

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, MAY 9, 2017, 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 Chairperson Toni Korleski at 7:00 PM.

6
7 Pledge of allegiance.

8
9 BZC Members present: Toni Korleski, Jerry Valentine, Steve Spangler, Ken O'Brien, 1st
10 BZC alternate member Mike Bardash (seated).

11 BZC Alternate members present: BZC 2nd alternate Martin Johnson.

12 BZC Members not present: Darcy Kaplan.

13 Also present: Zoning Clerk Lisa Knapp, Zoning Inspector Chet Heid, Zoning Secretary
14 Cathy Rippel.

15
16 Ms. Korleski read the adopted BZC policy statement for the meeting, as printed in the
17 agenda.

18
19 **AGENDA ITEM: LEGAL NOTICE**

20
21 Ms. Knapp said the meeting was not Kapladvertised because this is a regular meeting and
22 the hearing was tabled to this evening.

23
24 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 25
26 ♦ Susan Boisvert, 3560 Berlin Station Road
27 ♦ Marti Davis, 1950 Lackey Old State Road
28 ♦ David Davis, 1950 Lackey Old State Road
29 ♦ Barbara Sherman, 1469 Africa Road
30 ♦ Joe Korleski, 3584 Greenville Drive
31 ♦ Greg Bender, 3815 Berlin Station Road
32 ♦ Brad Cook, 2820 Berlin Station Road
33 ♦ Keri Gillespie, 3784 Berlin Station Road
34 ♦ Jason Bacher, 3720 Berlin Station Road
35 ♦ Graeme Quinn, 355 N. Old State Road
36 ♦ Brian Hupp, 3366 Berlin Station Road
37 ♦ Aaron Underhill, 8000 Walton Parkway, New Albany, attorney representing M/I
38 Homes
39 ♦ Kevin Zeppernick, 7830 Ackerly Loop, New Albany, with M/I Homes
40 ♦ Doug Tailford, with M/I Homes, 3 Easton Oval, Columbus, Ohio

41
42 **AGENDA ITEM: BZC #16-012 THE PINES**

43
44 *BZC 16-012, filed by Lee Kun Roh and Kyung Ju Roh; David C. Davis and Martha L.*
45 *Davis, c/o Underhill and Hodge LLC, Aaron L. Underhill, 8000 Walton Parkway, Suite*
46 *260, New Albany, OH 43054. The applicants are requesting approval of a preliminary &*
47 *final development plan known as The Pines to rezone from Farm Residential District (FR-*
48 *1) to R-2/Planned Residential District (PRD) 160.285 ± acres, Parcels*
49 *#41824001095000, 41824001094000, 41831001001000, 41831001002000,*
50 *41831001003000, 41831001004000, & 41831001005000, 1950 Lackey Old State,*
51 *Delaware, OH 43015.*

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54 Kevin Zeppernick, with M/I Homes, thanked the BZC for the opportunity to come back
55 this evening. He said he did not have anything scripted but wanted to highlight some of
56 the adjustments that have been made since the last meeting.

57

58 Mr. Zeppernick said there are three major adjustments to the plan:

59 1) A reduction in the lot count per the BZC's request from 186 to 177.

60 Mr. Zeppernick said at the last meeting, he made a very strong statement that reducing the
61 number of lots would be a very big financial challenge, and that continues to be true. M/I
62 is in process of bringing another builder in as a potential partner to the deal and may end
63 up selling around 1/3 of the lots. The builder is comparable but economically he is being
64 challenged to reduce the number of lots.

65

66 Mr. Zeppernick said he would also like the opportunity to set a faster pace and get through
67 the community faster, which means less construction time for those surrounding the
68 project. Some comments had also been made regarding connection points into the new
69 high school and he hopes this will increase the pace and help accomplish the connections
70 from Lackey Old State to the new high school being built.

71

72 Mr. Zeppernick said he cannot name the builder yet because he is not under final
73 agreement but they will be held to the same standards. M/I Homes would be the full
74 developer of the site so he would still be 100% responsible for the delivery of all the
75 finished lots and all the maintenance of the actual project. They would continue to
76 maintain the guidance of the homeowners association through the entire project but would
77 just be engaging another builder to help with the economics of the deal and to ensure the
78 project is completed quicker.

