Mr.  
357 Wicks said that is becoming more common in order to allow 2 wheelchairs to pass  
358 each other, so he is fine with that condition.

359

360 5) Provide additional detail to the commission for the renovation of the boat storage  
361 building.

362 Mr. Wicks said he is fine with that and he would like to request to withhold  
363 review and approval of that until he gets to the final development plan stage  
364 because he is not certain what the product would be and he would like the design  
365 of the boat storage building to match the community's theme. He noted that he  
366 had an engineer examine the building; it is structurally in good condition but does  
367 need some renovations.

368

369 6) Recommended an allowance of vinyl siding as a finished material.

370 Mr. Wicks said he had requested a variance to allow vinyl siding on the sides of  
371 the units where they do not back up to another unit or do not face the street. He  
372 said they recommended approval subject to providing samples to the BZC for  
373 review and approval, and he is fine with that but would like to wait for the final  
374 development plan stage when he knows what the product will look like.

375

376 Mr. Wicks said this project will be a good neighbor to the residents of Berlin Township,  
377 it will have very low impact to schools, a reduced impact on traffic, will not reduce  
378 property values as the base price will be in the low \$400,000 range, and that the 55+ age  
379 demographic of this development will not typically provide nuisance behavior.

380

381 Commission Consideration

382

383 Ms. Kaplan said this concept is a good one and Mr. Wicks has provided several unique  
384 features. She also likes the 5' wide sidewalks. She was concerned that the developer had  
385 been stating that the community is walkable to Alum Creek, but it does not appear to be  
386 safe to walk there. Mr. Wicks said he does not have the control to take the walking paths  
387 outside of the public right-of-way to Alum Creek. His original thought was that the traffic  
388 along this part of Hollenback Road was light, but he has learned since then that there are  
389 speeding traffic issues so he will remove that part of the marketing.

390

391 Ms. Kaplan asked about the proposed 40 items inside and 20 outside for the storage  
392 building. Mr. Wicks said asked for the 20 outside because he is not sure what the

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393 demand will be. There is a dense tree row as well that could shield anything outside, and  
394 he was thinking up to 60 boats/RVs may be a good number. Ms. Kaplan asked whether  
395 that area would count as the open space. Mr. Wicks said it would but not the building or  
396 the parking area. Ms. Kaplan asked whether the external storage would be part of it. Mr.  
397 Wicks said it would be.

398  
399 Ms. Kaplan said she appreciated that the applicant had stated they were willing to deed  
400 restrictions on the four properties and she asked how that would be done. Mr. Wicks said  
401 he will end up owning two of them and the other two owners will maintain ownership of  
402 their homes. Placing a deed restriction is easy and involves creating a document and  
403 recording it along with the deed. New deeds would be created because the parcels are  
404 being split.

405  
406 Ms. Kaplan said she is concerned about the density. She understood the differences  
407 between 107 traditional homes and 140 patio homes, but she thought the density was too  
408 high. Mr. Wicks distributed a chart that he said former Berlin Township zoning inspector  
409 Chet Heid created that shows the actual densities of subdivisions in the area. He said  
410 Piatt Meadows is 2.5 units/net developable acre. He said that development has the same  
411 traffic and school impacts that every single family subdivision does, but the proposed  
412 development would not.

413  
414 Ms. Kaplan asked whether a certain percentage of the homes would have side load  
415 garages. Mr. Wicks said he had committed to 25% minimum side load garages although  
416 there could be more due to market demand. Those buildings have wider footprints.

417  
418 Mr. Valentine asked what the lot size would be for each unit. Mr. Wicks said because  
419 they are condominiums, there are no lot sizes. Everything minus the building pads is  
420 open space for common areas. Mr. Valentine asked whether it was correct that there are  
421 around 6 homes per acre in the areas indicated in red on the plan.

