

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 26, 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 Mr. Valentine 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, Martin Johnson.

12 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp, Zoning
13 Secretary Cathy Rippel, 1st BZC alternate Steve Flaherty.

14 Not Present: 2nd BZC alternate Ray Armstrong.

15
16 Ms. Korleski read the adopted BZC policy statement as printed in the agenda.

17 **AGENDA ITEM: LEGAL NOTICE**

18 Ms. Knapp said this hearing was advertised in the February 14, 2019 Delaware Gazette,
19 as follows:

20
21 **BERLIN TOWNSHIP ZONING COMMISSION**
22 **NOTICE OF PUBLIC HEARING**
23

24 The Berlin Township Zoning Commission will hold a meeting for the purpose of public
25 hearing February 26, 2019 at 7:00 p.m. at the Berlin Township Hall located at 3271
26 Cheshire Road, Delaware, OH 43015 in order to consider an application to amend the
27 Berlin Zoning Resolution, designated as:

28 BZC 19-001, filed by Peachblow Land II LLC, Kenny Asset Management LLC,
29 Triangle Properties Inc., 470 Olde Worthington Road, Suite 101, Westerville, OH 43082.

30 The applicants are requesting approval of a preliminary development plan known as
31 Berlin Meadows, Parcel's #41833001016000; 41833001014000; & 41833001094000;
32 from Farm Residential District (FR-1) to R-3 with a Planned Residential District Overlay
33 (R-3/PRD) 183.81 ± acres, 1162 Peachblow Road, 0 Peachblow Road, & 663 Shanahan
34 Road, Lewis Center, OH 43035.

35 BZC 19-002, filed by Peachblow Land II LLC, & Kenny Asset Management LLC,
36 470 Olde Worthington Road, Suite 101, Westerville, OH 43082. The applicants are
37 requesting approval of a preliminary development plan known as Berlin Meadows,
38 Parcel's #41833001016000; 41833001014000; from Farm Residential District (FR-1) to
39 Planned Commercial and Office District (PCD) & 41833001017000; from Planned
40 Industrial District (PID) to Planned Commercial and Office District (PCD) 20.85 ± acres,
41 1162 Peachblow Road, 0 Peachblow Road, & 663 Shanahan Road, Lewis Center, OH
42 43035.

43 The text and map of this application will be available for public examination,
44 excluding legal holidays February 15 –February 26, 2019, Monday-Friday from 8:00 a.m.
45 to 4:30 p.m. at the Berlin Township Zoning Office located at 3271 Cheshire Rd.,
46 Delaware, OH 43015. Also, you can find the text and map on the Berlin Township
47 website www.berlintwp.us

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

51
52 Berlin Township Zoning Commission
53 Toni Korleski, Chairwoman
54

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55

AGENDA ITEM: APPROVAL OF MINUTES

56 Mr. Bardash made a motion to approve the minutes from the 2/12/19 BZC meeting as
57 presented. Ms. Kaplan seconded the motion.

58 Vote: Bardash, yes; Kaplan, abstain; Valentine, yes; Johnson, yes; Korleski, yes.

59

AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES

- 60 • Barbara Sherman, 1469 Africa Road
- 61 • Larry Harmon, 3931 Africa Road
- 62 • Bob Curtin, 1241 Peachblow Road
- 63 • Michael Dew, 553 Shanahan Road
- 64 • Christina Dew, 553 Shanahan Road
- 65 • Sue Fitzpatrick, 585 Shanahan Road
- 66 • Clyde Fitzpatrick, 585 Shanahan Road
- 67 • Andrew Northeim, 815 Shanahan Road
- 68 • David Stevens, 421 Shanahan Road
- 69 • Tammy Schueler with Evans Farm, 7090 Peachblow
- 70 • Bob Ketterly, with Evans Farm, 1550 Lewis Center Road
- 71 • Alan Kemp, 533 Shanahan Road
- 72 • Bob Jones, 479 Shanahan Road
- 73 • Louise Jones, 479 Shanahan Road
- 74 • Jeff Gordon, with Olentangy Local School District
- 75 • Mark Raiff, 5876 Bluestone Way
- 76 • Jim Kupar, 1522 Peachblow
- 77 • Joe Thomas, with Metro Development
- 78 • Todd Faris, 243 N. Fifth Street, Columbus

79

BZC 19-001

80

81 *BZC 19-001, formerly BZC 17-007, filed by Peachblow Land II LLC, Kenny Asset*
82 *Management LLC, Triangle Properties Inc., requesting approval of a preliminary*
83 *development plan for 183.81 ± acres located at 1162 Peachblow Road, 0 Peachblow*
84 *Road, & 663 Shanahan Road, in Lewis Center, known as Berlin Meadows, from Farm*
85 *Residential District (FR-1) to R-3 with a Planned Residential District Overlay (R-*
86 *3/PRD)*

87

88 Todd Faris, with Faris Planning and Design and Joe Thomas with Village Communities
89 presented the application and answered questions. Mr. Faris said he would start with a
90 brief overview of the projects. There are two applications and they work hand in hand.
91 He displayed a rendering of the projects. The PRD portion is 183 acres south of
92 Peachblow Road and stretching down to Shanahan Road. The PCD portion encompasses
93 20 acres up along Peachblow Road. That was a change agreed upon at the last BZC
94 hearing.

95

96 Mr. Faris said since the last hearing, Mr. Thomas has had conversations with BZC
97 members and the trustees, and it was recommended that this be taken back through the
98 DCRPC (Delaware County Regional Planning Commission) to get new comments, due
99 to all of the changes. He refiled and the meeting was held last month. DCRPC stated
100 that the mix of uses being provided including the neighborhood commercial, the school,
101 the open space areas, the trail amenities and the mix of lot sizes, was appropriate for this
102 area.

103

104 Mr. Faris said conditions were placed on that recommendation that he will review. In
105 general, there was a warm reception by the DCRPC. The submitted plan indicates that

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106 much effort was put forth to improve it based upon all of the comments received by the
107 BZC and others.

108

109 Mr. Faris said the amount of lots has not changed from 384 lots in the residential
110 component of the project. It may appear that there is a slight increase in density because
111 some of the open space has been removed and converted to commercial, but the number
112 of lots has remained the same.

113

114 Mr. Faris said the biggest changes include the open space commitments and details, as
115 well as lot sizes and setbacks. He reviewed the requested divergences, which remain at 6
116 as before.