79 2) Mr. Zeppernick said the size of the lots is being increased; although the minimum
80 requirement for all lots has not been met, the average size is larger than 1/3 acre at
81 15,700 SF. That excludes the large parcel in the middle that would remain the
82 estate lot for the Davis' and it does not take into consideration any of that acreage.

83 3) Mr. Zeppernick said he has been requested to reshape the western-bound road
84 coming towards the high school to dovetail into what will be a future road. At
85 some point in time it is connected to Berlin Station Road. He is not certain
86 whether that has been actively discussed with the township although he has been
87 told by the county that it has. This has been brought into the utility records within
88 the past two weeks and it was required. M/I is not requesting this.

89 Ms. Korleski asked what would be done. Mr. Zeppernick said M/I would still be required
90 to construct the road towards the western part of the site, but shown is a potential future
91 connection that would still go along the back of the property and cut across a property to
92 connect to Berlin Station Road.

93

94 Ms. Korleski asked whether M/I would build that road. Mr. Zeppernick said "yes" and
95 that anything that is shown with asphalt on the plan would be constructed as part of M/I
96 Homes' obligation. A dotted line is shown coming off the bend on Berlin Station Road
97 that would tie into that in the future.

98

99 Mr. Zeppernick said the pond will have a fountain as discussed at the last meeting.

100

101 Mr. Zeppernick said natural rock/stone will be installed on all the outlets/inlets of the
102 ponds

103

104 Mr. Zeppernick said that 1/3 of the homes in each phase will be required to have a side
105 load garage, and the other potential builder is aware of and will commit to that as well.

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106 Mr. Zeppernick said the plan will be 100% in compliance with drainage and drainage will
107 not be greater than it is today.

108

109 Mr. Zeppernick said he submitted a plan for upgraded landscaping for the entrance to Piatt
110 Road. Some divergences have been requested including not having mounding on one
111 property. Mr. Tailford said he walked the property with that neighbor and she is in
112 agreement that the trees that are being preserved and the open space will be an adequate
113 buffer. Mr. Valentine said it is resident Marilyn Mansel; he spoke with her yesterday and
114 she told him she was satisfied with the proposal. Mr. Tailford said he told her if any
115 problems come up during the development process that she should call and he wants to be
116 the best neighbor he can.

117

118 Mr. Tailford said the bike path will go across the entire frontage in the right-of-way and it
119 will be maintained by the homeowners association.

120

121 Mr. Zeppernick said this is a beautiful plan and M/I has worked very hard on it. The
122 development is now below the 1.25 units/acre net density calculation, increased the lot
123 sizes, and maintains the buffers around the perimeter of the site.

124

125

COMMISSION CONSIDERATION

126

127 Ms. Korleski thanked him for doing the summary letter and said it was excellent. She
128 said he did a good job in putting the package together and being able to accommodate
129 some of the concerns of the residents in the area.

130

131 Ms. Korleski asked whether it was correct that there are actually only 176 lots. Mr.
132 Zeppernick said it is 177 including the Davis property. Ms. Korleski said there are three
133 divergences requested but one was not requested for “decks to be allowed to encroach in
134 the 50’ rear yard setback.” She asked whether that would be considered a divergence. Mr.
135 Heid said he saw that but he thought that would be discussed here. It is up to the BZC to
136 decide that. He said that actually, that should be listed as a divergence.

137

138 Mr. Zeppernick asked whether that was considered a structure. Mr. Heid said anything
139 that comes out of the ground is considered a structure. Ms. Korleski said it was not listed
140 as a divergence.

141

142 Ms. Korleski said she counted 52 lots that are 85’ by 150’ which is 1/3 of the lots. Mr.
143 Zeppernick said he tried to have as many as possible that size but when they are back to
144 back the ability to make them larger as requested is diminished. Many lots went from 85’
145 by 150’ to 85’ by 170’. Ms. Korleski asked whether a side load garage would fit on those
146 lots. Mr. Tailford said he would be able to, with the setback divergence that is requested.