422  
423 Mr. Valentine said his concern is not that the overall density is 3.13 units per acre but that  
424 some parts of the development are very dense. Mr. Wicks said that is what this age-  
425 targeted demographic wants. Mr. Valentine said because the development would not be  
426 age-restricted, nothing would prevent a 30 year old with two children from purchasing  
427 one of these homes. Mr. Wicks said that was correct but a family with two children will  
428 not want to buy a \$400,000 home where they cannot build a play structure or a swing set.  
429 There will be 2-3 bedrooms on the first floor. There are many other opportunities for  
430 families with children

431  
432 Ms. Korleski asked whether the ones outlined in red would remain FR-1 and not be zoned  
433 TPUD. Mr. Wicks said originally they had been included in the TPUD but he has  
434 removed them. Ms. Korleski asked whether paths would be built around the perimeter of  
435 the property. Mr. Wicks said the intent is not to promote walkability around the  
436 perimeter. Ms. Korleski said she agreed with that because that would infringe on the  
437 neighboring property. Mr. Wicks agreed and said that interior paths have been  
438 strategically placed to get the residents to the amenities.

439  
440 Ms. Korleski said the density is an issue, but the TPUD was for multi-family homes and  
441 apartments and cottage-type homes. The issue is whether the TPUD would be granted,  
442 which would be 4 units per acre. Other zoning designations cannot be compared with the  
443 TPUD, as it requires different criteria along with that density. Mr. Wicks said he read the  
444 TPUD requirements to ensure he is in compliance with each of those points. The most  
445 glaring difference between this and an R-4 development is that these are condominiums.  
446 Ms. Korleski said that if the property was zoned TPUD, an applicant could request  
447 apartments or other multi-family developments. Mr. Wicks said the zoning would be  
448 approved but also the text would be approved, and that does not mention apartments.

449



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450 Mr. Wicks said the approved text is what would be binding and he is willing to make the  
451 text more clear regarding what is permitted and what is not permitted. He does not want  
452 to build apartments here.

453  
454 Ms. Korleski asked whether the fire department was aware of the request to have 12' in  
455 between buildings. Mr. Wicks said the fire department did review the plan although they  
456 did not comment on that specifically.

457  
458 Ms. Korleski asked what the community clubhouse would include. Mr. Wicks said  
459 typically it would have a pool and community area, a gym, and a movie room and a place  
460 where people could gather.

461  
462 Ms. Korleski asked whether the pond inlets and outlets would be decorative. Mr. Wicks  
463 committed to stone or brick facing on those outlets.

464  
465 Ms. Korleski said the finance letter does not commit to the loan. Mr. Wicks said it is a  
466 nuance that a finance letter is even required at this stage, because no bank is going to  
467 commit to loaning money for a project that has not been approved or zoned yet.  
468 Typically those letters are required at the final development plan stage and that is the  
469 strongest language he could get.

470  
471 Ms. Korleski said all examples of the homes in this development are Cape Cod style and  
472 she asked whether there would be any ranch style homes. Mr. Wicks said they appear  
473 from the outside to be Cape Cod style but they are all ranch homes with higher ceilings.  
474 There will be options in some to have a loft area upstairs.

475  
476 Mr. Johnson thanked the applicant for submitting such an organized plan. He said the  
477 fire department letter only mentioned the gate access and did not mention anything about  
478 the 12' building separations. He said the DCRPC had also mentioned turnarounds on the  
479 two dead-end stubs on the west side. Mr. Wicks said there is a certain distance the  
480 county engineer and the fire department requires and these are less than that. That would  
481 be determined during the final design stage, he said.

482  
483 Mr. Johnson said the elderly communities may have an increased needs for emergency  
484 services and he wanted them to check with the fire department to ensure there is enough  
485 room to provide those services. Mr. Wicks said the intent would be to have at least 12'  
486 clear, and Mr. Sanders had asked whether that would include bump-outs or overhangs.  
487 He committed that the space would be a minimum of 12' clear of any bump outs or  
488 overhangs. He noted that exceeds the national and Ohio fire codes.

489  
490 Mr. Johnson asked about the Evans Farm entrance off of Hollenback Road. Mr. Wicks  
491 pointed it out and noted that it is a concept plan, subject to change, because development  
492 plan approval has not yet been obtained. There are no accesses in this location on the  
493 current plan.