117 1) Lot size. The lot size for this area is to be 7,280 SF and he is requesting lot sizes in a
118 range of 7,200 SF to slightly over 8,000 SF. That lot size will help create a more
119 walkable community with more open space with more linkages and more pathways
120 for the residents who live in this development to access the various activities that will
121 be provided on site.

122 2) Reduction in lot frontage. Two lot sizes are proposed, 56' and 62' wide lots. The
123 zoning resolution requires 80' wide lots. He is requesting a minimum lot size of 40'
124 and 41' on two lots he pointed out due to them being located on a cul-de-sac. The
125 minimum lot width will be 56' and 62' at the building line.

126 3) Reduction in the side yards setbacks. Previously requested was a 5' setback on all of
127 the homes but that was a concern. Proposed now is a 6' minimum side yard setbacks,
128 so 12' between homes.

129 4) Reduction of the rear yard setback adjacent to other sites. This is requested to be 25',
130 and the requirement is 50'. He pointed out four areas where this reduction would
131 apply and stated it would not be consistent throughout the site because there is so
132 much open space surrounding many of the lots.

133 5) Increase in density. Requested is 2.56 net developable units per acre, and the
134 requirement is 1.85. That divergence is justified based upon the amenities being
135 provided as well as the inclusion of the neighborhood commercial and the school
136 site. This will assist this in being a walkable, mixed-use community.

137 6) Increase in number of marketing signs. Only one sign is permitted, but the applicant
138 is requesting two marketing signs, one on Shanahan Road and one Peachblow Road.
139 This is because this is such a large project and he would like to have exposure from
140 both roadways to better market it.

141 Mr. Faris reviewed the major plan modifications.

142 1) Increase in lot size. The lot sizes have generally increased from the prior minimum
143 of 6,500 to 7,280 SF per lot.

144 2) Increase in the side yard setbacks to 6'.

145 3) Architectural details. Included in the packet are renderings of different homes that
146 will be included in this development. DCRPC commented that the presented
147 elevations were good examples. They generally have porches on the front, which
148 minimize the garage door appearance, and the streetscape is pedestrian oriented.

149 4) Addition of a neighborhood commercial center. This is located on 20 acres to the
150 north and this is the largest change. This area incorporates the property currently
151 zoned planned industrial.

152 5) School site has been defined. This school would be modeled after other schools. The
153 building footprint and traffic circulation may change, but it will be very similar to
154 existing schools.

155 6) Possible recreation center added. Mr. Thomas has been working to include a
156 community recreation center in the center of the site and there would be a community
157 pool. Parking details were also provided.

158 7) Trail system provided. An integrated trail systems has been provided

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159 Mr. Faris said much of this revised plan may look similar to the prior submittal, but the
160 details have now been provided. He displayed a plan that depicts the open spaces. He
161 said this site has around 80 acres of open space and is around 45% open space. That is
162 2.5 times the required 20% open space. Those open spaces have been integrated and
163 programmed accordingly to provide different activity areas.
164

165 Mr. Faris provided a graphic that shows the pedestrian connectivity plan for the site.
166 There is about 7 miles of sidewalk in this plan and nearly 3 miles of multi-use pathways.
167 The hierarchy of the pathway system was shown using different colors for different uses
168 including primary pathways, secondary pathways that go to the open spaces, and general
169 sidewalk access points. Delaware County requires sidewalks on both sides of the street,
170 and that has been provided in this application.
171

172 Mr. Faris said there is a lot of pedestrian connectivity provided on the site, and all
173 residences will be provided with access via the pathways to the school site, the
174 commercial site, the activity areas, the community center and the commercial areas.
175

176 Mr. Faris displayed a rendering of the open space areas. The community center will be
177 for the pool and clubhouse. Provided will be a meeting room, large activity areas, a
178 movie theater and a large pool. The developer would like to locate that centrally to the
179 site so residents can walk there, but parking will also be provided in the way of 60 off-
180 street spaces and also on-street parking for large events.
181

182 Mr. Faris pointed out secondary spaces and a future connection to Evans Farm. This will
183 allow general activities as well as a focal point for congregation. He displayed an
184 enlargement of the central activity area that would be appropriate for a playground that
185 would accommodate 50-60 children.
186

187 Mr. Faris displayed a small parking area and recreation area for pickle ball and bocce
188 ball courts. There will also be an open field area that will be large enough for soccer. A
189 dog park will be provided as well as picnic shelters. He showed images of those
190 amenities.
191

192 Mr. Faris reviewed the proposed school site including bus drop off and pickup, service
193 area, play area, streets, visitor parking, as well as the buffering and integration of the
194 school site with the single-family development.
195

196 Mr. Faris provided more images of the large lake area between Evans Farms and the
197 subject site, showing pedestrian connectivity tying into the open space as well. He also
198 displayed an image of the proposed entry features to be located off of Shanahan Road as
199 well as off of the North Road extension with small column/building elements with
200 signage and lighting that would denote the entrances into the subdivision.

201 Mr. Faris said significant changes have been made to the site plan including increasing
202 buffers, providing much more detail, committing to architecture, details on the activities,
203 etc.
204

205 Mr. Thomas said the prior plan did not show as many programs for the open space areas,
206 and these items being provided now are above and beyond what he has done in the past
207 for other communities throughout Delaware County, including Liberty, Concord and
208 Orange Townships.
209

210 Mr. Thomas said he wanted to stress the importance of the type of development he is
211 trying to offer to residents at the subject development including the mixed uses, the
212 school site, and the multiple programs in the internal open space, rather than just having
213 open space with trails. There will also be a large community center and centralized
214 activities. With all of these amenities, there will be higher development costs that come
215 into play.

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216 Mr. Thomas said reducing density was discussed in the past, but he wanted to provide
217 more information regarding why he is requesting an increase in density, as well as
218 provide additional details regarding the type of use requested.

219
220 Mr. Thomas distributed information regarding the economics of developing this site.
221 This includes the sewer extension. He has provided information regarding an overall
222 sewer alignment coming from US 23 north, directly east of this site, and the cost
223 estimates. Just getting sewer to the site costs about \$1.3 million.

224
225 Mr. Thomas said the North Road extension information includes the details of its design
226 as well as cost estimates from the engineer of around \$1.2 million. The total offsite cost
227 for this development is around \$2,481,596.00.