147

148 Ms. Korleski asked whether there would only be two model houses. Mr. Tailford said
149 that was correct; there would be one for M/I Homes and one for the other builder. Four
150 lots are listed in order to allow for a parking lot, although a joint parking lot is possible.
151 Ms. Korleski asked whether the other builder would meet all the requirements and Mr.
152 Zeppernick said they would.

153

154 Ms. Korleski said the fire department letter indicates “Connected to the 16” water main on
155 the east side of S. Old State from the north property” and “Continuing the water main
156 through the property to Piatt.” However, the first part does not appear to be addressed and
157 she asked whether they were planning to go under South Old State Road. Mr. Tailford
158 and Mr. Zeppernick were not sure of the answer.

159

160 Mr. Tailford said he would work with Del-Co Water and the fire department to make any
161 necessary connections, and M/I Homes would do it. Mr. O’Brien asked whether he was

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162 stating that he did not know exactly where it would be but he would do it. Mr. Tailford
163 said he would do whatever the fire department and Del-Co Water asks them to do.

164
165 Ms. Korleski said at least 2 letters of serviceability reference 158.7 acres but the applicant
166 is proposing 175.6 acres. Mr. Tailford said the acreage has not changed from the very
167 beginning. Mr. Zeppernick said it could be the addition of the Davis property or perhaps
168 they are using the net acreage. Ms. Korleski said she was not sure whether that was a big
169 issue or not. She said Del-Co mentions 158 acres. Mr. Tailford said it also mentions 177
170 lots which is the relevant part. The AEP letter also refers to 177 lots.

171
172 Ms. Korleski said the provided elevation photos do not show any side load garages. Mr.
173 Zeppernick said he does not have those developed yet and this would be the first
174 development with side load garages for this product.

175
176 Ms. Korleski asked whether the street trees would be on the individual lots. Mr. Tailford
177 said that was correct.

178
179 Mr. Bardash said there is a pond that is close to the road as well as another one and he
180 asked whether it would be far enough from the roadway, and whether a guardrail would
181 be necessary. Mr. Tailford said it would be 25'. Mr. Bardash said if the road is extended
182 on the other side, that may come into play as well. Ms. Korleski asked whether that
183 would be a condition and Mr. Bardash said it should be that there will be at least a
184 minimum of 25' from the roadway to the pond or a guardrail will be installed. Mr.
185 Tailford said he is fine with that but he will not know the location until the final design.

186
187 Mr. O'Brien said that even if it is 25' he would like to see some trees between the pond
188 and the roadway as well. He asked whether the caliper of the tree would be of an
189 adequate size to keep a car from going into the pond. Mr. Tailford said they would not be
190 when they are planted; a 3.5" caliper tree is pretty big but that would not stop a car
191 depending on what speed it is driving.

192
193 Mr. O'Brien said there is a curve there so cars would not be going very fast. Mr. Tailford
194 said some mounding would be done as well. Mr. O'Brien does not like the pond at
195 Oldfield Estates, although he knows the county engineer made M/I put it there. However,
196 trees or a guardrail could have been installed.

197
198 Mr. Bardash said the text states "Minimum of 1/3 of the garages (59 garages) within the
199 development shall be side load garages. The developer shall make good faith efforts to
200 distribute the side load garages to be distributed as evenly as practical throughout the
201 development subject to market demands/" However the text does not state that it is 1/3 of
202 the garages per phase. Mr. Tailford said that was an oversight and he would agree to
203 make that change.

204
205 Ms. Korleski said there appears to be four phases. Mr. Tailford said that regardless of
206 how many phases there are, he will ensure that each phase has 1/3 side load garages.

207
208 Mr. Valentine asked whether there would be any ranch homes. Mr. Tailford said at least
209 two floorplans will be ranch style homes and each of the ranches have 4 elevations each.
210 Mr. Valentine asked whether there are only 4 types of two-story homes. Mr. Zeppernick
211 said that only some of the product line has been demonstrated and there are at least 7-8
212 plans in the Signature Series, although that is all being adjusted currently and there will an
213 entirely new naming lineup. It will be the same size, have the same feel, and be the same
214 price, but the lineup is being adjusted for some new communities.

