

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 27, 2019 7:00 PM

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

3 **CALL TO ORDER**

4
5 The meeting was called to order by Toni Korleski at 7:00 PM.

6
7 Resident Larry Harmon led meeting attendees in the pledge of allegiance.

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

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

14 Not present: BZC member Darcy Kaplan, 2nd BZC alternate member 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 August 15, 2019 Delaware Gazette as
19 follows:

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

22
23 The Berlin Township Zoning Commission will hold a meeting for the purpose of a public
24 hearing August 27, 2019 at 7:00 p.m. at the Berlin Township Hall located at 3271
25 Cheshire Road, Delaware, OH 43015 in order to consider an application, designated as
26 BZC 19-007, filed by Brooke Ann Martin, Trustee, c/o Evans Farm Land Development
27 Company, 1550 Lewis Center Road, Ste B, Lewis Center, OH 43035. The applicant is
28 requesting approval of a preliminary development plan to rezone, Parcel
29 #41834001049000, 2174 Peachblow Road, Lewis Center, OH 43035 from Farm
30 Residential District (FR-1) to R-3 Planned Residential District (R-3/PRD), 42.76 ± acres,
31 72 single family lot subdivision known as Ross Estates. The text and map of this
32 application will be available for public examination, excluding legal holidays; August 15-
33 27, 2019, Monday-Friday from 8:00 a.m. to 4:30 p.m. at the Berlin Township Zoning
34 Office located at 3271 Cheshire Rd., Delaware, OH 43015.

35
36 For questions call David Loveless, Zoning Inspector at 740.548.5217 x103. Also, you
37 can find the text and map on the Berlin Township website www.berlintwp.us After the
38 conclusion of the hearing, the matter will be submitted to the Board of Township
39 Trustees for its action. The person responsible for giving notice of the public hearing by
40 publication is Cathy Rippel. Township residents are encouraged to attend.

41 **BERLIN TOWNSHIP ZONING COMMISSION**

42 Toni Korleski, Chairwoman

43 **AGENDA ITEM: APPROVAL OF MINUTES**

44 Ms. Korleski made a motion to approve the minutes from the July 23, 2019 BZC
45 meeting as presented. Mr. Valentine seconded the motion.

46 Vote: Korleski, yes; Valentine, yes; Bardash, yes; Johnson, yes; Flaherty, yes.

47 Motion carried. Minutes approved.

48
49 Ms. Korleski made a motion to approve the minutes from the August 13, 2019 BZC
50 meeting as presented. Mr. Valentine seconded the motion.

51 Vote: Korleski, yes; Valentine, yes; Flaherty, yes; Bardash, abstain; Johnson, yes.

52 Motion carried. Minutes approved.

53

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54

AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES

- 55 • Larry Harmon, 3931 Africa Road
- 56 • Donna Percy-Thompson, 4440 Piatt Road
- 57 • Michele Czekalski, 4158 McNamara Place
- 58 • Gerald Czekalski, 4158 McNamara Place
- 59 • Barb Sherman, 1469 Africa Road
- 60 • Bob Grden, 1241 Peachblow Road
- 61 • Bob Ketterly, with Evans Farm
- 62 • Michelle Brooks, 4365 Eastbay Circle
- 63 • Nate Dehart, 4252 McNamara Place
- 64 • Tim McNamara, 2535 Peachblow Road
- 65 • Steve Corcoran, 3807 Piatt Road
- 66 • Dan Griffin, with Evans Farm, 1550 Lewis Center Road, Ste. B.
- 67 • Tony Eyerman, with Evans Farm

68

AGENDA ITEM: BZC 19-007 EVANS FARM

69

70 *BZC 19-007, filed by Brooke Ann Martin, Trustee, c/o Evans Farm Land Development*
71 *Company, requesting approval of a preliminary development plan to rezone 42.76 ±*
72 *acres at 2174 Peachblow Road, Lewis Center, from Farm Residential District (FR-1) to*
73 *R-3 Planned Residential District (R-3/PRD) for a 72 single family lot subdivision to be*
74 *known as Ross Estates.*

75

76 Tony Eyerman and Dan Griffin, of Evans Farm, presented the application and answered
77 questions from the Commission.

78

79 Mr. Eyerman said he is with Evans Farm, but this project is not with Evans Farm. He has
80 been working on Evans Farm a little over 12 years now. Six or seven years ago, the
81 Evans family decided to move forward with Evans Farm. As this was Mr. and Mrs.
82 Ross' property, this was not part of Evans Farm. Once he started working on Evans
83 Farm, Mrs. Ross passed away and the land went to her family. Brooke Martin is her
84 daughter and she contacted Evans Farm a few years ago asking for their assistance in
85 helping to settle the estate.

