

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 22, 2019 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 Darcy Kaplan led meeting attendees in the pledge of allegiance.

9
10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy
11 Kaplan, Mike Bardash.

12 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp, Zoning
13 Secretary Cathy Rippel.

14 Not Present: BZC member Martin Johnson, 1st BZC alternate Steve Flaherty, 2nd BZC
15 alternate Ray Armstrong.

16
17 Ms. Korleski read the adopted BZC policy statement as printed in the agenda.

18 **AGENDA ITEM: LEGAL NOTICE**

19 Ms. Knapp said this hearing was advertised in the 12/22/2018 Delaware Gazette as a
20 regular meeting.

21 **AGENDA ITEM: APPROVAL OF MINUTES**

22 Ms. Korleski made a motion to approve the minutes from the 1/8/19 BZC meeting as
23 presented. Mr. Bardash seconded the motion.

24 Vote: Korleski, yes. Bardash, yes; Kaplan, abstain; Valentine, yes.

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

- 26 • Marti Davis, 1950 Lackey Old State Road
27 • Scott Germin 4127 S. Old State Road
28 • Philip Germin 2425 Peachblow
29 • Chris Germin, 4127 S. Old State Road
30 • Tony Eyerman, 1550 Peachblow Road
31 • Dan Griffin, 1550 Peachblow Road
32 • Barb Sherman, 1469 Africa Road
33 • Chrisi Hagan, 8678 Prairiefrost Lane, Orange Township
34

35 **AGENDA ITEM: ANNUAL UPDATE ON EVANS FARM**

36 Tony Eyerman, 1550 Peachblow Road, and Dan Griffin, 1550 Peachblow Road,
37 presented and answered questions.

38
39 Ms. Korleski said she sees a lot of progress on the development in Orange Township.

40
41 Mr. Eyerman said Evans Farm is doing a lot of great things right now. He has received
42 many compliments recently that the development is looking like a village and that is
43 exactly what his intentions are. There are 35-40 homes under construction, four homes
44 that are occupied, and the first phase of commercial is slated to start later this spring.
45 The brownstones/row houses will be built and then in the summer the first phase of
46 commercial/retail will start and he displayed what it will look like.

47
48 Mr. Eyerman said running parallel with that is Phase 2. He noted that Phase 1 is under
49 construction; the streets and infrastructure have been built and the taps are ready. He

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50 pointed out Phase 2 and said he is in the process of getting final engineering plans
51 together for phase 2.

52
53 Mr. Eyerman pointed out the location of the YMCA, which is starting their funding
54 campaign to get that started. He said originally it was planned to be the same size as the
55 City of Delaware's YMCA. However, after a marketing study was conducted, it was
56 determined that the square footage necessary will be about twice the size of the YMCA
57 in Delaware. It will be a substantially-sized facility. The YMCA is planning to have a
58 medical component with that in conjunction with a medical provider.

59
60 Mr. Eyerman said for retirements/independent/dependent living uses he is working with
61 Ohio living and another group out of Cincinnati that has a similar type of operation.
62 There will be memory care, independent and dependent living will be located in one area
63 that he pointed out.

64
65 Mr. Eyerman said he is also working on a ballpark, which came out as a bit
66 "flamboyant" in the newspaper. One of the groups is Rod and Joe Morgan, who is a
67 Cincinnati Reds second baseman who will start working for the Reds again. They are
68 working on plans for that ball complex/park area. They plan on starting this spring.

69
70 Mr. Eyerman pointed out two buildings which he said would start with actual tenants and
71 he is also working with another group for a showroom type facility. The town center is
72 being accelerated because many businesses want to be in there. Leases are being signed
73 and plans are being made.

74
75 Ms. Korleski asked whether this is the third year of the development. Mr. Eyerman said
76 it is. The first year was spent on off-site utilities, last year the focus was on signal family
77 development and this is the third year. Ms. Korleski asked when the development would
78 touch Berlin Township. Mr. Eyerman said he could not remember what he said in the
79 zoning text but it is pretty close to accurate. Mr. Griffin said it is stated as 5-6 years after
80 it is started and he said it is moving pretty fast. There are already 60 of those lots
81 committed to builders and individuals.