215

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216 Mr. Valentine asked what the price point would be. Mr. Zeppernick said base pricing
217 starts in the mid-\$300,000's and they are selling up to the \$460,000-470,000 range right
218 now.

219

220 Mr. Spangler asked about the side load setback requirements including the requested
221 reduction to 10' on each side for a total minimum of 25' total. Mr. Zeppernick said at no
222 point in time will there be a structure that is less than 25' from another structure within
223 the side yard setback. This divergence would provide the ability to reduce the setback to
224 10' on one side which can allow a side load garage or easements, etc. This would allow
225 the property to be shuffled to the left or right as needed.

226

227 Mr. Spangler asked whether that would only happen for the side load garages. Mr.
228 Zeppernick said sometimes it can be used for utilities such as ensuring driveways and the
229 like are not built over top of those elements.

230

231 Mr. O'Brien asked about how far away the closest pond on Lackey Old State Road is to
232 the road and he asked whether "road" was defined as the road right-of-way and whether
233 the pond would be located 25' from the road right-of-way. Mr. Tailford said it is a very
234 steep incline and it goes uphill quite a bit. The pond will probably sit several feet above
235 Lackey Old State Road.

236

237 Mr. O'Brien asked whether the pond is not close to the stop sign. Mr. Tailford said it
238 would be 25' or more away from that. Mr. O'Brien said that people may tend to slide in
239 that area. Mr. Tailford said there is a large existing stand of pines in that area that he
240 intends to preserve and those trees will stop cars.

241

242 Mr. O'Brien asked what the width of the street was. Mr. Tailford said it is 36' at Lackey
243 Old State Road, but that will funnel down because that is 3 lanes. Mr. O'Brien said he
244 was concerned about a pinch point because traffic will come off Lackey Old State and go
245 up and over; if the county engineer makes that the new Berlin Station Road, there will be
246 potentially traffic there that will be heavy. If people park on the side of the road that will
247 be a problem. Mr. Tailford said the roads are 27' and there will only be parking on one
248 side of the road, which will be the opposite side of the fire hydrant. The entrance road
249 will be 36' wide.

250

251 Mr. O'Brien said the road may need to be wider because traffic will go up Berlin Manor
252 to get to Berlin High School. Mr. Zeppernick said that widening roads often increases
253 traffic speed.

254

255 Mr. O'Brien said he is not very enamored with the entrance onto Piatt/Roloson Roads.
256 Mr. Zeppernick said that is in the wrong location and he has been arguing with the county
257 engineer about it to no avail. Mr. O'Brien said it had been discussed that when one looks
258 out from Berlin High School one would see a nice entrance way but he is not seeing that.
259 There was additional discussion. Mr. Tailford asked if he wanted mounding and 20 more
260 pines.

261

262 Mr. O'Brien asked whether that is a wetlands area. Mr. Tailford did not believe there are
263 any wetlands there. Mr. O'Brien said 20 trees is probably the maximum that could be
264 done. Mr. Tailford said he could do something similar to the other side where there is
265 terracing, mounding and pines. He would commit to more mounding and 20 additional
266 pines more than what is currently shown, which is 10. Mr. O'Brien said he was fine with
267 that if the BZC is as well. Ms. Korleski said as Mr. Valentine said, the development is
268 called The Pines.

269

270 Mr. O'Brien said he is fine with that. However, there is one thing he is not happy with in
271 the revised elevations as he does not see any of the larger homes any more. Mr.

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272 Zeppernick said he was originally contemplating doing another series here but after
273 getting into the market demographics more heavily he believes that will be challenging.
274 The starting price of these homes will be over \$100,000 over the average closing resale
275 that occurred in the last 12 months here.

276

277 Mr. O'Brien said considering what is being sold here, the subject property is a much nicer
278 location and he believes the homes will be sold at a higher price point and they will make
279 more money. He asked whether M/I planned to exclude the Regency line. Mr.