494  
495 Mr. Johnson asked whether there would be model homes on the east and west sides of the  
496 development at the same time. Mr. Wicks said that was correct and that the development  
497 would start on the east side with 1-3 model homes there, and as that section is at 50-60%  
498 build out, the west side would proceed and there would be new model homes there.

499  
500 Mr. Johnson asked how visitors would access the model homes because the entrance is  
501 gated. Mr. Wicks said that typically the gates are left open during normal daylight hours  
502 during construction.

503  
504 Mr. Johnson asked whether there would be any rentals. Mr. Wicks said there would not  
505 be and that they would all be for sale. He added that it was his understanding that it  
506 cannot be a requirement that somebody cannot rent their unit. However, there are

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507 limitations that can be placed in the deed restrictions that limit the number of units that  
508 can be rented. Typically 80-90% of the units must be owner-occupied and he would be  
509 willing to commit to the standard for that.

510

511 Mr. Johnson asked when the homeowners' association would take over. Mr. Wicks said  
512 he was not sure because he was not the builder but they would be able to provide that  
513 information. Mr. Johnson asked how many builders there would be. Mr. Wicks said  
514 Romanelli & Hughes has expressed a strong interest and the contract would be finalized  
515 after zoning approval is obtained.

516

517 Mr. Johnson asked about the lots with individual homes and asked whether he owned  
518 them. Mr. Wicks said he is in contract to buy one of the lots and he will have a lot split  
519 done. For the other two lots, they will retain ownership and have agreed that there will  
520 only be one house per acre on each home and they will be deed-restricted. Those lots will  
521 not be maintained by the homeowners association. He provided additional details on the  
522 maps regarding ownership of the lots.

523

524 Mr. Johnson was concerned that there is not enough parking for the community pool.  
525 Mr. Wicks said the community facilities are within walking distance of many units  
526 although he understood many may want to drive. He said he would be willing to add  
527 more parking if necessary. Mr. Johnson asked whether golf carts would be used in the  
528 development. Mr. Wicks said that was the concept as they would be legal on private  
529 property and could be stored in the garages.

530

531 Mr. Johnson suggested the walking trails be wide enough to accommodate the golf carts.  
532 Mr. Wicks said it would be encouraged that motor vehicles use the streets.

533

534 Mr. Johnson asked whether the development would be fenced. Mr. Wicks said it was not  
535 his intent to fence the entire development although there will be some areas that are  
536 fenced.

537

538 Mr. Johnson said he is less concerned about the density because it is in line with the  
539 TPUD requirements. He is more concerned about the building separations and that they  
540 are so far out from the regulation of the TPUD. He suggested expanding the building  
541 separations to get them closer, as he is currently over 50% of the TPUD allowances now  
542 and that would help the density issues and concerns. However, the rationalization to have  
543 vinyl siding would become more difficult because there would be more separation  
544 between buildings. He would be more comfortable with building separations greater than  
545 12'.

546

547 Mr. Johnson said he was concerned about setting a precedent for future developments  
548 who decide to do a TPUD with reduced side yard setbacks. He was concerned about  
549 developers "piggybacking" onto some of the divergences granted to Evans Farm, which  
550 is a completely different type of development.

551

552 Mr. Wicks said the TPUD does not specify building separation and instead refers to  
553 development standards. Mr. Johnson said that is 25' and a divergence would be required.  
554 Mr. Wicks said the development standards were written prior to the TPUD being added  
555 to the zoning resolution and that cluster housing by design is not 25' between buildings.  
556 Mr. Wicks said if the buildings are spread out, the cohesive open space will be lost. Mr.  
557 Johnson said he did not think the backyard areas could be counted as open space, but  
558 even if that is removed, the open space is still within the 10%.

559

560 Mr. Wicks said condo developments are very common in Central Ohio but not in Berlin  
561 Township, and it is customary to have cluster homes with 10-12' between units and the  
562 areas behind the units are considered open space. Mr. Johnson said he would be more

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563 concerned about reducing the grassed sidewalk setback area from 5' to 3' if the traffic  
564 was not controlled.