228
229 Mr. Thomas said the cost if the number of units is reduced to 300 is \$8,271 per home. If
230 the proposed density is approved, the cost is just \$6,462 per home. He wanted to provide
231 this information so the BZC can see what the costs to the developer will be.

232
233 Mr. Thomas said he also wanted to provide background for approving other similar sites
234 in the surrounding area with the same densities. He continues to hear about the mixed
235 use aspect of Evans Farm. This site is in close proximity to that development and will
236 provide pedestrian access to that site as well as to surrounding areas.

237
238 Mr. Thomas said this has the same elements of mixed use development, including the 20
239 acres of commercial development along Peachblow Road, the elementary site, and the
240 traditional items including the programming of the park areas, the open areas, the
241 community center, the activities, shelter houses, etc. He said this market as well as the
242 southern Delaware County area has changed dramatically, including the type and size of
243 home being sought.

244
245 Mr. Thomas said the 65' wide lots include 1800-2500 SF homes, with 3-4 bedrooms and
246 the homes could be a ranch-style or multi-level. The sales price ranges from \$350,000 up
247 to \$450,000+. He noted one development approved in Concord Township has 55' wide
248 lots. He wanted to show what is progressing in the buyer's market in this area. People
249 are not necessarily looking for smaller homes, but they are looking for smaller exterior
250 areas on their lots to take care of.

251
252 Mr. Thomas said regarding the larger versus the smaller lots, in Concord Township the
253 Clarkshaw Meadows homes start at around \$350,000, and he believes this neighborhood
254 would start at \$375,000 to \$450,000.

255
256 Mr. Thomas said he has been approached numerous times by Olentangy Schools for an
257 elementary school in this area due to the growth, not just in this area but in the
258 surrounding area. He thought the best course was to put a school in this community.

259
260 Mr. Thomas said there is a need to get the North Road extension built because that is the
261 access point from Peachblow Road to the elementary school. There is also a need for the
262 sewer to come off Route 23 to serve the school. North Road would be built first, prior to
263 any of the construction, the elementary school would be built at the same time, and then
264 the sewer would progress and be available for the school's opening.

265
266 Mr. Thomas said he is working with Delaware County as well as the City of Delaware
267 regarding the final alignment of the road where North Road meets Peachblow Road. The
268 intersection was originally shown under the power lines, but that will probably have to
269 move further to the west to be out of the power line influence. Future development on
270 the north side will also be accommodated.

271

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272 Mr. Thomas said it is likely there will be a roundabout at the intersection of North Road
273 and the road that comes south from the city of Delaware after further construction
274 happens in the area.

275

276

Commission Consideration

277

278 Ms. Kaplan said she likes the pool, the community center, and the path through the
279 woods. She asked what the dimensions are for the two cross-shaped areas in the center,
280 and how large the playground will be.

281

282 Mr. Faris said the playground area is 50' across, and the width of the open space area
283 there is 90' by 550', and the other 70' by 350'. These are not small spaces. The pool
284 area is 75' by 70'. The clubhouse will be about 68,000 SF.

285

286 Ms. Kaplan asked what will be inside the clubhouse. Mr. Thomas said there would be a
287 gaming area, a community room for community events, a banquet room, restrooms and a
288 movie theater that would seat about 30 people. Ms. Kaplan said the bottom right part of
289 the plan appears to be a sea of rooftops and homogeneity with not much variation. It
290 may be a walkable community, but where would people walk to?

291

292 Mr. Faris said he has provided the open spaces in there, and he said the traditional
293 development is gridded. He said if they were 600-800' long blocks with no cross streets,
294 he could see that appearing to be a sea of rooftops. However, this will be broken up by
295 open spaces, sidewalks, etc. There is also a buffer along the south with a pathway that
296 connects to Evans Farm.

297

298 Mr. Faris said the general rule is that residents should be within a few hundred feet of
299 open spaces. The furthest home is 400-500' away from any significant open space. Ms.
300 Kaplan said she is still troubled by the density, which exceeds the recommended density
301 by a lot. Mr. Thomas said he thought offering the other amenities would be more
302 important for the homeowners who live there because they are the ones deciding that
303 they want a smaller footprint and purchasing the homes.

304

305 Ms. Kaplan said the township also strives to be sensitive to the current residents, and the
306 BZC is hearing that they do not like this. Mr. Thomas said over the years the standards
307 were set for southern Delaware County outside the norm of what was necessary to not
308 create a sprawl of single family home developments. Continuing to push the density
309 down and develop sites that are 1 or 1.5 units per acre increases the overall sprawl.

310

311 Mr. Thomas said that should be a concern of each township because for every unit taken
312 off the plan, that is one less resident that is contributing to the public improvements in
313 that area. The residents have to pay for the services. Ms. Kaplan said the people who
314 reside here have a different feeling about that and prefer to perhaps have a higher tax
315 burden in exchange for a more rural feel, but that does not feel rural, and that is part of
316 the BZC's mission.

317

318 Mr. Valentine said the BZC recently completed a survey of the community and density
319 was the biggest concern; residents want Berlin Township to feel country. Six units one
320 acre does not provide a country feel.

321

322 Mr. Valentine asked for the timing of when this development would be completed. Mr.
323 Thomas said the first part would be the development of the North Road extension, which
324 would take place in the second half of 2019. The elementary school would start after
325 March 2020, and the sewer would start around April 2020 with an anticipated opening of
326 the school as August 2021. Mr. Thomas said single family houses cannot be built until
327 North Road is built and the sewer is brought to the first phase, around 2021.

328

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329 Mr. Valentine said the applicant keeps going back to Evans Farm-type density, but he
330 doesn't see any rear garages and all 380 homes will have front load garage. Ms.
331 Korleski said she thought they had agreed to 25% side load garages. Mr. Thomas said
332 that was for a different project. Ms. Korleski said there was not enough room on these
333 lots.

334
335 Ms. Korleski agreed that the density is too high. She asked whether the amenities
336 discussed would be included in this application. Mr. Faris said he was committing to
337 those amenities and they are all included in the application. Ms. Korleski asked about
338 parking for the clubhouse. Mr. Faris said there are 60 spaces allocated, and the same
339 amount has been used at other locations as well. There are 3 adjacent unloaded side
340 streets that can accommodate additional vehicles.

341
342 Ms. Korleski said she noticed a path behind some people's yards all the way across so
343 everybody will be walking in somebody's back yard. Mr. Thomas said it is in the open
344 space behind the lots. Ms. Korleski asked how much open space there is. Mr. Faris said
345 he does not have the lots coming down and onto the property line so the tree row can be
346 preserved and the walking path installed.