280 Zeppernick said he did not plan to exclude it but he cannot offer it up here as of now. Mr.
281 O'Brien said the original line was nicer than this lineup because it included the Regency
282 series. Mr. Tailford said that originally he was looking at two different series, mainly due
283 to the economics of having a different pace of two different lines. With the changes
284 including lot size reduction etc. it has caused M/I to go to one series and bring in a
285 partner. The partner will enhance the diversity seen in the community as far as product.

286

287 Mr. O'Brien said he did think it would sell quickly but he would like to see the larger
288 homes. Ms. Korleski asked whether the partner firm would probably bring additional
289 selections. Mr. Zeppernick said they would and that they have a very distinct series
290 themselves that is extremely comparable to what M/I Homes proposes here.

291

292 Mr. Zeppernick said he would like to exclude the Davis property from the homeowners
293 association. Ms. Korleski said she believed that was already addressed. Mr. Heid said
294 there is language that indicates unless the Davis' purchase a home in the subject property
295 that is built for them, they do not need to belong to the homeowners association. Ms.
296 Korleski agreed to add that to the list of conditions.

297

298 Mr. Heid said the text states the average lot size is 15,600 SF, but the other document
299 indicates 15,700 SF and he asked whether that was a typo. Mr. Tailford said it was.

300

301 Mr. Heid said ponds should not be closer than 25' from the roadway and there should be
302 some kind of obstruction to prevent cars from going into the ponds.

303

304 Mr. Heid said because there will be one model home per each of the two builders, that
305 will change things a bit as far as how long the conditional use permits will be valid.
306 Normally, conditional use permits for model homes expire in 5 years or after 90% of
307 building has occurred. However, it will be 90% of M/I Homes and 90% of the other
308 builder's homes. M/I could sell 90% of their homes and need to close the model but the
309 other builders would still have their model home open.

310

311 Mr. Heid was concerned about one model home being closed and the parking lot
312 interfering with the sale of the closed model. Mr. Tailford said that is why there are 4 lots
313 including two for parking lots. He asked whether there is an opportunity to request an
314 extension after 5 years. Mr. Heid said there would be.

315

316 Mr. Heid asked whether the property to the west of the subject property is L-shaped and
317 he asked whether there is a stub there. It was confirmed there was a stub. Mr. Heid said
318 he did not know whether Glen Mead is concurrent with that because they are starting to
319 build. Mr. Zeppernick said he would verify that and see if that could be lined up. He
320 shifted the plans at the county's request to match their plans. Mr. O'Brien said he thought
321 perhaps the county had requested that Glen Mead be changed. Mr. Tailford said he would
322 check on that.

323

324 Ms. Korleski asked how many lots would be used by the partner. Mr. Zeppernick said it
325 would be 1/3. Ms. Korleski asked whether they would be scattered throughout. Mr.
326 Zeppernick said M/I would create groupings and the partner builder would come in and
327 choose which ones they wanted.

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328 Ms. Korleski asked who would put the side load garages in. Mr. Zeppernick said each
329 builder would do 1/3 of their homes with side load garages.

330

331 Mr. Heid said if the partner builder has 1/3 of the lots and all of them are built out and he
332 wants to start in the second phase, but M/I is not ready yet, would he be able to do that?

333 Mr. Zeppernick said there is a contractual obligation to deliver lots to them in a timely
334 fashion. The lots will be delivered at certain increments. However, he feels M/I Homes
335 will outpace other builder.

336

337 Ms. Korleski asked whether the development would stub into the potential Berlin Station
338 Road that may be coming in. Mr. Zeppernick said "yes." He asked whether it would
339 have a different name other than what is tying into it. Mr. Zeppernick said that was
340 correct.

341

342 Mr. O'Brien said his concern with that configuration is that there are two intersections
343 with the same names, which can be difficult to describe to emergency personnel. Mr.
344 Tailford said he can change the street name at the other intersection where it bends.