565

566 Mr. Johnson was concerned about buffering between adjacent properties including Old  
567 Harbor and the properties along Hollenback east of South Old State Road. It is difficult  
568 to tell what the existing natural areas are and he appreciated that Mr. Wicks has  
569 committed to reaching out to adjacent property owners to discuss that. He asked how  
570 many of the adjacent property owners he has discussed buffering with.

571

572 Mr. Wicks said he reached out to all of the owners and has talked with two people who  
573 live on Hollenback Road as well as several neighbors in Old Harbor that back up to this  
574 site. They all have the same concern, which is what the buffer will look like. Rather than  
575 simply state it will look like the plan, he will examine the existing conditions and  
576 determine where mounding and trees should go to provide the best buffer for both sides  
577 of the perimeter. He confirmed that he has already discussed the type of buffering that  
578 will be available.

579

580 Mr. Johnson was concerned about residents walking from the west side of the property to  
581 the east side. He said DCPRC had discussed a concept of a walking trail down to the  
582 four-way stop, but South Old State Road may be widened to allow for turn lanes at the  
583 planned entrance. He was concerned about grandparents with grandchildren attempting  
584 to walk across a widened South Old State Road.

585

586 Mr. Wicks said he met with the county engineer and a traffic impact study was conducted  
587 yesterday. There is a turn lane at Old Harbor and he would continue the 3 lanes all the  
588 way through the development's intersection and then taper it down to 2 lanes at the four-  
589 way stop. There would be left turn lanes into both entrances. There will also be a path  
590 across the frontage at the four way stop as well as in another location if he can get an  
591 easement from them.

592

593 Mr. Wicks said he discussed with the county engineer regarding whether a bike path  
594 could be built in the right-of-way if he cannot obtain an easement and he was not told that  
595 he could not. Another option is a crosswalk with flashing lights, similar to one at Orange  
596 Road, and the county engineer said that would be a valid option. Mr. Johnson asked  
597 whether there would be center turn lanes. Mr. Wicks said north and south bound traffic  
598 would each have dedicated lanes to turn left.

599

600 Mr. Armstrong said the actual function of the TPUD is to be a transition between  
601 commercial and low density residential development and he asked what was transitioning  
602 here. Mr. Wicks said this is a uniquely located property and it is a transition to the  
603 natural resources area including the dog park and the marina, single family subdivision  
604 on one side, large lot residential immediately to the west and larger FR-1 lots to the  
605 south. Evans Farm is also located nearby. He said the south end of the township is more  
606 of a transition area as it is along the perimeter and that this also the location where the  
607 other two TPUDs have been located. While it does not transition from large-lot single  
608 family to commercial development, it does provide an alternative in an area that needs  
609 that kind of alternative housing stock.

610

611 Mr. Armstrong said he did not see it as a transition. Mr. Wicks said that was discussed  
612 during the two information meetings that were held with the BZC.

613

614 Mr. Armstrong said the long range plans for South Old State Road includes further  
615 widening. The county engineer's 2030 plan indicates it being 5 lanes all the way from  
616 Polaris Parkway to Cheshire Road. Thus, any paths in the road right-of-way need to be  
617 moved back to accommodate the long term plans. Later, the road would be expanded  
618 from Cheshire Road to US 36/SR 37. Mr. Wicks said he has discussed the thoroughfare  
619 plan with the county engineer and that requires the dedication of the appropriate amount

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620 of right-of-way for that ultimate width, which is 100' in this area. The submitted plan  
621 shows that 50' easements have already been provided for on each side of the road.  
622 Mr. Armstrong was concerned that he would not be able to get an easement from that  
623 property owner and he asked where the crossing would be located. Mr. Wicks said that is  
624 a challenge that could be dealt with in the final design phase although he is concerned as  
625 well.

626  
627 Mr. Wicks said regarding the TPUD, it was not always a TPUD concept; R-4 does allow  
628 for a multi-family type use and he did consider a PRD overlay on an R-4 district.  
629 Collectively as a group during the informal meeting with the BZC, a TPUD made more  
630 sense because it had more flexibility and due to the way it was written in the zoning  
631 resolution.

