

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 22, 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 Attorney Jill Tangeman led meeting attendees in the pledge of Allegiance.

8
9 BZC Members present: BZC chairperson Toni Korleski, BZC Vice-chairperson Jerry
10 Valentine, Darcy Kaplan, Steve Spangler, Ken O'Brien.

11 BZC alternate members present: BZC 1st alternate member Mike Bardash, BZC 2nd
12 alternate member Martin Johnson.

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 hearing was tabled to this evening from the July 25, 2017 BZC
22 meeting.

23
24 **AGENDA ITEM: APPROVAL OF MINUTES**

25
26 Mr. Valentine made a motion to approve the minutes from the August 8, 2017 BZC
27 meeting, as presented. Ms. Kaplan seconded the motion.

28 Vote: Valentine, yes; Kaplan, yes; O'Brien yes; Spangler, abstain; Korleski, yes. Motion
29 carried, minutes approved.

30
31 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 32
33 ♦ Mark Fowler, assistant Delaware County prosecutor.
34 ♦ Jill Tangeman, attorney with Vorys, Sater, Seymour, and Pease
35 ♦ Brad Cook, 2020 Berlin Station Road, Delaware
36 ♦ Todd Faris, with Faris Planning and Design
37 ♦ Joe Thomas, with Metro Development, LLC

38
39 **AGENDA ITEM: BZC #16-009 AMENDMENT #1 SCHANCK BARBARA G TRUSTEES/
40 METRO DEVELOPMENT LLC. (EASTSTONE CROSSING)**

41
42 *BZC 16-009, amendment #1, filed by Schanck Barbara G Trustees/Metro Development*
43 *LLC, 470 Olde Worthington Rd, Suite 100, Westerville, OH 43082. The applicant is*
44 *requesting a modification to amend an approved zoning plan, known as Eaststone*
45 *Crossing, Parcel #41831001037000, 41831001043000, 4183100103800, 2785 Cheshire*
46 *Road, Delaware, OH 43015, to reduce development acreage from 74.624 acres to 54.183*
47 *acres, reduce development lot count from 79 lots to 57 lots, revise development layout*
48 *and revise text to reflect changes.*

49
50 Todd Faris, with Faris Planning and Design, and Joe Thomas, with Metro Development,
51 LLC, presented the request and answered questions.

52
53 Ms. Korleski asked whether there were additional exhibits: Mr. Faris had provided an
54 email from Mr. Thomas concerning the widening of Cheshire Road with this
55 development. It states that the pavement widening of Cheshire Road would be permanent

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56 and that if the applicant decides to layout the site so the connection could go away after
57 an adjacent property is developed that would be up to the developer. It states that the
58 county engineer will not require that connection to be removed.

59

60

Enter Email into Record as Exhibit 10

61

62

Ms. Korleski made a motion to enter the email from Mr. Thomas into the record as
63 Exhibit 10.

64

65

Ms. Korleski said the plat map shows it as a temporary connection and she asked whether
66 it would eventually be replaced by a cul-de-sac. Mr. Faris said that is what is shown but
67 now that the county is stating that the access does not have to go away, he did not think it
68 would go away so it would not be temporary.

69

70

Mr. Thomas said that was in response to Mr. O'Brien's question regarding the timing of
71 connections to be removed from Cheshire Road versus the connection to Piatt Road and
72 when that would happen. The developers of property along Cheshire Road are working
73 together as a group with Delaware County to have it all done at the same time with no
74 temporary connections. They will all be permanent connections; there would be a turn
75 lane into Eaststone Crossing from Cheshire Road, permanently.

76

77

Ms. Korleski asked whether the entrance would be permanent. Mr. Thomas said that was
78 correct.

79

80

Mr. O'Brien seconded the motion.

81

82

Ms. Korleski read from the email: "...since the Roll property was dropped from the
83 subdivision and the now-proposed access is through the adjacent independent subdivision
84 which is not tied to the Eaststone subdivision. The eastbound left turn lane on Cheshire
85 Road will need to be built as part of your Eaststone project."

86

87

Ms. Korleski asked whether that was something he was including with this. Mr. Faris
88 said "yes" and that it is all part of the same email. Ms. Korleski asked whether the left
89 turn lane going towards the east was included in the development plan. Ms. Korleski said
90 she believed the traffic study showed that a left turn lane would be necessary.

91

92

Mr. Thomas said the timing had been discussed. Mr. O'Brien said it had been worded
93 that it would be done when Piatt Road was built, and after it was no longer contiguous, it
94 didn't make any sense.

95

96

Vote: Korleski, yes; O'Brien, yes; Spangler, yes; Valentine, yes; Kaplan, yes. Motion
97 carried, letter entered into the record as Exhibit 10.