86

87 Mr. Eyerman said he and Mr. Griffin have been working with Mrs. Martin and her
88 brother for 2-3 years and he is here to help them. They are neighbors, and Evans Farm is
89 located south and west of the tracks, but this is a completely separate project.

90

91 Mr. Griffin said regarding the 72 lots and the layout of this, Mrs. Ross had been under
92 contract with a different developer but she wanted to maintain the house. He said a man
93 who works for Evans Farm moved into the house and he is remodeling it and bringing it
94 back up to speed. The house will remain there.

95

96 Mr. Eyerman said this is Mrs. Martin's vision for the property, and she likes the concept
97 of staying off of the main roads. She likes how Oldfield Estates was set back off of Piatt
98 Road, and she wanted to mirror that coming up Piatt Road. The proposed landscaping,
99 fencing and drainage way is all a part of that vision, as well as staying off of Peachblow
100 Road. That is actually something that came from a meeting with the township, who
101 asked them to change the access to tie into Evans Farm.

102

103 Mr. Eyerman said part of the property historically has had drainage problems, and he is
104 proposing more detention than is required; the county engineer is fine with that from an
105 initial standpoint. Proposed are 71 single family lots and they are similar in size although
106 not quite as wide as those at Oldfield Estates. He asked for a divergence to match
107 Oldfield Estate's 25' front setback instead of the required 30' setback.

108

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109 Mr. Eyerman said the home sizes meet the township's requirements, and the landscaping
110 will match the existing landscaping on the east side.

111

112 Mr. Eyerman said he met with Mr. Loveless and did research regarding the architectural
113 standards for Oldfield Estates, and he has incorporated those into this plan. He also
114 added additional language to improve the quality. He met with some neighbors on the
115 north side and the south side, and reached out to the Oldfield Estates homeowners
116 association three times over the past month and finally got a call back yesterday from
117 them, so they were not able to meet with them before this.

118

119 Mr. Eyerman said the net density is 1.98 units/acre, which is slightly higher than the
120 zoning resolution allows. To the south are 40-50' lots and the Berlin Town Center. He
121 presented this proposal to the Delaware County Regional Planning Commission
122 (DCRPC), and DCRPC director Scott Sanders made the comment that this would be a
123 legitimate request as a transition density to the 1.85 units/acre density of the property to
124 the north.

125

126 There was a question about the trail. Mr. Eyerman said per the township's
127 comprehensive land use plan (CLUP), he proposes to extend the trail that starts at Evans
128 Farm and extends all the way from Powell Road. The development is required to have
129 8.55 acres of open space, which is 20% gross, and it actually has 13.28 acres of open
130 space, which is 31% gross.

131

132 Mr. Eyerman said there is a fishing dock on the lake for kids and adults. He has also
133 been asked for play equipment, and that could be done instead of the fishing dock. It
134 would be made as part of the entry feature instead.

135

136 Mr. Eyerman said he has met with the county engineer's office and he has a letter from
137 the sanitary engineer's office. The county engineer agrees that there should be an access
138 off Peachblow and they like the idea of connecting one street into Evans Farm at the
139 south. He has been asked to align the second access opposite the main entrance into
140 Oldfield Estates.

141

142

Commission Consideration

143

144 Mr. Flaherty asked whether the county engineer wants the access point onto Peachblow
145 Road to be a public road instead of just a fire access. Mr. Eyerman said that was correct.
146 Mr. Flaherty asked if the county engineer was requesting that. Mr. Eyerman said that
147 occurred after he met with the township and the township asked them to remove it.

148

149 Mr. Eyerman said because the railroad crossing at Peachblow Road is raised, the site
150 distance does not create a safe intersection, and the county engineer agreed. Mr. Flaherty
151 said he agreed and would rather limit access onto Peachblow Road, keeping it internal to
152 Evans Farm and matching the entrance up with the existing entrance at Oldfield Estates at
153 Piatt Road where there are already turn lanes. He was concerned about having an
154 entrance that close to the railroad tracks.