632  
633 Mr. Armstrong said he is not thrilled with the divergence for the vinyl siding. There is a  
634 small amount of distance between the buildings and he would like to have direct input  
635 from the fire department. Buildings that may be more flammable and close together pose  
636 a problem for him. Mr. Wicks said he did mention in the text a divergence and that there  
637 are appropriate designs for different fire ratings for different types of walls including  
638 window openings, closeness of the units etc. At this stage he can state he will comply  
639 with those requirements but he does not have specific designs yet.

640  
641 Mr. Wicks said the fire department has approved the 10-12' spacing in the past. Mr.  
642 Armstrong said the only spacing of that type was done under court order.

643  
644 Mr. Armstrong asked how many bedrooms the units would have. Mr. Wicks said the  
645 standard floor plan would have 2-3 bedrooms on the first floor and half of these would be  
646 two bedrooms with an office and the possibility of an upstairs loft area or in-law suite.  
647 Mr. Armstrong asked whether there would be more than 3 bedrooms. Mr. Wicks said  
648 there were no plans to go above 3 bedrooms. Mr. Armstrong said a study was presented  
649 by former BZC member Jim Hahn that indicated that any homes with 4 bedrooms, age-  
650 targeted or not, will be purchased by families with children. He would like more  
651 information regarding the concept of targeting rather than actually placing age  
652 restrictions on the development.

653  
654 Mr. Wicks said the targeting is via the design of the building and the restrictions placed  
655 on the condominium such as no play structures, pools etc. For the same price, families  
656 will purchase homes in single-family subdivisions with private lots, fenced-in yards, and  
657 fewer restrictions.

658  
659 Mr. Armstrong asked whether restrictions could be placed so the homeowners'  
660 association cannot shut down some amenities. In the past, some have restricted access to  
661 ponds and activities on the ponds even including fishing or building walking paths round  
662 them, for liability issues. The provided amenities that are a feature of this development  
663 are an important part of this development.

664  
665 Mr. Wicks said he did not know how he could legally mandate that. One reason most  
666 subdivision ponds are restricted from fishing is because there are young children who  
667 may drown in the lake. He does not feel that this will be a concern with this  
668 demographic. Also, ponds can be designed to be safer. The fishing ponds will be an  
669 amenity that is advertised and it would seem to be difficult to change that once the  
670 residents are living there.

671  
672 Mr. Armstrong asked whether the owners of the properties with the lot splits have agreed  
673 to the deed restrictions regarding future development. Mr. Wicks said "yes." Mr.  
674 Armstrong asked whether it was correct that those portions were not included in the  
675 acreage. Mr. Wicks said it is not included in the acreage in the application, but it is

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676 included in the area that the development would control and with that control any other  
677 additional developments can be restricted.

678

679 Mr. Armstrong said he considered the boat storage to be a divergence as it is not a  
680 permitted use in the TPUD. Mr. Wicks said it was an existing use and he thought that  
681 would have precedent. Mr. Armstrong said that in all zoning sections, upon zoning  
682 approval, all previous zoning resolutions granted under the previous zoning districts are  
683 terminated. He would consider that use to be a divergence because when this zoning is  
684 granted, all existing uses would be terminated. Mr. Wicks said he would include it as a  
685 divergence and added that he is providing a specific place for the use and he believes it is  
686 a nice amenity.

687

688 Ms. Korleski asked about the community center. Mr. Armstrong said that is not  
689 addressed at all in the TPUD and that is a shortcoming of the language. He did not think  
690 a divergence was necessary but it should be addressed in future revisions of the zoning  
691 resolution as they are typically standard for these types of developments.

692

Public Comment

693

694

695 Don Hides, 3141 Hollenback Road, said his property has the most amount of  
696 encroachment by this project. He was not sure of the division between the proposed  
697 development and his property. He said he has 9-10 acres with two lots and he spent  
698 \$15,000 on fencing for the front. He spent \$35,000 on trees for privacy on the borders  
699 and throughout.