347
348 Ms. Korleski asked about the suggestion by the city engineer who urgently wants access
349 to The Greenery. Mr. Faris said they have asked for that twice; Delaware County
350 Deputy Development Engineer John Piccin keeps thinking it has not been zoned, and
351 DCRPC director Scott Sanders reminds him that The Greenery has been zoned and there
352 is a plan already in place. Ms. Korleski asked whether he has access to it. Mr. Faris said
353 the comments indicate it is not required because there are no access points.

354
355 Ms. Korleski said the school site is to begin in 2020, but it is in Phase 7. Mr. Faris said
356 some of the phasing will need to be modified, but the school and North Road extension
357 would happen concurrently with Phase 1 and the homes would start in the south. Ms.
358 Korleski asked whether those phases would be reversed. Mr. Thomas said "no" because
359 the model and homes would still be built off of Shanahan Road. Mr. Faris pointed out
360 the phases on the map.

361
362 Ms. Korleski said the applicant is providing an elementary school site, but so is Evans
363 Farm. She asked how many elementary schools are required.

364
365 Mark Raiff, Olentangy Local Schools superintendent, stated that the school's 10-year
366 enrollment projection show an increase in elementary school enrollment by around 2,500
367 students and another 1,200 middle school students, and another 5,000 high school
368 students, for a total of over 5,000 new students. The yield is about .8 students per single-
369 family home. Regarding the earlier comment about the development creating 600
370 students, 300 homes would generate about 240 students, and 384 units would have about
371 305 children.

372
373 Mr. Raiff said that OLSD has over 21,500 students and so the additional students
374 generated between the two discussed densities would be negligible from their
375 perspective. The average home in OLSD pays about \$6,500 in property taxes to the
376 school district, but it costs about \$11,000 to educate each pupil. At the price point
377 mentioned, the yield is actually lower and the property value is higher, so these homes
378 would be closer to break-even standpoint. Homes that have lower value typically have
379 more children and cost the district more in educational costs. The home value has to be
380 around \$800,000 in order to generate enough students to pay for one student.

381
382 Mr. Raiff said this project is so appealing to the OLSD because developer Don Kenney
383 has offered to donate the land for the school site and to get sewer to this site. The three
384 schools that are most pressing in terms of capacity are Cheshire, Arrowhead, and
385 Heritage Elementary schools which are in that mile radius. OLSD has purchased

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386 property on Curve Sweeney for a site that could accommodate a middle school and an
387 elementary school, but no sewer is available. Having to bring the sewer to that site
388 would be a significant increase in cost.

389

390 Mr. Raiff said the school district also owns the land on the west side of the district, north
391 of Hyatts Road, where two elementary sites are planned, but at this point there are few
392 children there. There are only around 125 children within a 2 mile radius of Liberty Tree
393 elementary school. Evans Farm has also set aside a school site as part of the TIF
394 agreement they have with the OLSD, and they have also discussed a potential middle
395 school site. The need is not going to go away, but is a much better situation than having
396 to close schools. It is also possible that the Evans Farm site may be a middle school site,
397 as Shanahan middle school was built in 1954 and is the oldest school in the district.

398

399 Mr. Raiff said OLSD currently has about 5,000 middle school students and there will be
400 about 5600 students within the next 4 years, and over 6,000 within 10 years. The middle
401 schools are always around 900 students and that would push them to around 1,200
402 students in each building and that is not a great idea. New schools are also dependent on
403 future tax issues. He believes that this site is ideal for the OLSD's needs for the
404 immediate future.

405

406 Mr. Raiff said OLSD is currently at capacity in their 15 elementary schools and there are
407 no available classrooms at this point. The district will be using bond funds that were
408 approved in 2011 to, rather than build a 16th elementary school, add 6 classrooms to
409 Arrowhead, Wyandot Run and Alum Creek elementary schools to house specialized
410 programs to free up space throughout the district. That will provide additional capacity
411 without increasing operating costs.

412

413 Mr. Raiff said OLSD needs a new elementary school by 2021, at which point the district
414 will be about 6 classrooms short of capacity.

415

416 Mr. Johnson said at the last hearing on this development, it was discussed that everybody
417 wants to compare themselves to Evans Farm, and that Evans Farm is really building a
418 community. He complimented them on their open space plans, which was a radical
419 change from the original plan and he was glad to see the response by the developer.

420

421 Mr. Johnson said he likes the concepts of the playground, community pool, pickle ball,
422 soccer fields, etc. and that is what the township is looking for. Ms. Korleski said the
423 township also likes the sewers. Mr. Johnson said walkability had also been discussed,
424 which is more than just sidewalks. He asked what the difference was between the red
425 and blue indications for the multi-use paths. Mr. Faris said those were primary and
426 secondary paths, and primary is where the most activity would occur.

427

428 Mr. Johnson asked whether all of the paths would be 8-10' wide. Mr. Faris said "yes"
429 and that there was no size difference between the two designations. Mr. Johnson said he
430 liked the walkability within the site including getting into some of the wooded areas, and
431 it is a great improvement.

432

433 Mr. Johnson asked whether the plan for the pool would include just a pool or would
434 there be a splash pad or a walk-in gradient entries for younger children, because the
435 development will draw families with younger children. Mr. Thomas said the YMCA
436 will be in close proximity and that will probably have more of a draw for that type of
437 use. This is an independent use and is for the residents that live in this community.
438 They may have a local swim team that has a need for the swim lanes that are not
439 compatible with splash pads and zero-entry pools. The pool could hold swim meets or
440 other competitions. The YMCA has a lot of programming.