82
83 Mr. Eyerman said Evans Farms is hosting the 2019 Parade of Homes with 14 houses and
84 18 lots. Preliminary projects show 40-45,000 people will attend. The houses are looking
85 very stately and the architectural guidelines were set up to do that. Ms. Korleski said she
86 saw the red light setup down there.

87
88 Mr. Eyerman said when he came before them in the zoning process he provided sketches
89 with 40', 60', and 80'. He took photos of the first five houses as driving down Lewis
90 Center Road. One is blue, one is brick, one is white and the other two are being painted.
91 He put that up right against the rendering presented during the Berlin Township zoning
92 meetings of the 40' lot and it was amazing how close it looks to what was presented at
93 the zoning hearings. He is very pleased with the appearance of the first homes and so
94 are their residents.

95
96 Mr. Bardash asked whether the Parade of Homes is this July. Mr. Eyerman said it is
97 slated for July 13-27, 2019. Mr. Bardash asked whether they are under roof yet. Mr.
98 Eyerman said some of them are. He said the dates could be modified a bit but it will
99 definitely be at Evans Farm. There will be 14 homes on 18 lots. Mr. Bardash said that
100 will be the biggest parade in five years.

101
102 Mr. Griffin said on March 3rd the BIA president will be at the Evans Farm offices, and
103 AEP will discuss energy efficient housing. Mr. Eyerman said a designer will be coming
104 in to discuss Evans Farm parks. On February 28th, a Central Ohio Leukemia/Lymphoma
105 Society fundraiser will be held. Ms. Korleski expressed admiration for their marketing
106 skills.

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107 Mr. Eyerman said the offices have been opened up for community use, including for
108 local scout groups.

109

110 Mr. Bardash asked how close they worked with “Josh.” Mr. Griffin said Joshua joined
111 the group before Christmas as the business development director.

112

113 Mr. Loveless said he has stopped by a few times to see the progress and he thinks when
114 the Parade comes it will really take off. Mr. Griffin said even with the cold weather and
115 elections, Evans Farm’s momentum has really picked up. Mr. Loveless said typically
116 there is not enough parking for Parade of Homes events and he suggested that they be
117 prepared for overflow parking. Mr. Eyerman said the BIA has traffic engineers who
118 come out and focus on parking.

119

120 Ms. Korleski thanked them for coming in and said she was happy to see the progress and
121 their work on marketing. Mr. Griffin said he has said all along that he likes to deliver
122 what was promised. Even though it wasn’t as smooth in the beginning as he wanted, it is
123 still coming out the way they wanted. Ms. Korleski said she is happy to see he is
124 following through because some people were concerned about the progress. Mr. Griffin
125 said there were a lot of people who were concerned.

126

127 Mr. Loveless asked what the average valuation of the Parade of Homes houses will be.
128 Mr. Eyerman said one of the homes is very high priced but the other seem to be ranging
129 between \$650-750,000. Mr. Griffin said one of the homes is approaching \$2,000,000.

130

131 Mr. Loveless said hopefully it will be realistic and show what is available in the market
132 but sometimes more expensive housing is also built to show the capabilities of the
133 builder. The Parade of Homes is all about ideas.

134

**AGENDA ITEM: INFORMAL REVIEW WITH PHILLIP GERMIN,
BOAT STORAGE 774 PEACHBLOW ROAD**

135

136 Phillip Germin, 2425 Peachblow Road, said he was here with his two brothers including
137 Scott and Chris who reside on Old State Road.

138

139 Mr. Germin said he is here to discuss their commercial property at 774 Peachblow Road,
140 which is down towards US 23 where Greenlawn Specialists is located, which he went
141 through zoning on. Mr. Germin said this is a 5-acre property that is zoned commercial,
142 and not all of the property is being used for the landscaping business so he would like to
143 utilize the bare areas.

144

145 Mr. Germin said that Mr. Loveless had recommended having an informal meeting with
146 the BZC to see what needs to be done to create storage. His concept is to create outdoor
147 storage for boats to rent out. It would be a low cost way to utilize the property and it is
148 somewhat needed in Berlin Township especially with Old State Boat Storage being
149 developed. He spoke with owner Donald Tinchner who said he would send his
150 customers down when his property is developed.

151

152 Mr. Germin said it would be one acre of storage at 774 Peachblow Road. The whole
153 parcel has already been zone commercial. The adjacent Sherman property to the west is
154 still FR-1 but has a commercial overlay. The use would not be anywhere near the lot
155 line to the east because the landscaping business, septic and drainage occupy the entire
156 eastern portion of the property.