700

701 Mr. Hides said he bought out here to get away from the congestion of the city.  
702 Although progress cannot be stopped, there comes a point when progress becomes  
703 obscene. He said he did not think anybody has considered the magnitude of this project,  
704 which is "insanity" to him. It will adversely affect his privacy to have 50 houses along his  
705 property line and it will ruin his entire property. It will devalue his property, which he  
706 purchased because he wanted his privacy and did not want to be around neighbors.

707

708 Mr. Hides said he thought this was a 55+ community, not one that could only possibly  
709 be for that age group. Even that age group will have grandchildren running around. With  
710 140 condos with 2 people per condo that will be 300 people and 600 cars. This will be a  
711 big project even though it may not look like one. He does not think anybody realizes the  
712 magnitude of what this will do to the area. Some people feel that progress is more  
713 important than aesthetics, but he does not.

714

715 Mr. Hides asked what the size of the condos would be. Mr. Wicks said the zoning text  
716 specifies that 2 bedroom condos will have a minimum of 1400 SF and 3 bedroom condos  
717 would have a minimum of 1600 SF. The builder has suggested they would be larger than  
718 that. Mr. Hines said that is a lot of money for a condo with that kind of square footage.

719

720 Mr. Wicks said the plans have been available at township hall for a while. Mr. Hines said  
721 he has been out of town due to family circumstances. Mr. Wicks and Mr. Hines agreed  
722 that several messages were left by Mr. Wicks but they missed each other's calls. Mr.  
723 Wicks said that the plans show a 30' buffer around the project and 50' on one of the  
724 sides.

725

726 April Bagley, 4074 South Old State Road, said her property is right beside the subject  
727 property but she has not received a request for any meetings with Mr. Wicks. She  
728 pointed out her property on the map. She said in past developments by Mr. Wicks there  
729 were concerns about the widening of road, and she has driveway issues as a result of the  
730 developments. She said it took a lot of communication back and forth and it still has not  
731 been fixed properly. There is also a turn in front of Acres Aweigh that causes issues in

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732 front of her driveway. She has many concerns about the increase in traffic coming in and  
733 out of that road.

734

735 Ms. Bagley said she was concerned about the age-restricted versus age-targeted  
736 designations because they are very different. She suggested Mr. Wicks do research on  
737 the younger population, which is purchasing condominiums and does not care about yard  
738 size because a pool and community center is provided. She said people coming out of  
739 college with their first jobs are really looking at condos and smaller sized yards. She said  
740 starter families with children could buy these condos and it would increase the number of  
741 elementary students.

742

743 Rebecca Wixon, 4207 Mainsail Drive, said the target audience is culturally deaf and  
744 many people from other cultures have no expectation of a yard or a place for a  
745 playground and they do have the ability to purchase one of these homes and raise their  
746 families in small spaces. For example, that will feel like a lot of space for people coming  
747 from South Asia. Providing a target is one thing but the reality is something different.  
748 The metropolitan area in general is growing more diverse by the minute and that is a  
749 piece that needs to be strongly considered.

750

751 Clark Wixon, 4207 Mainsail Drive, said he is not concerned about the density. He heard a  
752 lot from Mr. Wicks about the benefits to the community itself but not how it would  
753 benefit the community around it. He did not understand why the community would need  
754 gates and he asked what was being kept out or in. He said Berlin Township has a deficit  
755 in parks and this is being infilled without providing any space for the community as a  
756 whole for recreation areas.

757

758 Mike Koch, 3895 Harbor Court, was concerned about losing the green space of the area.  
759 He asked whether the expansion of South Old State Road by 2030 is a foregone  
760 conclusion. Mr. Armstrong said it has been on the plan since around 2006. Mr. Koch  
761 asked whether that would be considered by this group. Mr. Armstrong said it would be  
762 hard not to consider the long range plan. Mr. Koch said he and his wife come from  
763 smaller towns and he said the rural look is a lot different than this look. Regarding the  
764 expansion of South Old State Road, he is not looking forward to living on Sawmill  
765 Parkway or Bethel Road.

766

767 Mr. Koch said regarding the Evans Farm development, he does not see a need for any  
768 other type of housing at this point until it is determined what will go into those 2000  
769 spaces. These developments will have tremendous impact on the properties in this area.