441

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442 Mr. Faris said the programming for the subject pool and clubhouse has not been
443 discussed because there are so many unknowns at this time. Mr. Johnson wanted to
444 make sure the pool would be used by the community and not just swim teams.
445

446 Mr. Johnson said the applicant is a for-profit organization and the intent is to generate
447 revenue off these homes. He understands the repetitive explanation of market drivers in
448 southern Delaware County, but Berlin Township does not judge zoning applications by
449 market-driven influences. They are not beholden to the residents of southern Delaware
450 County; they are beholden to the residents of Berlin Township who have stated loudly
451 and clearly that there is a desire to retain a certain feel that does not directly align with
452 that of Orange or Concord Townships, etc.
453

454 Mr. Johnson said he appreciates the financial pressures the applicants are under to make
455 as much as possible in the low-margin markets that they deal in. However, regarding Mr.
456 Raiff's statement about the homes and the population increase is not that significant for
457 the school, the price differential per lot is about \$1,800 per lot, so for a \$400,000 that
458 would be 3/10 of 1 percent of a price variation being driven by that change in density. He
459 assumed there would be some way to absorb the \$1,800 cost variation.
460

461 Mr. Johnson said a major concern of his, despite the work that has been done, is the side
462 yard setbacks. There are in fact areas in Evans Farm that have 6' side yard setbacks, but
463 Evans Farm is also bringing a variety of home types, as well as a variation in side yard
464 setback. Regardless of lot size in this development, everything has a 6' side yard setback.
465 He would be more likely to grant some variation on density and lot size if there was
466 overall variation. There is still an opportunity for the applicant to sharpen their pencils
467 and revise the plan.
468

469 Mr. Johnson said he is very concerned about the phasing approach, which indicates work
470 to begin at the south, but the school is at the north end. For the next 8-10 years,
471 elementary school-age children will be walking through active construction zones to get
472 to and from school every day. That is a safety nightmare. He asked whether all of the
473 sidewalks would be constructed in Phase 1. Mr. Thomas said they would not be, and
474 they would be transitioned in as homes are built.
475

476 Mr. Johnson said this is a much longer time period. Mr. Thomas said he may have to re-
477 examine the phasing. The most difficult problem is the sewer starts at the south and the
478 first phase would be built closest to that.
479

480 Mr. Raiff said that OLSD does provide bus service until a development is substantially
481 complete and is walkable. The policy is that kids walk up to a mile as long as there are
482 contiguous sidewalks. The state law is 2 miles. OLSD would run busses until the
483 students can walk safely to school.
484

485 Mr. Johnson said the applicant should think about that. Additional costs would be
486 incurred by the bussing. Mr. Thomas said about \$1 million would be saved due to the
487 developer running the sewer. Mr. Johnson asked how much it costs to build a school and
488 estimated it at around \$22 million. If the school was not built, there would actually be a
489 net savings to the taxpayers.
490

491 Mr. Johnson said after this is built, the township will be responsible for road
492 maintenance.
493

494 Mr. Flaherty said the 80 additional homes would provide less than \$100 per year but
495 there are 80 more people on the roads, with an average of 1.3 cars per household. That
496 costs the township in the future.
497

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498 Mr. Johnson said he has helped the OLSD many times in the past, but in this case, the
499 focus is on the residents of Berlin Township. At the end of the day, all of these
500 developments just bring more costs that Berlin Township has to figure out how to cover.

501
502 Mr. Thomas said regarding four residents versus 1.5 residents, even if 80 fewer homes
503 are built, the same amount of roadway will still be built. Mr. Johnson said but a lower-
504 density development is a community that more aligns with what the residents of Berlin
505 Township want. He thanked the applicants for their efforts but asked them to go back
506 and adjust the lot sizes, densities and especially the side yard setbacks in order to provide
507 variation.

508
509 Mr. Bardash said the paths are indicated as being 8-10' wide and he asked how wide
510 they would be. Mr. Thomas said there are designations that are identified in the plan.
511 Mr. Bardash said DCRPC prefers 10' wide paths and he would prefer that as well.

512
513 Mr. Bardash said DCRPC also noted that the shingles are 3-tab standard shingles but
514 perhaps they could be dimensional shingles. He would prefer dimensional shingles as
515 they have a lot better look, especially at this density. The fact that all homes would have
516 front-load garages, which is directly a result of the reduced side yard setbacks, bothers
517 him. He noted that in some areas, builders are installing an architectural garage door
518 with windows that adds a lot to the curb appeal, and that is not a large cost.

519
520 Mr. Bardash asked what the size of the adjacent lots in Evans Farms are. Mr. Faris said
521 the lots on the south are 50' wide and the lots to the east are about 60' wide. The
522 internal lots are 40' wide. Mr. Bardash said he was concerned about the subject lots
523 being adjacent to the large lots in Evans Farm but now that does not appear to be the
524 case.

525
526 Mr. Bardash said he agrees with everybody on the BZC and probably most in the
527 audience that the side yard setback reduction to just 6' is intolerable. He does not like
528 the look of it.

529
530 Mr. Bardash asked whether the sewer would extend from the pump station when it is
531 built. Mr. Thomas reviewed the sewer plan with the BZC. The sewer is already planned
532 and all the easements are secured, he stated.

533
534 David Stephens, 421 Shanahan Road, said he spoke with Kelly Thiel, staff engineer with
535 the sanitary district, and she told him that the pump station is on track to be built this
536 year and that they are going to drop a trunk in behind the Speedway. At that point, it
537 will be up to the developer regarding how to get sewer to the project. Mr. Thomas said
538 all the easements are already in place.

539
540 Mr. Stephens asked how many of the existing homes on Shanahan Road between Route
541 23 and the entrance to the project on Shanahan Road will have access to tap into the
542 sewer line. Mr. Thomas said everybody on the north side of Shanahan Road will have
543 the ability to negotiate with the Delaware County Engineer for the taps as well as the
544 cost to tap.

545
546 Ms. Korleski asked Mr. Stephen to wait until public comment to ask questions.

547
548 Mr. Bardash said other than the side yard setbacks, he wished the parties could reach an
549 agreement between the 300 and the 384 homes to make the development look better.

550 Ms. Korleski said actually, the density should be just 289 homes. Ms. Kaplan agreed.
551 Mr. Bardash said even with just 10-15% side load garages, the look will be much nicer.

552
553 Mr. Flaherty said many of his concerns have been discussed already. Density is one
554 thing, but the side yard setbacks are "the killer." The applicant has hardly budged on the

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555 density and it is insulting. 12.5' side yard setbacks are required, the applicant first came
556 in at 5', and then came back at 6'. He said there should be more compromise on that but
557 it would also reduce the density.

558

559 Mr. Flaherty said he appreciates the amenities, which are needed. Regarding Evans
560 Farm, that is the highest density ever approved in Berlin Township, and it borders this
561 property. The trustees at the time, including him, stated they were not setting a
562 precedent in that case and that would be the highest density ever granted. That was a
563 unique project and due to its size and multi-use nature, it is different than this project.
564 He has no intentions of granting that density again.