157

158 Mr. Germin said the rendering shows 55,000 SF to be used and it would be located
159 towards the back of the property so the visibility from the road will be very low. It
160 would run from the back side of the building back to the end of the property. On the
161 second page there is a Delaware County Auditor overlay that shows a visual of where the

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162 current storage is located as well as the area demarcated via crosshatching for the boat
163 storage. Between the Shermans and this is a right-of-way that the Gunglings still own
164 that runs to the property behind the subject property.

165
166 Mr. Germin asked what kind of setbacks would be required for the parking lot to the
167 west and to the north. Mr. Loveless said he was concerned that he was right up on the
168 property line. Mr. Loveless said that technically a building could be placed within 15'.
169 Ms. Korleski asked whether any buildings would be built? Mr. Germin said there would
170 not be. Mr. Germin said that as long as there is enough green space, the parking lot
171 could be brought right up to the property line. If the lot were to be paved, it would be
172 based upon the percentage. However, because there is so much green space, it
173 technically could be placed right up against the property line.

174
175 Mr. Germin asked how far the gravel would need to be from the property line and how
176 much green space would be required. Mr. Loveless advised at least 3' so that snow
177 could be removed in the winter. Putting it right up against the fence will result in people
178 damaging the fence.

179
180 Ms. Korleski asked whether the property has a fence. Mr. Germin said it is not but he
181 would be installing a fence, which would require a permit through Delaware County.

182
183 Mr. Loveless said screening is not a problem now but it may be in the future as the
184 property around it develops. Fabric screens can be purchased that are economical. Ms.
185 Korleski said they probably want it for security as well. Ms. Korleski asked how many
186 units there would be. Mr. Germin said there could be 60-70 depending on the layout.

187
188 Mr. Loveless said the main challenge will be laying out the access to the property. He is
189 concerned that the driveway may need to be upgraded to handle the additional traffic.
190 Mr. Germin said 6" commercial asphalt will be installed past the house.

191
192 Mr. Germin asked what zoning approval was necessary prior to the new business being
193 started as the property was already existing commercial.

194
195 Ms. Korleski said during the planned commercial hearing, the applicant stated he would
196 be having a nursery and landscaping. Mr. Germin said that sometimes all permissible
197 commercial activity is included in a rezoning application so future approval for minor
198 changes is not necessary. However, he did not do that and he asked whether he needed
199 to come back before the township.

200
201 Ms. Korleski asked whether that would be necessary. Mr. Loveless said they are adding
202 another business to the property. Mr. Bardash thought it may be a change of use. Mr.
203 Loveless said it would not be a change of use but an addition because the landscaping
204 business would continue. Ms. Korleski asked whether it would still be a change of use
205 for the additional use.

206
207 Mr. Bardash said it would be an additional use that has not been brought before the BZC
208 to this point. Ms. Rippel asked whether it would be an amendment. Ms. Korleski said it
209 would be an amendment that would include additional uses. Mr. Valentine said no
210 buildings would be added so he would think they could do what they wanted to because
211 it would just be storage.

212
213 Mr. Loveless agreed but said it was a gray area so he advised that Mr. Germin come
214 before the BZC for an informal discussion.

215
216 Ms. Korleski said she did not see anything about storage buildings or rental and she
217 could not find anything. Mr. Germin said that boat storage is listed in the commercial
218 use as acceptable. Mr. Bardash said he recalled that the approved zoning indicated that

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219 customers would not be accessing the property. Mr. Germin said that was correct. Mr.
220 Bardash said now he is requesting that customers come onto the property to store their
221 trailers and pick them up again. There should be some type of amendment for this use,
222 although he did not see a problem with the proposed use.

223
224 Ms. Korleski asked about “lessors of mini-warehouses and self-storage units” although it
225 is not a warehouse, has no units and is not a building. Mr. Valentine said they would just
226 be using the property to store boats.

227
228 Mr. Loveless said it is a concern that people who are not insured by the landscaping
229 company would be accessing the property and there could be a liability. However, it
230 would not be heavy traffic.

231
232 Mr. Valentine asked whether the applicant had considered the use listed in the zoning
233 resolution “531130 lessors of mini-warehouses and self-storage units.” He asked if that
234 is allowed and they are not putting buildings up, would that fit into that category? Mr.
235 Loveless said that self-storage units would mean parking in the driveway to access the
236 units.