770

771 Marti Davis, 1950 Lackey Old State Road, said she was shocked to hear about the 5 lane  
772 expansion of South Old State Road and she asked whether residents can have any input  
773 into that. Mr. Armstrong said that is a plan that is developed and controlled by the  
774 county engineer's office and they have that information on file.

775

776 Jason Mank, 4048 Topsail Drive, said his property is one of the larger properties in Old  
777 Harbor Estates and has the largest amount backing up to the east side of the property. He  
778 is very concerned about the gate being access by anybody on the east side to go in and  
779 out of Anchor Drive other than emergency vehicles. There is no parking other than  
780 driveways and garages. 140 condos will have up to 300-400 cars at any given time,  
781 including during holidays. He said the cars will be parked on one side of his street,  
782 which only allows parking on one side.

783

784 Mr. Mank said he built his home where it is located because there are walking paths to  
785 Alum Creek built right against his community. He said if the developer is encouraging  
786 people to transport from the east side to the west side for the amenities, there will be a  
787 "gaggle" of golf carts in that roundabout or other adjacent areas trying to get to the

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788 walking paths, or trying to go down Hollenback Road. He would like the gate to be  
789 accessible by emergency personnel only.

790

791 Mr. Mank asked how far off the road the gate would be off of South Old State Road. He  
792 said the older a person is, the slower they drive, and there could be some pin pad issues  
793 and traffic could back up. He suggested the gate be further in the community. He said if  
794 a 55+ community was the true goal, why could this not be placed in the Planned Age  
795 Restricted Residential District (PARRD).

796

797 Mr. Mank asked whether there would be basements in the homes. If so, another 1-2  
798 bedrooms could be added there. He asked whether they would truly be lofts or  
799 potentially 2 story homes. The development has too many details yet to be determined.

800 Mr. Wicks said he has discussed the PARDD designation, but his attorney has pointed  
801 him away from that for legal reasons. The only legal reasons he can see is for future  
802 developments to not be 55+ communities and this would be blueprint for everybody to  
803 come in with these kinds of communities.

804

805 Casey Pollack, 3667 Hollenback Road, asked where additional cars would be parked.

806 Mr. Wicks said there is conceptual off-street parking shown in several areas. If the  
807 builders suggest more parking is required for the use, he would add more parking. The  
808 intent is to not have on-street parking within the community. Each unit has a 2-car garage  
809 and room for 2 cars in each driveway.

810

811 Ms. Pollack said she has no neighbors except across the street and next door. Soon Old  
812 Harbor Estates will be on one side of her and the proposed development will be on the  
813 other side. She has a very nice backyard and she has a fear that her backyard will  
814 become a community backyard. She would like to ensure that it remains as her backyard.

815

816 Mr. Wicks said he did not want to build a perimeter fence. However, if some of the  
817 neighbors have that desire then he is not opposed to that.

818

819 Jalana Tincher, 4175 South Old State Road, said she is a subject property owner. She  
820 approached the drawing and pointed out her property. She moved here in 1993 and she  
821 and her husband have been in Delaware County since 1965 and 1959, respectively. She  
822 moved here for the same reason. Every person who owns a parcel that will be included in  
823 this are small business owners who have all served the community and they are all  
824 staying in the community.

825

826 Ms. Tincher pointed to the neighboring developments and explained that they built their  
827 homes after she purchased her property. That is progress. In 1993 she moved from East  
828 Powell Road to Hollenback and there was only one housing development, The Marina.  
829 The area is growing, she said. She has had numerous people trespass on her property  
830 over the years. The area will stay rural but this development is something that is needed.  
831 She has as much right as anybody else has to develop her property and has also  
832 experienced the property around her developed.

833

834 Joe Jantzen said he sells real estate and has lived and worked in Delaware County for 34  
835 years and there are many people that are here due to zoning changes and developments.  
836 Many developments in this area have taxed the schools, the roads and the fire department.  
837 A development like this is wonderful and there is a huge demand for it. Families will not  
838 pay \$450,000 for 2,000 SF and half of the homes will sell for cash. Today, a  
839 development like this would sell out in 6-9 months. Millennials will not buy these houses.  
840 Diversity is good for the township.