565

566 Mr. Flaherty said it sets a dangerous precedent for the township in that it directly
567 contradicts a plan the BZC has already approved. Evans Farm has not committed to a
568 final development plan with the platting of North Road and the county engineer has not
569 signed off on it, so it would not be appropriate to approve this application that contradict
570 everything else and makes that road now their problem.

571

572 Mr. Flaherty said if DCRPC wants to play the good guy and state that whoever gets it
573 platted first has it their way, and if DCRPC is not willing to step up and say something,
574 the BZC can. He thinks that is ridiculous. Evans Farm received first mover's advantage
575 and the county agreed on it at the time. To go back on that is a mistake and sets a
576 dangerous precedent for Berlin Township applicants.

577

578 Mr. Thomas said fortunately or unfortunately, Mr. Flaherty is right about the timing of
579 North Road. He has owned this 200 acre site for some time and there was no thought or
580 reason for this roadway alignment in the Delaware County thoroughfare Plan. There
581 needs to be a connection between North Road and somewhere on Peachblow to the north
582 and from Shanahan Road to Peachblow Road to match up with the roads in the City of
583 Delaware. Unfortunately, the road alignment cannot simply be used as part of the
584 development. It has to be unloaded so it does not have positive impact on any single
585 development, although it does help the overall traffic flow of Delaware County. The
586 North Road alignment was never set by the Delaware County engineer nor by DCRPC.

587

588 Mr. Flaherty said he understands that, and that is why the BZC needs to discuss the
589 issue. Mr. Thomas said quite a bit of the Evans Farm homes front what is considered the
590 North Road alignment to the subject property's southern border. He will spend quite a
591 bit of money developing the sewer coming from Route 23 that will bring service to this
592 portion of Berlin Township, at the developer's sole cost. There are trade-offs. Mr.
593 Flaherty said as was mentioned before, every time the developer comes back, it gets a
594 little better and he thinks they need to come back again.

595

596

Public Comment

597

598 Mr. Stephens said Mr. Thomas had stated this has already been approved by the sanitary
599 sewer district. Mr. Thomas said the alignment has been approved, and after this is
600 developed and approved by Berlin Township they will go to final engineering plans. He
601 spoke with Ms. Thiel last week and there was no indication of where it would be routed
602 at that time. It is his understanding that the Hyatts Road/US 23 pump station is designed
603 to service the entire southwest quadrant of Berlin Township.

604

605 Mr. Thomas said there is a larger area of Berlin Township that not only will be the
606 Hyatts Road station but it will also open sewer up to that entire tributary. Mr. Stephens
607 said the discussions involved that there will be no future opportunity to tap in for the
608 existing residents on Shanahan Road to the west of the entrance off Shanahan Road. Mr.
609 Thomas said that did not make sense

610

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611 Mr. Stephens said the homes in the Orange Township area will be serviced by a line that
612 is proposed to go in behind those residents. Mr. Thomas said there will be a trunk line
613 going down US 23 that will ultimately serve them.

614
615 Mr. Stephens asked whether the developer would ensure that when sewer comes
616 through, all existing residents will have access. Mr. Thomas said he would agree to
617 work with every resident about access. Some residents may or may not want access. Mr.
618 Thomas said there are other properties on the north and south side of the trunk line and it
619 may be of cost benefit to have those developments built first and that line extended to the
620 Shanahan Road residents, including The Greenery. That may be less expensive for the
621 residents to tap into. The residents would need to have their own cost benefit analysis.

622
623 Mr. Stephens said the property directly behind him has already been zoned for The
624 Greenery. Mr. Thomas said he would think that would be the sewer that would serve
625 residents like Mr. Stephens for less cost. Mr. Stephens said after speaking with Ms.
626 Thiel, his concern is about the topography because that property is 30-40' higher than
627 this one.

628
629 Kim Langer, with Worthington Arms, asked about the drainage for the property north of
630 her. Would it continue to go through the channel in her community, or will the applicant
631 direct it around her community? Mr. Thomas said the property will be required to
632 handle the drainage via engineering. It will come through the proposed pond then it will
633 go into a defined channel or ditch. Ms. Langer said the existing channel goes directly
634 through Worthington Arms. Mr. Thomas said that ditch will not be used as it is an
635 unapproved ditch.

636
637 Christina Dew, 553 Shanahan Road, asked what material would be used for the multi-use
638 paths. Mr. Thomas said it would be asphalt. Ms. Dew asked who would pay for its
639 maintenance. Mr. Thomas said it would be the homeowners association.

640
641 Robert Jones asked how wide the sewer line easements are. Mr. Thomas said they are all
642 different widths depending on the size of the line and the depth. A traditional line is 14-
643 15' deep and requires a 20' wide easement. The construction process will require a wider
644 area, most likely 28-30'. Mr. Jones asked about the cost to tie into the sewer line. Mr.
645 Thomas said it could be \$10-15,000 to construct the lateral line, plus other costs
646 including tap fees to the county of \$6,200. Mr. Thomas said it may be less expensive to
647 tie into the developments behind them.

648
649 Mr. Flaherty thanked Mr. Raiff for coming to the meeting and providing input. Mr.
650 Raiff thanked the BZC for their service.

651
652 Mr. Stephens asked about the drainage basins and asked whether they would circulate
653 water from the roadways and houses. Mr. Thomas said the development must account
654 for the drainage of all impervious areas in the development.

655
656 Mr. Stephens said the drawings submitted indicate an overflow that actually goes into
657 the stream that runs behind the homes on Shanahan Road, including his. He asked what
658 kind of treatment is done to that water before it is released. He was concerned because
659 that water goes directly to the Olentangy River. Mr. Thomas said that the Ohio EPA
660 requires that the water is treated. It comes in from a surface area on top of the pond and
661 includes particulates from the roadways as well hydrogen, phosphate, etc. from the
662 yards.

663
664 Mr. Thomas said the water comes into the pond at the top but all of that is filtered out
665 through the water system itself where it is either burned off through the UV rays from
666 the sun or it settles through and breaks up in the water. By the time the water gets down
667 to the bottom, it is clean and it goes into a pipe with tiny 1-3" wide orifices at the bottom

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668 and that leads out of the pond. This process also cools the water so when it is released to
669 the stream, it does not cause environmental damage to the stream by the temperature.

670

671 Mr. Bardash said the lot size is still indicated in the plan text as 6,840 SF instead of
672 7,280 SF, which is still too small.