155

156 Mr. Flaherty said although this is not part of Evans Farm, he looks at it as a continuation
157 and a transition.

158

159 Mr. Valentine was concerned about the density, and the comments he read from the
160 DCRPC seemed to indicate they would not allow that density. They did say it was
161 transitional, but they recommended that the development stay with the 1.85 units/gross
162 acre density that is in the CLUP. Mr. Eyerman said they did recommend that in the text.

163

164 Mr. Valentine said he does not see any similarities between this and Evans Farm; he sees
165 no side load or rear load garages and there are no alleys. There is just a lot of density in

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166 that small space. He asked whether there would be any side load garages. Mr. Eyerman
167 said there are some just like at Oldfield Estates although he is not sure how many.

168

169 Mr. Valentine asked whether it was correct that Evans Farm won't be built for 10 years in
170 that area. Mr. Griffin said he would like it to be sooner, and he is working on the county
171 regarding sewer accesses coming from the west, and he has had preliminary discussions
172 to start the Berlin Town Center, but it is all conditioned on sewer access. He met with the
173 county and the sewer department today to work on getting that sooner rather than later.
174 He reiterated that he would like to get there sooner rather than later. On the west side of
175 the tracks the sewer will come from Route 23. Once the county and another developer
176 figure out when they will get sewer there, he can get it under the tracks to serve the
177 southern portion and extend it to the Berlin Town Center. He has had some very good
178 discussions with people about starting that in the next 2-3 years. It will be sooner, he
179 said.

180

181 Mr. Eyerman said he has stated from day one that the development will occur based on
182 sewer access. When Berlin Meadows came in with their application, the county had
183 solved the sanitary issue, which comes from Hyatts/Shanahan and Route 23. It will come
184 through Berlin Meadows and then it will come here.

185

186 Mr. Valentine said that would mean connecting to a road that does not exist at this time.
187 He believed it was Evans Farm phase 8, which will be built many years into the future.
188 Mr. Griffin said he realized today he has been here 6 years, and back then, the plan was
189 to start at the south and extend north, waiting for the sewer to be extended. The county
190 has done a great job of starting to accelerate that.

191

192 Ms. Korleski asked about lot 72 and she asked whether it would not be part of this
193 development. Mr. Eyerman said it will remain. Ms. Korleski asked whether it would
194 remain FR-1. Mr. Eyerman said it was included in the description of the "overall thing"
195 simply because it is part of the property. Mr. Griffin said it will remain a single residence
196 on around 2 acres. Ms. Korleski asked whether it was correct that it will not be part of
197 that development. Mr. Eyerman asked whether she was worried about somebody trying
198 to get 2-3 lots on it later. Ms. Korleski said she was not, but that she was worried about
199 the fact that there are supposed to be 71 lots, and that lot 72 does not conform to the
200 development standards. The applicant is using that acreage for the density calculations.
201 Mr. Eyerman said yes, it is part of it. Ms. Korleski asked if the applicant is saying that
202 lot 72 would be part of the R-3 with a PRD overlay. Mr. Griffin said he imagined that's
203 how it was submitted.

204

205 Ms. Korleski said there was recently a similar application before the BZC, and the
206 applicant was asked to exclude that piece of property from the R-3 overlay. She asked
207 whether lot 72 would have a separate entrance onto Peachblow Road. Mr. Eyerman said
208 their current driveway is off Peachblow Road.

209

210 Ms. Korleski asked whether they would not have any access to the development. Mr.
211 Eyerman said that was correct. He said the reason he included it in the application was to
212 assure the township that the property could not be subdivided or the existing house torn
213 down and 2-3 houses built on that property. It is all part of the R-3 with a PRD overlay.
214 Ms. Korleski said they would have to amend the zoning in order to develop it that way.
215 She said she would prefer to see that lot taken out of the development.

216

217 Mr. Johnson asked whether that property owner would be required to join the HOA. Mr.
218 Griffin said if it was taken out, the answer would be no. Mr. Johnson said if they are not
219 part of the HOA, they are not part of the development.

220

221 Ms. Korleski said the development standards for the development are completely
222 different than those for lot 72. If lot 72 was actually part of the development, they would

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223 need to join the HOA, but then they would not get any benefit from that. She said lot 72
224 needed to come out.

225

226 Ms. Korleski said they are requesting a 25' front setback and she asked whether that was
227 from the road right-of-way. Mr. Eyerman said it was. Ms. Korleski said she thought that
228 per the zoning resolution, the right-of-way was 80' for Class B roads and 70' for Class C
229 roads. Mr. Eyerman said he requested the same divergence as Oldfield Estates did so the
230 quality of architecture and site development would be the same on the west side as on the
231 east side.