345

346 PUBLIC COMMENT

347

348 Greg Bender, 3850 Berlin Station Road, said at the last meeting a sanitary sewer pump
349 station was discussed although at that time it was unknown as to what type and location.
350 Mr. Zeppernick pointed out a general location but unsure as to whether it would be above
351 ground or below ground and what type of screening it would have. Mr. Tailford said it
352 would typically be a small building that would be screened with pine trees. He committed
353 to screening it. Mr. O'Brien asked whether it would be sized to handle more than just the
354 subject development.

355

356 Mr. Zeppernick said it was and it would service a considerable amount of acreage
357 although he is not certain how much yet. He is being asked to oversize it by at least 3
358 times what this development would need. He is not certain of the areas it would service.

359

360 Mr. Bender said at the last meeting it was indicated that there was 80 acres of green space
361 and he asked whether that was still correct. Mr. Zeppernick said it is about 76 acres now
362 and some of the lots were increased. Mr. Heid said some green space was also lost due to
363 the road going through there.

364

365 Mr. Bender asked whether the road from the high school to certain areas was being built
366 by M/I. Mr. Zeppernick said the county may pick that up but he has not been able to pin
367 them down on that yet. He reviewed the phasing plan.

368

369 Mr. Bender said the applicant committed to mounding tonight especially along Berlin
370 Station Road. At the last meeting a drawing depicted that but the one shown this evening
371 does not show that. Mr. Zeppernick said he is still committed to doing that. Mr. Heid
372 said the landscaping plans indicate that trees must have a caliper of 1.5" in trunk diameter
373 minimum. Mr. Tailford said that was included in Exhibit D1. Mr. Bender asked whether
374 there was any idea when the Piatt Road extension north from Cheshire Road will be built.
375 Mr. O'Brien thought it was to be in 2019.

376

377 Mr. Bender asked when construction would begin. Mr. Zeppernick said it would be
378 during the first good weather in 2018.

379

380 Mr. Bender said the applicant stated that there would be no more drainage off the property
381 than there is now. He said this development will increase significant runoff due to more
382 impervious surfaces. Mr. Zeppernick said EMH&T will be designing that. Mr. Bender
383 said he did not see how they would be able to hold runoff to the same amount that they do

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384 now. Mr. Tailford said it would be designed so that it would and there would also be
385 overflow for storm events. That is the law.

386
387 Mr. Bender said two weeks ago there was 2” of rain and there was no runoff. He did not
388 see how that could be designed so all the driveways and roofs do not have any greater
389 runoff than they do today. Mr. Tailford said the runoff would probably be less than it
390 currently is. Mr. Bender said there is a 24” overflow and that will deliver a significant
391 amount of water.

392
393 Mr. Underhill said that prior to a permit being issued, the applicant is required to prove to
394 the county engineer that the overflow has not increased. Mr. Tailford said they are the
395 watchdog on behalf of the citizenship. Mr. Tailford said to his knowledge he has had zero
396 complaints regarding additional water runoff affecting surrounding property owners. Mr.
397 Bender said that would not be known until phase 3 and M/I Homes will be gone. Mr.
398 Tailford said M/I Homes has been here for 50 years and they are not going anywhere.
399 They have gone back to communities that are 20 years old and addressing issues to this
400 day. Mr. Zeppernick said the performance/maintenance bonds stay intact for at least a
401 year after. The county owns the bonds.

402
403 Mr. O’Brien said he is concerned that the county engineer will make them do more and
404 suddenly there will be a new pond. Mr. Tailford said his engineers are good at knowing
405 what the county requires today and the rules have changed dramatically since 2005.
406 There could be additional changes but runoff will not be increased any more than it is
407 today.

408
409 Mr. Bender asked whether the green space would be graded. Mr. Zeppernick said he
410 would like it to remain natural because there are mature trees there now. Tilled areas
411 would be restored back to something whether it be meadow grasses or something similar,
412 but the contours would remain the same except for the areas where mounding is being
413 installed.

414
415 Jason Bacher, 3720 Berlin State Road, said he is concerned about the road. Mr. O’Brien
416 said he should talk to the county engineer and the county commissioners.