673

674 Ms. Korleski asked whether the applicant was looking for the BZC to vote. Mr. Thomas
675 said he had more work to do and would like to recess the application.

676

677 There was a discussion about dates.

678

RESOLUTION 2019.02.26 .#A: TABLE AND CONTINUE

679

BZC 19-001 TO 4/9/19 AT 7:00 PM

680 Mr. Johnson made a motion to table and continue BZC 19-001 to April 9, 2019 at 7:00
681 p.m. at Berlin Township hall. Mr. Bardash seconded the motion.

682 Vote: Johnson, yes; Bardash, yes; Valentine, yes; Kaplan, yes; Korleski, yes. Motion
683 carried.

684

BZC 19-002

685

686 *BZC 19-002, Peachblow Land II LLC, & Kenny Asset Management LLC, requesting*
687 *approval of a preliminary development plan of 20.85 ± acres located at 1162 Peachblow*
688 *Road, 0 Peachblow Road, & 663 Shanahan Road, Lewis Center, known as Berlin*
689 *Meadows, from Farm Residential District (FR-1) to Planned Commercial and Office*
690 *District (PCD) & from Planned Industrial District (PID) to Planned Commercial and*
691 *Office District (PCD).*

692

693 Mr. Faris said this piece of property was excluded in the prior application. It was going
694 to be open space but it has changed due to discussions with various parties. The
695 roundabout shown will change in the future. The PCD standards and uses required in the
696 Berlin Township zoning resolution have been used verbatim in this application. The
697 setbacks, screening and everything else in the zoning resolution has been applied to this
698 plan so it will comply, with the exception of two divergences.

- 699 1) Time for submittal of final development increased from 1 year to 5 years. The
700 applicant would like to have the time frame for submitting the final development
701 plan to be extended from one year to five years. The reason for this request is that
702 this subdivision will have to be well under way prior to there being any interest in
703 this for commercial use.
- 704 2) Reduction to 3' of the required 6' high buffering adjacent to the roadway. The zoning
705 resolution requires that any commercial area that is adjacent to a roadway is required
706 to have 6' tall screening in front of it to include a wall, mound, bushes, etc. The road
707 in this case would be Peachblow Road. However, he does not know of any retailer
708 on the face of the planet who will want to locate at a site that has a 6' tall wall in
709 front of their site because they will not have any business because of that.

710

711 A 3' tall buffer would make sense to screen the parking lot and the headlights but
712 still allow visibility of the architecture and the signage, which is critical for a
713 commercial retailer to survive.

714

715 The only exception to the 6' tall buffer is for auto dealers.

716 Mr. Faris continued and stated that the diagram and the lot plan is shown and it allows
717 two outparcels up front to be used for any of the indicated uses including a bank or
718 restaurant. They will flank a community green, which would be great for a farmer's
719 market or the like which would be a gathering area for residents. Behind that would be a
720 commercial strip area that could include uses such as a doctor or dentist. These uses

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721 would be relevant to a neighborhood feel and would provide services close by. He
722 pointed out other outlots as well including along the North Road extension, and also the
723 multi-use buildings.

724
725 Mr. Faris said each lot would need to be evaluated by the BZC as it comes in for final
726 development plan with a specific user.

727
728 Mr. Faris said the application is just setting up the framework and it provides basic
729 information including examples of the architecture and colors.

730
731 Ms. Korleski asked whether a sidewalk would be built in front of the strip area. She
732 asked how many outlots there would be. Mr. Faris said there were four and there would
733 be sidewalks in front of all of them. He pointed out the multi-use path along the frontage
734 and on both sides of North Road. There is also a cross system from the school to access
735 the site. There is a sidewalk system from the south that bring people into the plazas and
736 the community green.

737
738 Mr. Faris said there would be walkways in front of all of the stores as well as a
739 connection that goes through the central green space.

740
741 Ms. Korleski asked what the zero parking setback from internal property line meant. Mr.
742 Faris said this is more of an integrated shopping center. Property lines cannot typically
743 be seen in commercial areas although they are there. There are not necessarily islands
744 in-between lots because they have shared parking arrangements and that allows the
745 parking to be congregated. So, typically in-between lots, if there is a shared driveway
746 that is indicated as a zero-foot setback because they are all utilizing the same pavement.

747
748 Ms. Korleski said the application includes all NAICS codes for allowable uses. Mr.
749 Faris said that was correct, and those are all the codes allowed. Ms. Korleski said that
750 may be true, but it is likely that many of the NAICS codes, such as a car dealership,
751 would not be applicable to this property. Mr. Faris said the BZC can tell him what the
752 objectionable uses are. Ms. Korleski said all uses that are not appropriate for the site
753 should be eliminated, or just the appropriate uses could be included in the application.

754
755 Ms. Korleski said she would object to car dealerships and furniture stores. Mr. Flaherty
756 added gas stations. Mr. Loveless said that these days, many items are sold online. Ms.
757 Korleski responded that there would still need to be a place to pick up the merchandise.

758
759 Mr. Faris said the obviously inappropriate uses such as auto dealer, auto repair, etc.
760 could be ruled out. Mr. Faris said he has seen small furniture stores that take up a
761 storefront. Ms. Korleski said a truck would still need to come to the property to deliver
762 the items. Mr. Faris said all uses would have a truck coming in, including a restaurant, a
763 fitness center, etc. Ms. Korleski said some of the codes should be eliminated, and Mr.
764 Faris agreed to do so.

765
766 Mr. Johnson said in most cases, many of the uses are not applicable to a particular site.
767 He agreed that a more concise list of permitted uses should be submitted in the revised
768 application.

769
770 Mr. Thomas asked whether gas stations were objectionable. Mr. Flaherty said they do
771 not fit in this area, and US 23 is a more appropriate location. He said the township tries
772 to keep them out of the rural core of the township, including at Evans Farm. Ms.
773 Korleski agreed.

774
775 Ms. Kaplan said that the North Road extension does not seem to have been defined yet.
776 Mr. Faris said it was today, generally speaking. Mr. Thomas added that the BZC has
777 exactly what he has.

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778 Ms. Kaplan said that depending on where that is located, the layout could very much be
779 changed and thus the lower part of the development could be isolated. Mr. Faris pointed
780 out to where it would be extended. Mr. Flaherty opined that it could be like the old
781 Hoggy's on Morse Road in Gahanna where the roundabout splits two retail areas.