232

233 Mr. Eyerman said the typical 80' single family lot in Delaware County has a 30' front
234 yard setback from the right-of-way, and he could increase it to 30'. Ms. Korleski said the
235 fewer divergences, the better. Mr. Eyerman said if the road right-of-way is 80', then that
236 would mean a 50' front yard setback.

237

238 Ms. Korleski said that there is no active open space in the plan, and that DCRPC was
239 looking for that. The plan is all houses and ponds and there are no other amenities. It is
240 just a square of houses. Mr. Eyerman said he had proposed to extend a 10' trail along the
241 entire Piatt Road frontage so there is a connection north and south. There are 13 acres of
242 open space with 3 ponds that will be retention ponds so they will be wet. He proposed a
243 fishing pier on the entry pond, making it part of the entry feature. He said DCRPC had
244 suggested play equipment.

245

246 Mr. Eyerman said he explained at the meeting that there is a concept with the open space
247 layout, which was to mirror Oldfield Estates on the east side of the road and to enhance
248 Piatt Road. The CLUP talks about maintaining the rural character, and that is probably as
249 close as they can do that along that area. The open space in Evans Farm winds around
250 the residential areas on the south side and on the west side and there is a ball complex
251 that he has had township conversations about. Mr. Griffin said it is 50-60 acres that runs
252 up from Shanahan Road to Peachblow Road. Mr. Eyerman said on the south end of the
253 open space there is an ag center. While it appears that there is no planned open space,
254 there is planned open space on all sides.

255

256 Ms. Korleski asked whether there would be any paths. Mr. Griffin said there is a path
257 that connects down to the town center, when they get there, which is sooner than later,
258 but there is also a walking path going over the railroad that they agreed to at Evans Farm.
259 Mr. Eyerman said there are sidewalks throughout on both sides of the streets.

260

261 Mr. Eyerman said on the way here, he drove westbound on Orange Road and there were
262 two children getting ready to approach the railroad crossing. However, there is no
263 sidewalk there nor will there even be a sidewalk there. Orange Township stopped the
264 bike trail right up against the tracks and the kids were on the rails during rush hour traffic.
265 There is no berm, and that is not what he is trying to do there. He maintains the
266 north/south but does not extend anything east/west because of the trail.

267

268 Mr. Eyerman said he was not sure what active recreation area means. There is a lot of
269 open space. Ms. Korleski asked whether they would have access to the southern section.
270 Mr. Eyerman said yes. Ms. Korleski asked whether he wanted to commit to a percentage
271 of side load garages. Mr. Griffin said he has not talked to any builders yet so he wasn't
272 sure. Ms. Korleski said Mr. Valentine is insisting on side load garages. Mr. Valentine
273 said 25% is what has been asked in the past. Mr. Griffin and Mr. Eyerman said that
274 works for them.

275

276 Ms. Korleski asked whether the ponds would have fountains. Mr. Griffin said there
277 would be, as well as fish. Ms. Korleski asked whether there would be stone on the pond
278 inlets and outlets. Mr. Griffin said there would be. Ms. Korleski said she did not see any
279 of that in the text and it needs to be in there.

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280 Ms. Korleski said removing lot 72, which is around 2 acres, would increase the density.
281 It seems that 67 lots is the maximum number of lots permitted on this parcel, and she
282 asked the applicant to look at that.

283
284 Ms. Korleski said per zoning resolution section 11.09 Development Plan for the
285 Preliminary Development, the plan is to include the text and the maps of the plan. She
286 would like to see specific divergences right on the preliminary plan so if changes are
287 made, they can be initialed by all at the BZC meeting. The zoning resolution states that
288 specific statements of divergence from the development standards in this article are
289 supposed to be in the plan, in the text and in map form.

290
291 Ms. Korleski said she felt that the application was confusing and not organized. She
292 noted that there are no dimensions on the lots in the preliminary plan and that should
293 have been done.

294
295 Mr. Johnson asked whether Road D was fixed now. Mr. Griffin said his engineer took
296 the preliminary layout over Evans Farm and tied it in. Mr. Johnson asked whether the
297 remaining final development of Evans Farm would move that road. Mr. Eyerman said
298 that it would not.