237
238 Ms. Korleski asked what was done for the person who recently requested outdoor
239 storage on 36/37. Mr. Valentine said no action was required because the property was
240 already being used for storage; he was simply expanding it. Ms. Korleski said he was
241 expanding his storage but there wasn’t any building. Mr. Bardash said he was already
242 using the property for the use he was proposing to expand.

243
244 Mr. Loveless said the fire department would need to be notified and they would have to
245 know how the gates work in case something ever happened. Other than that, he did not
246 have a problem with it. Ms. Korleski said she does not have a problem with the
247 proposed use but she did not know the legality about how to go about it.

248
249 Mr. Loveless said he is the person with the least amount of experience at Berlin
250 Township at this point and he wanted to get input from the BZC.

251
252 Ms. Korleski asked how people would enter and exit the property. Mr. Germin said it
253 would be the same as it is now as it currently has commercial concrete access at the main
254 entry point. He would fence the property all the way around and also gate it.

255
256 Mr. Germin asked whether he should come back with a proposal to amend the property
257 to include everything in the commercial code, or can it be used as proposed because it
258 was rezoned commercial and is still being used as approved. Ms. Korleski said she could
259 not find it in the approved zoning. Mr. Germin said that many mini storage facilities
260 have open-sided storage which is similar to this concept. Ms. Korleski said that the RV
261 center used the empty lot next door for storage.

262
263 Mr. Germin asked whether it would be a waste of time to come and expand the use of the
264 existing property or whether he should go through that process. Ms. Korleski suggested
265 that Mr. Loveless contact the county prosecutor’s office as well as the fire department
266 and Mr. Loveless agreed.

267
268 Mr. Bardash said many customers would like to have electric hookup and would be
269 willing to pay more for that. Ms. Korleski asked whether electric hookup is currently
270 available at the prior-mentioned facility that is being shut down soon. Mr. Germin said
271 there is not. Mr. Loveless suggested even just one electric connection that could be used
272 by multiple customers.

273
274 Ms. Kaplan asked how high the fencing would be. Mr. Germin said the current fence is
275 6’ tall and the new fencing would probably be the same. Ms. Kaplan asked about the

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276 neighbor to the west with the FR-1 and the commercial overlay and whether anybody
277 lived there. Ms. Sherman said it is currently a farm with an open field.

278

279 Chris Germin said that a building was proposed and also the concept was to have a boat
280 storage lot 5 years from now when it transitioned into something else.

281

282 Mr. Germin said the secondary building was included in the rezoning for expansion but
283 he did not want to put the time or money into that right now. He will come back in with
284 a new plan.

285

AGENDA ITEM: OTHER BUSINESS

286 Ms. Rippel said that Berlin Meadows dropped off 5 books today because they are going
287 back before the Delaware County Regional Planning Commission and she will be
288 providing the new books for the 2/26/19 hearing. The new books include a second
289 planned commercial application for the school.

290

291 Ms. Rippel noted that she has added Acres Aweigh as an informal discussion to the next
292 meeting for an expansion. Joe Thomas may be coming in to request an extension.

293

294 Ms. Korleski said the next meeting will be held on February 12, 2019 and the results of
295 the township survey will be reviewed at that time.

296

297 Mr. Loveless asked whether the two people sitting in the back had anything to say. Ms.
298 Sherman said she did not.

299

300 Ms. Korleski said there had been a late arrival. An unidentified person said she is a real
301 estate agent who is interested in Evans Farm. She has been doing open houses in Evans
302 Farm at Orange Township even in the level 2 snow emergencies. Mr. Bardash asked
303 whether the Evans Farm representatives were still present when she arrived at the
304 meeting. The person said they were. Ms. Korleski asked whether she had signed in and
305 the person said she had not.

306

307 Ms. Knapp asked the speaker to identify herself for the record. Chrisi Hagan identified
308 herself and stated that her address is 8678 Prairiefrost Lane, Lewis Center, Orange
309 Township.

310

311 There was no further business to come before the Commission. Motion to adjourn.
312 Meeting adjourned.

313

314

315

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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

Steve Flaherty, 1st alternate member

Ray Armstrong, 2nd alternate member

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