841

842 Tom Kowalski, 6728 Silverton Lane, said the community seems great. However, nobody  
843 has discussed homeowners' association dues. Mr. Wicks said it would be based on the  
844 cost of maintenance. Mr. Kowalski said he lives in Olentangy Crossings, a gated

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845 community, and the dues are \$1,000 per year for no amenities. The roads cannot be  
846 repaired because they do not have enough money. They cannot open the gates and give  
847 the roads back to the community without undergoing a significant and expensive process.  
848 He noted that living in a gated community does not make him feel safer because the gates  
849 are open during the day and anybody can just walk in at any time. There has been crime  
850 in that neighborhood.

851

852 Donald Tincher, 4175 S. Old State Road, was concerned about South Old State Road  
853 being like Sawmill Road. However, there are no businesses on South Old State Road so  
854 it is not a fair comparison. He said people want to downsize and not have to care for their  
855 yards.

856

857 Amy Murphy, 4130 Mainsail Drive, said she grew up in an area with private streets in a  
858 neighborhood like that and the streets are too expensive to repair.

859

860 Ms. Murphy asked whether it was correct that if the zoning is approved, an apartment  
861 building could be built. Ms. Korleski said that was not correct but that would be the  
862 correct district for apartment use. The applicant has committed to what will be built there.  
863 He would need to come back and request apartments if he wanted to do that.

864

865 Mr. Tincher said he has been approached by people who wanted to build subsidized  
866 housing on his property in the past.

867

868 Mr. Wicks said he would like to address some of the comments and then he would like to  
869 request a tabling so he can have additional discussion with the neighbors. He did try to  
870 reach out to all of them although perhaps his perimeter did not go far enough. He will  
871 also be incorporating divergences into the plan, he will discuss the plan with the fire  
872 department, and he will discuss with the builders age-targeted versus age restrictions, and  
873 additional discussions regarding the gated access and buffering.

874

875 There was a discussion regarding the date to table the application to. Ms. Korleski said  
876 that Berlin Meadows will be heard on November 27<sup>th</sup>. Mr. Wicks asked to be a fallback  
877 for that evening if Berlin Meadows requests an extension.

878

879 **RESOLUTION 2018.10.30 .#A: TABLE & CONTINUE BZC 18-001**

880

881 Ms. Korleski made a motion to table and continue BZC 18-001 conditionally dependent  
882 on whether there is time available. Mr. Armstrong seconded the motion.

883

884 Ms. Knapp said it needed to be tabled to a date and time certain. Ms. Korleski said it  
885 would be on 11/27/18 at 7:00 p.m.

886 Vote: Korleski, yes; Armstrong, yes; Kaplan, yes; Johnson, yes; Valentines, yes. Motion  
887 carried.

888

889 Ms. Korleski said there will be no new notice for the 11/27/18 BZC meeting and she  
890 suggested checking with the zoning office to make sure the application will be heard.  
891 There is another application to be heard that evening but if it is not, this application will  
892 be heard.

893

894 **AGENDA ITEM: OTHER BUSINESS**

895

896 CLUP Survey Update

897 Mr. Johnson said around 300 responses have been received to the CLUP survey. Ms.  
898 Korleski asked whether meeting attendees had completed the survey. Ms. Davis said she  
899 was not able to find it on the website so she brought hard copies.

900



**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, OCTOBER 30, 2018 7:00 PM**

901 Ms. Korleski said the next scheduled meeting is 11/13/18 at 7:00 p.m. at which time the  
902 AAT Properties/Hyatts Plaza at US 23 rezoning will be heard.

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904 There was no further business to come before the Commission. Motion to adjourn.

905 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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Mike Bardash, member

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Martin Johnson, member

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Steve Flaherty, 1<sup>st</sup> alternate member

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Ray Armstrong, 2<sup>nd</sup> alternate member

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Attest: \_\_\_\_\_

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Lisa F. Knapp, Berlin Township Zoning Clerk