299
300 Mr. Johnson said DCRPC had noted some other items including down lighting on the
301 signage, and he did not see in the application that those items had been addressed. Mr.
302 Griffin said he would agree to that.

303
304 Mr. Johnson asked whether it was correct that the plan for the temporary access was not
305 to create that as a permanent entrance into the subdivision. Mr. Eyerman said it was an
306 emergency access only. Mr. Johnson said DCRPC had recommended that be converted
307 to a permanent road. Mr. Griffin said that was correct, but the township and the county
308 did not agree with that.

309
310 Mr. Valentine asked whether it was still a person's driveway. Mr. Griffin said it was not.
311 Mr. Johnson said he agreed with Ms. Korleski that the existing home should be excluded
312 because that would clean a lot of things up for the BZC.

313
314 Mr. Johnson said other developments have come into that area, and the general tenet of
315 their requests is that they want high densities because all of their residents will have
316 access to all the amenities that Evans Farm is building. The BZC has been consistent that
317 Evans Farm is a unique situation, and they have not allowed other developments to
318 continue as though they are part of Evans Farm even though they are not. Evans Farm is
319 bearing the investment of the town center, the ag center, etc. and it would be a dangerous
320 precedent to set.

321
322 Mr. Johnson said the open space is there, but there is a big stretch next to the railroad
323 tracks and that will be under water. He asked if there was a way to try to balance some of
324 the density and incorporate internal open spaces so they could provide some level of
325 amenities inside the development. The ag center etc. will be close by at Evans Farm, but
326 the township will not be pushing the residents to cross three railroad tracks to get to that.
327 He requested that interior space be included in the plan that provides usable and active
328 open space for the residents.

329
330 Ms. Korleski asked what buffer would be provided between the development and the
331 tracks. Mr. Griffin said they would build green mounding and will buffer the tracks in the
332 back. He did not want to pull the houses back too far from the tracks because it pushes
333 everything close to the road. Mr. Eyerman said it was probably 75-80' from the back of
334 the home to the railroad corridor. These will be \$550-700,000 homes so the further back
335 from the tracks, the better. Ms. Korleski asked whether there would be any fencing. Mr.
336 Eyerman said per the landscaping plan, there would be mounding.

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337 Mr. Valentine said he thought the pricing was \$375-425,000. Mr. Eyerma said that was
338 the starting point. Mr. Griffin said these lots will be \$115-120,000 lots. He is trying to
339 transition out of the higher density areas. He said he did not know how he can get less;
340 he tried in Orange Township even on the 40' lots. The price of the building materials, the
341 development costs, the price of the land, etc. results in a high cost to the developer.
342

343 Mr. Bardash said he would like to see the density once lot 72 is removed. He was not
344 concerned with having a play area, but he suggested nature trails that go to the pond so
345 people don't have to cut through yards to get there. He would like the density to get as
346 close to the 1.85 units/acre if possible, although he is not opposed to exceeding that if
347 there is something else being done in place of that. Mr. Bardash said they did not
348 mention a model home, but it can be open only until the development is 90% complete.
349

Public Comment

350
351
352 John Corcoran, 3807 Piatt Road, said the applicant stated that this is not Evans Farm, and
353 he asked whether it was correct that Evans Farm has not yet bought this property. Mr.
354 Griffin said he bought it from Mrs. Martin under land contract, and he is closing the final
355 land contract on June 1, 2020. Mr. Corcoran asked whether the contract was contingent
356 on approval of this plan by the township. Mr. Griffin said he is making payments on the
357 land contract and he is buying the property.
358

359 Tim McNamara, 2535 Peachblow Road, said this is a standalone development but Evans
360 Farm has not been built, so the accesses via Evans Farm won't be there for a long time.
361 There is a fire exit on Peachblow Road. It is conceivable that this entire development
362 could be sold to a developer who is separate from Evans Farm and there would only be
363 one access in and one out. Also, the access from Peachblow Road needs to be at least
364 25-30' wide so fire trucks can make a right turn onto Peachblow Road.
365

366 Bob Ketterly, an engineer with Evans Farm, said the county engineer's office does not
367 want a regular access from Peachblow Road because of the location of the tracks. They
368 have been working with the township fire department on these emergency accesses. The
369 fire departments will want wide bold roads. The county engineer will want to de-
370 emphasize the road so as not to attract traffic. Mr. McNamara suggested right-turn only.
371 Mr. Ketterly said it would be barricaded. Mr. Flaherty said the BZC asked that it connect
372 to Evans Farm so it was not a standalone development.
373