417
418 Mr. Bacher said the applicant had stated he was not happy with what they have to do at
419 the western portion of the property, and he asked what the applicant had wanted to do
420 instead. Mr. Zeppernick said he met with the county six months ago and then a couple of
421 times since. Just three weeks ago, the road was “sprung” on them by the county.
422 Originally it was to be kept straight but now there is a shift and a bend in the road and the
423 rest will be held off until a time in the future.

424
425 Mr. Tailford said when he originally went to the DCRPC, they asked whether the
426 developer would be amenable to change the way they connect to a future road. M/I said
427 they would be fine to do that, but then the road shifted onto their property. Mr.
428 Zeppernick said he thought the road connection had to do with Piatt Road; the new
429 contemplation does not show up on the county’s thoroughfare plan. There was additional
430 discussion.

431
432 Mr. Heid said he believed the change is related to getting school busses around Dale Ford
433 Road and back on Berlin Station Road safely; the curve is greater than 90 degrees and the
434 county wants that road to be straightened out so all the school traffic will go that way.

435
436 There was a ten minute recess. Meeting was returned to session.

437
438 Ms. Korleski said a summary letter was given to Mr. Heid from Mr. Strung that
439 summarized the changes and the agreement and she said it would be exhibit 1, dated

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440 4/24/17 and the subject is M/I Homes/The Pines updated zoning and development plan
441 materials for the meeting of May 9.

442 Motion to Enter Exhibit 1 Into the Record

443

444 Mr. O'Brien made a motion to make the letter Exhibit 1. Mr. Bardash seconded the
445 motion. Vote: O'Brien, yes; Bardash, yes; Valentine, yes; Spangler, yes; Korleski, yes.
446 Motion carried.

447

448 **RESOLUTION 2017.05.09.#A: APPROVE & FORWARD**

449 **BZC #16-012 THE PINES TO TRUSTEES**

450

451 Mr. Bardash made a motion to approve and forward to the trustees BZC #16-012 with the
452 following conditions and divergences:

- 453 1) If less than 25' exist between the pond and the road way, there will be a guardrail
454 installed.
455 2) 11.08 B.) b). should read "There will be a minimum 1/3 of the houses that have
456 side load garages in each phase."
457 3) 20 additional pines and mounding will be added to the Piatt Road entrance
458 location.
459 4) The Davis parcel will not be part of the HOA.
460 5) Pump station to be screened with pines.

461 And the following divergences:

- 462 1) 11.08 Q.) side yard setback: the code requires a side yard setback of 20' from any
463 lot line. The site plan provides for a minimum of 10' side yard setback with a 25'
464 total minimum.
465 2) 11.08 R.) Design features and minimum lot size: The code allows for a minimum
466 lot size of 21,780 SF. The site plan provides a minimum lot size of 12,750 SF
467 with an average lot size of 15,700 SF.
468 3) 11.08 S.) Minimum lot width: R-2 zoning district section 8.06 B.) of the zoning
469 resolution calls for a minimum continuous lot frontage of 100'. This proposal
470 provides for a minimum lot width of 85' at the building line and 65' at the right-
471 of-way.
472 4) Decks are to be allowed to encroach 10' into the rear lot setback of 50'.

473 Mr. Valentine seconded the motion. Vote: Bardash, yes; Valentine, yes; Spangler, yes;
474 O'Brien, yes; Korleski, yes. Motion carried, recommendation of approval will be sent to
475 the trustees.

476 **AGENDA ITEM: OTHER BUSINESS**

477

478 Ms. Rippel said the Savko revisions will be submitted no later than noon on 5/16/17 and
479 she will get those to the BZC so they have the entire weekend to review them. She did
480 not think there would be very many revisions.

481

482 The next scheduled meeting will be at Berlin Township Hall on Tuesday 5/23/17 at 7:00
483 p.m. for the Savko Commerce Park application.

484

485 There was no further business. Motion to adjourn. Meeting adjourned.

486

487

488

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490

Toni Korleski, Chairperson

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, MAY 9, 2017, 7:00 PM

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Jerry Valentine, Vice-Chairperson

Steve Spangler, Member

Ken O'Brien, Member

Mike Bardash, 1st BZC alternate Member (seated)

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