98

99

BZC Consideration

100

101

Ms. Korleski said she understands there is a letter from Tom Roll that was to be
102 presented tonight. Mr. Thomas said there is no such letter; he had sent a request for it to
103 Mr. Roll as well as to Mr. Roll's attorney David Shade immediately after the last
104 meeting, but they have not replied.

105

106

Mr. Faris said he would review the modifications based upon the requests from the last
107 meeting, and items from discussions with others including the zoning inspector.

108

109

Mr. Faris said a packet was handed out to everybody about a month ago and it included
110 an application for a modification to an approved zoning plan, and that allowed him to

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111 take it to the trustees to determine whether it is a major or minor amendment. The
112 trustees forwarded it to the BZC as a major amendment.

113

114 Mr. Faris said that 8 items in the zoning text were modified as well, including:

115

- 116 1. Updating the open space numbers on the cover page, as well as to the interior of
117 the text. It was decreased slightly.
118
- 119 2. Language was added to page 1 of the zoning text that indicated that the Roll
120 property is now separate and its own entity, and that this development plan stands
121 alone. Connections are shown, but if Roll comes in, he would be responsible for
122 filing his own application and it is not a part of this development plan, although it
123 is part of the zoning.
124
- 125 3. There were several open spaces referenced in the text. Open space H was
126 omitted.
127
- 128 4. At the first hearing, aerators were discussed, so the language has been added on
129 page 5 indicating that all ponds will have aerators.
130
- 131 5. Divergences were requested for lot sizes. Some of the lots got larger related to
132 the open space number.
133
- 134 6. There was a concern that landscaping and fencing be placed along the Roll
135 property. A cross buck fence, similar to that across the street, will be installed,
136 and a tree line will be installed along the backs of the lots. When the plan was first
137 submitted, there was a 10' open space preserve behind there, but he started
138 thinking about how difficult it would be get a mower back there with all the trees.
139 Instead, he put a landscaping easement along the 10' piece.

140

141 The people will be responsible for mowing around there, but the HOA will be
142 responsible for maintaining that fence and ensuring those trees are replaced if they
143 die. Page 9 was modified to reflect that change, and on page 8 he added the Roll
144 parcels and also stated that the Roll property is its own entity at this point in time
145 as far as its development plan is concerned.

146

147 7. The 3rd exhibit was the overall survey that shows the acreage for the Rolls; it has
148 been updated to include the Roll acreage.

149

150 8. All of the development plans were updated to include the layout that shows
151 potential development and that the connections make sense. It shows the number
152 of lots that would be allowed under the original zoning on the entire piece and it
153 shows the connections that will be made while still honoring the property line.

154

155 Mr. Faris said C1 is the development plan, and C2 is the phasing plan.

156

157 Mr. Faris said all the landscaping plans were updated to include the fencing. The curb cut
158 will be permanent so the cul-de-sac will not be built in the future unless somebody
159 wanted to do that.

160

161 Ms. Korleski asked whether the Roll property was considered agriculture. Mr. Faris said
162 it is zoned R-2 with a PRD overlay, but he is installing a fence and a tree line due to prior
163 concerns.

164

165 Ms. Korleski asked whether there is a 5' sidewalk throughout the development and
166 whether that is a walking path. Mr. Faris said there are sidewalks on both sides of the

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167 streets, and there are also pathways behind the pond and elsewhere interior to the side.
168 There will also be a 10' wide pathway along the roadway in the front.

169
170 Ms. Korleski asked what kind of pavement the interior paths would be. Mr. Faris said
171 they would be asphalt or concrete, and it was likely they will probably be asphalt.

172
173 Ms. Korleski said it seemed that the changes in the number of units and the acreage are
174 what are being modified, and that all the other items including divergences, lot sizes, etc.
175 have already been approved. Mr. Faris said that was correct. Ms. Korleski said the fact
176 that the Roll property has been shown with feasible development is an added plus.

177
178 Mr. Spangler said he was also pleased that the Roll property was included in the exhibit;
179 he had been concerned at the last meeting that the roads etc. were not lining up.
180 However, he was concerned about not having a letter from the Rolls and he would like to
181 hear from Mr. Fowler regarding that.

182
183 Mr. O'Brien asked what his argument was regarding what the Rolls could do with the
184 plan that was approved. Mr. Thomas said "absolutely nothing." Mr. O'Brien said the
185 Rolls have a plan that was adopted by the trustees but that they cannot implement. Mr.
186 Thomas said that was correct and that it had been contiguous to and part of a larger
187 zoning that no longer works due to the property configuration.

188
189 Mr. O'Brien said the township does not zone ownership, it zones land. Mr. Thomas said
190 it is somebody's property. Mr. O'Brien said the township zones an area, and it does not
191 matter who the owners are.