374 Mr. Bardash asked whether there was an entry feature so people would know they have
375 exited this development or were entering it. Mr. Eyerma said there is open space
376 dividing it and they could add something.
377

378 Nate Dehart, 4252 McNamara Place, said he has heard rumors that Piatt Road will be a
379 main road coming out of Evans Farm. He asked whether it would become a 4-lane road.
380 Mr. Flaherty said from Hollenback Road to the new roundabout, it will match the
381 existing road from Hollenback Road to Shanahan Road so it will not be a 4 lane road.
382

383 Mr. Dehart said he lives across the street in Oldfield Estates, and his lot is actually around
384 1/3 acre, which is larger than the proposed 1/4 acre lots here.
385

386 Mr. Dehart is also concerned about putting a playground near the pond in the front. If
387 Piatt Road does become a 4-lane road, there is no way parents would want their kids
388 playing on a pond there. He is very concerned about the density and that there is no
389 green space there except what is between the houses and railroad tracks and the houses
390 and Piatt Road.
391

392 Mr. Dehart said traffic is going to increase dramatically, and there was a brutal accident
393 on Piatt Road a week ago where two girls had to be flown by helicopter to Children's

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394 Hospital. Traffic is already bad there, and introducing 200 more cars to that will make it
395 worse.

396

397 Gerald Czekalski, 4158 McNamara Place, said because Evans Farm won't be built for a
398 few years, there will only be one egress coming out of the main road opposite Cedar
399 Crest St., and people exiting this neighborhood will have to face traffic opposite of them.
400 Mr. DeHart said there will be 200 cars coming in and out of the proposed development.

401 Mr. Griffin said the other access is down on Hollenback Road.

402

403 Mr. DeHart asked whether the entrance could be moved further down Peachblow Road.

404 Mr. Eyerman said then there is the issue of the stopping distance of the stop sign. Mr.

405 Loveless said lining up the entrances helps in the future with implementing a four way

406 stop, a traffic light, etc. in case the traffic gets too heavy in the future.

407

408 Mr. Harmon asked if there was any existing road coming down south to the Evans Farm
409 property. Mr. Griffin said there was not and that it is all on the Evans Farms property.

410 Mr. Harmon said it has been stated that the town center is contingent on sewer, and he

411 asked whether there was other neighborhood development that will occur in that north

412 sector prior to sewer coming in. Mr. Griffin said it is all waiting for sewer. Mr. Harmon

413 asked whether the roads would be one of the first features to go in once the sewers are in.

414 Mr. Griffin said they would be.

415

416 Mr. Harmon said it was his understanding that the town center would be built relatively

417 early. Mr. Griffin said he wants to do that, and he has been working with the sewer

418 department. There will be a new pump station on South Old State Road as well as new

419 sewer to the north. The county is now bringing it west under Route 23. He can't tell

420 them today but he is pushing to get down here within the next 1.5 to 2 years. Mr.

421 Harmon asked how far that road would go down. Mr. Griffin said the plan is green space

422 all along there in Evans Farm and it has already been zoned. Mr. Eyerman said it was

423 about 200 yards and not a major thoroughfare, and the major thoroughfare for the county

424 thoroughfare plan is Piatt Road.

425

426 A resident asked whether Piatt Road has been designed north of Shanahan Road. Mr.

427 Griffin said they have designed the Piatt Road extension in Orange Township from Lewis

428 Center Road south to Shanahan Road.

429

430 Mr. Ketterly said that when the Evans Farm traffic study was done years ago, Piatt Road,

431 South Old State Road and Route 23 were the north/south corridors. Now North Road will

432 be another north/south corridor that will pull traffic off of Piatt Road.

433

434 Mr. Czekalski asked whether there is a plan to handle the effects of the pace of the

435 growth, such as the overcrowding, the traffic congestion, the sewer overload, water

436 shortages, and the overwhelmed police and fire. He asked whether anybody was making

437 sure that the infrastructure supports that. Ms. Korleski said infrastructure isn't built until

438 housing is approved and built. The main roads are under the control of the county.

439

440 Mr. Johnson said the county engineer determines the road requirements, and as part of

441 their final engineering the applicant will be required to have formal traffic studies done

442 and turn lanes, etc. may be required. Del-Co Water has stated they have capacity to serve

443 this development. The county will have to verify that the sewer will handle capacities.