782
783 Ms. Kaplan asked whether that would decrease the amount of property that is residential
784 and increase the size of the PCD parcel. Mr. Faris and Mr. Thomas were not sure. Ms.
785 Kaplan said it is difficult to evaluate the project without knowing that information. She
786 likes the integrated parking and the community green area.

787
788 Mr. Johnson said he likes the idea of incorporating community congregation areas in the
789 PCD area. He asked whether the applicant purchased the adjacent lots with the existing
790 buildings. Mr. Faris said they did, but they just were not included in the prior
791 applications. Mr. Johnson asked whether the existing businesses/buildings would be
792 closed and the space would be made available for other uses, or whether they would
793 continue their current uses. Mr. Thomas said they would continue for the time being and
794 that would be evaluated in the future when the zoning changes. He said the zoning
795 application indicates that the existing uses can continue but if those uses change, they
796 would need to be brought into conformance with the approved plan.

797
798 Mr. Johnson asked whether there was any consideration of renovation or updating of
799 those buildings so there would be some architectural alignment with the new buildings
800 and businesses. Mr. Faris said the existing house is unique. He said it may be more
801 expensive to improve the buildings than to tear them down and rebuild. Ms. Korleski
802 said she would like to keep the rural aspects in place. Mr. Faris said each parcel would
803 need to come back to the BZC for review.

804
805 Mr. Bardash said he is fine with the divergence for the buffering, but not the requested 5
806 year divergence. He did not want to set a precedent. Ms. Korleski asked why the
807 applicant objected to the one year time frame. Mr. Thomas said it will already be the
808 third year by the time North Road and the school is built. Ms. Korleski said Evans Farm
809 comes in every year for an update. Mr. Thomas said that was not for a change in plans,
810 just an update, and he did not mind doing that.

811
812 Mr. Johnson asked if the divergence for the 6' buffering is only for the road frontage, not
813 for the existing adjacent property owners. Mr. Faris said that is correct and it was just
814 for the road frontage. There would still be 6' tall buffering for the other areas.

815
816 Jim Krupar, 1522 Peachblow Road, said his property is located just to the east of the
817 business property. He asked what the buffering would be between his property and the
818 subject property. Mr. Faris said the zoning resolution requires a 25' setback to any
819 parking lot, and 100' setback to any building. Within the 25' setback, the applicant must
820 provide a 6' high screening consisting of mounding, fencing or shrubs, or a combination
821 of the above in order to create that physical barrier.

822
823 Mr. Bardash said that the applicant is frequently willing to discuss buffering with the
824 neighboring property owners to come to an agreement. Mr. Faris and Mr. Thomas
825 agreed with that statement.

826
827 Mr. Krupar said currently on his property is a spring-fed well, and he asked what the
828 guarantee was that would not be run dry. Mr. Thomas said his property is upstream from
829 the subject property and he assumed that the subject property would not be cutting off
830 the natural flow of water to a spring that is upstream. He has never had a situation where
831 a well or spring was dried up. Mr. Krupar said he has seen it happen. Mr. Thomas said
832 he did not intend to damage anybody else's property. He said that typically a well
833 running dry would be due to a large, deep sewer system.

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834 Mr. Thomas said everything to the north of Mr. Krupar's property is in the city of
835 Delaware and this sewer cannot serve anything north of that. That is a very shallow
836 sewer at only about 10' deep. Mr. Krupar asked whether that sewer line will go down
837 Peachblow Road in either direction or whether it would just serve that area. Mr. Thomas
838 said it would be built out to the property line and the property owners could take it up to
839 the east or west of the site.

840

841 Marti Davis, 1950 Lackey Old State Road, asked whether the BZC has a say regarding
842 the appearance of the commercial buildings. For example, the city of Powell requires
843 that the buildings look like how Powell looks, and not have a different, more modern
844 appearance. She preferred that the commercial site looks appropriate for the area instead
845 of being different and sticking out. She wants to ensure that that feeling of the
846 community is maintained and does not look industrial.

847

848 Mr. Thomas said that this application is just laying the groundwork for the use. Each
849 individual commercial development will have to come back to the BZC for review and
850 approval of their architectural plans. Ms. Davis was pleased with that and said she trusts
851 the BZC.

852

853 Mr. Flaherty said given the population of this area, there may be enough interest in the
854 commercial area prior to the homes being built out. He said the development plans to
855 join the neighborhood community authority (NCA) with Evans Farm. Mr. Thomas said
856 that was currently being discussed. Mr. Flaherty said as part of that, he would look for
857 this parcel to join the JEDD, which is part of the master agreement for the commercial
858 aspect. The JEDD would need to be done prior to construction so that the construction
859 work can be taxed as well.

860

861 Mr. Thomas said he would like to table the application to the same date as the residential
862 application. Ms. Korleski said the uses could be discussed at that time.

863

**RESOLUTION 2019.02.26 #B: TABLE AND CONTINUE
BZC 19-002 TO 4/9/19 AT 7:00 PM**

864

865 Mr. Johnson made a motion to table and continue BZC 19-002 to 4/9/19 at 7:00 p.m.

866 Mr. Bardash seconded the vote.

867 Vote: Johnson, yes; Bardash, yes; Kaplan, yes; Valentine, yes; Korleski, yes. Motion
868 carried.

869

AGENDA ITEM: OTHER BUSINESS

870 Comprehensive Land Use Plan Survey Update

871 Mr. Johnson said it is his objective to get the CLUP survey results updated within the
872 next two weeks and get them to Ms. Rippel.

873

874 Ms. Korleski said the next BZC meeting will be on 3/12/19 at 7:00 p.m. and BZC 18-003
875 Longhill Limited Partnership will be heard.

876

877 Miscellaneous

878 Ms. Korleski said at the trustee meeting last night, the Hyatts Plaza was tabled and
879 continued because the applicant wants to have a township road vacated, which is a
880 lengthy process. Ms. Rippel said it has been tabled to 7/8/19. Ms. Korleski said that the
881 Villas of Old Harbor was tabled to the 3/11/19 trustee meeting due to the RV storage, the
882 density, and the east and west sites.

883

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

885 Meeting adjourned.

886

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Toni Korleski, Chairperson

Jerry Valentine, Vice-Chairperson

Darcy Kaplan, member

Mike Bardash, member

Martin Johnson, member

Steve Flaherty, 1st alternate member

Ray Armstrong, 2nd alternate member

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