444 The township is concerned with the infrastructure, but unfortunately it is up to other

445 agencies to determine how to get the capacities.

446

447 Mr. Czekalski asked about police, fire and ems. Ms. Korleski said the county provides the

448 sheriff for police services, and the township has a fire department. In order to improve or

449 expand it, more taxes are necessary, and more commercial and industrial businesses are

450 needed in this area because there is almost none of that in this area.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 27, 2019 7:00 PM

451 Mr. Czekalski asked about township staff. Mr. Flaherty said that is the responsibility of
452 the three elected township trustees, and they are the liaisons between the residents and the
453 county officials. They are directly responsible for the roads and fire.

454

455 Ms. Korleski asked whether the applicant was looking for a vote at this hearing. Mr.
456 Griffin said that due to the comments received, there are some changes that need to be
457 made including to the open space, etc. Mr. Eyeran said Evans Farm is chipping in \$25-
458 28 million of offsite road improvements that aren't even theirs, due to traffic studies that
459 were done.

460

461 Mr. Griffin said anybody who wants to contact him can call his cell number at (614)582-
462 5173.

463

464 Mr. Griffin asked that this application be tabled and continued so the plans can be done
465 the way the BZC likes them. Ms. Korleski asked for everything to be included in the
466 plans including the divergences, densities, etc.

467

468 **RESOLUTION 2019.08.27 #A: TABLE & CONTINUE BZC 19-007**
469 **TO 10/08/19 AT 7:00 P.M.**

470

471 Ms. Korleski made a motion to table and continue BZC 19-007 to October 8, 2019 at
472 7:00 p.m. at the township hall. Mr. Bardash seconded the motion.

473 Vote: Korleski, yes, Bardash, yes; Johnson, yes; Valentine, yes; Flaherty, yes.

474

Motion carried.

475

476 Mr. Flaherty said perhaps a courtyard could be created where the cul-de-sac is currently
477 located. There are 9 lots there and he could essentially block off 4 lots to match the west
478 side of Street A. Five lots would be eliminated but it probably would result in a density
479 that meets the requirements of the zoning resolution, and it would also provide usable
480 green space with access points.

481

482 There was a brief recess.

483

Meeting was returned to session.

484

485 **AGENDA ITEM: SEPTEMBER 4, 2019 7:00 P.M. SPECIAL MEETING**

486

487 Ms. Korleski said the next meeting will be on Weds. September 4, 2019 at 7:00pm at
488 Berlin High School. The BZC had questions regarding the format of the meeting. Ms.
489 Korleski said it's just like a regular meeting but a different location. Ms. Rippel asked
490 about bringing the name placards, gavel, etc. Ms. Korleski said she should bring them.
491 Mr. Valentine asked whether Mr. Armstrong would be presenting. Mr. Valentine thought
492 it was a public hearing, not a meeting. Ms. Korleski said it will be just like a regular
493 meeting and there will be an agenda just like any other meeting and there will be
494 speakers. At the end, it will be tabled and continued to another special meeting, to be
495 held at the Berlin Township Hall.

496

497

498

AGENDA ITEM: ANY OTHER BUSINESS BEFORE THE BZC

499

500 Stop Orders

501 Mr. Loveless said he has been advised by Chris Nichol of the county prosecutor's office
502 that using a stop order as a red card is illegal. Mr. Armstrong had stated at a prior
503 meeting that he could issue those stop orders. Mr. Loveless said there are other methods
504 that are effective when an applicant has not complied with the requirements. Ms.
505 Korleski said she thought that a survey or certificate was required first so he could
506 compare it with what was approved. Mr. Loveless said that was correct, but if they do
507 not comply, his powers are limited.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 27, 2019 7:00 PM

508

509 Ms. Korleski said the next regular BZC meeting is September 10, 2019 at 7:00 p.m.,
510 when Berlin Meadows will be heard.

511

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

513 Meeting adjourned.

514

515

516

Toni Korleski, Chairperson

517

518

519

520

Jerry Valentine, Vice-Chairperson

521

522

523

524

Darcy Kaplan, member

525

526

527

528

Mike Bardash, member

529

530

531

532

Martin Johnson, member

533

534

535

536

Steve Flaherty, 1st alternate member

537

538

539

540

Ray Armstrong, 2nd alternate member

541

542

543 Attest: _____

Lisa F. Knapp, Berlin Township Zoning Clerk

545

546

547