192
193 Attorney Jill Tangeman, representing the applicant, said the difference is probably
194 between zoning and a plan; there is zoning with a plan overtop of it. The zoning
195 resolution states that if the plan is not moved forward within a year it expires, but the
196 underlying zoning does not expire. The issue here is that the zoning will not go away,
197 and it was a collective zoning. However, if the Rolls do not come forward with a final
198 development plan or a new preliminary development plan, the plan that has been
199 approved will expire.

200
201 Mr. O'Brien asked what would happen if the Rolls did come in with a final or new
202 preliminary development plan. Ms. Tangeman said he would need to do what her client
203 is doing, which is to modify that plan.

204
205 Mr. Fowler said there is only one preliminary plan and the Roll property is out of it now,
206 so he will need to start over. He suggested thinking of that property as an empty field
207 with a zoning designation.

208
209 Mr. O'Brien asked why the Rolls could not come in and say this applicant's plan does not
210 work. Ms. Korleski said it does work as the roads have all been made contiguous to each
211 other. Mr. O'Brien said he has a plan that was approved. Mr. Fowler said it was the
212 applicant's plan and they are dropping it.

213
214 Mr. O'Brien said he has a plan and it was approved. Mr. Thomas said part of that plan is
215 being changed. Mr. O'Brien said the applicant is not stating that the Roll plan no longer
216 exists and that is part of this application. The applicant has only changed their part; they
217 are not stating that the Roll part is no longer valid, so both the subject property and the
218 Roll property are valid because they are approved.

219
220 Mr. Fowler said "No" and that it is this plan that was approved; if the BZC approves the
221 modification, the Roll property is out. He said the property could be thought of as just a
222 farm field. All the Roll property has now is a zoning designation. He understands the

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223 BZC is concerned that the Rolls are not on board with this, but that would put this
224 applicant in a bind because the Rolls may never cooperate.

225

226 Mr. O'Brien said after a year it would be over, but until that year is over, the Rolls have
227 an approved plan. The two parties were together in this, so he thinks they are stuck with
228 the plan for a year. Mr. Fowler said the plan could be modified as requested. Mr.
229 O'Brien said they are only modifying half of the plan.

230

231 Ms. Tangeman said unfortunately, the Rolls are not cooperating; she has contacted their
232 attorney twice, and Mr. Thomas has contacted them personally. He is not here to object
233 so she assumed he is not interested in this point. Absent this request moving forward, the
234 Rolls would need to come in and join in this application in some way.

235

236 Ms. Korleski asked whether Mr. O'Brien was stating that the Rolls were part of the plan
237 that was already approved. Mr. O'Brien said that land was part of it no matter who owns
238 it. Ms. Tangeman said it was until it is modified. Ms. Korleski said the two properties
239 were overlapping; now there is this proposal and a hypothetical plan, and the Rolls could
240 come in and state that his plan was approved and ask that it be modified because he
241 cannot put the houses that straddled the property line in the same place.

242 Mr. O'Brien said the Rolls could come in and build the homes that had been shown
243 entirely on the Roll property. Mr. Thomas said that would be opposed to the original
244 plan, which included phasing, road alignments, etc. For practical purposes, the Rolls
245 cannot develop the plan because he does not own or control the subject property.

246

247 Mr. O'Brien said he is concerned about precedence; if the BZC allows this applicant to
248 change part of the plan without the entire plan, future situations could follow. For
249 example, there is a recently-approved 1000-acre development. He asked what would
250 happen if one part was changed; the entire development could be changed. If there is a
251 modification of any part of the plan, does that invalidate the rest of the plan?

252

253 Mr. Fowler said "no" because there is only one plan, all the time. He suggested thinking
254 of it as a "fresh start:" if this proposal meets the zoning resolution, it is fine.

255

256 Mr. O'Brien said they could come in for a fresh start. It would then go before the
257 Delaware County Regional Planning Commission who would state that the roads do not
258 line up and ask that they work with the county engineer to line up the roads.

259

260 Mr. Fowler said it is not the same procedure, but there is a mechanism to do this via
261 modification and that is what they are doing. Mr. O'Brien said the roads do not meet so
262 it should not be approved. Mr. Fowler said that is an entirely different matter and that is
263 the BZC's job tonight. There is nothing per se wrong with what they are trying to do.

264

265 Mr. O'Brien was concerned about setting a precedent. Mr. Thomas said a precedent
266 could also be set that another land owner that is no longer in contract could hold the
267 entire development hostage. Mr. O'Brien said his bigger concern is that they change a
268 part of a development like Evans Farm. For example, they could use this precedent to
269 change the part that makes it a walkable community. He asked whether just one part of
270 that project could be changed or whether the entire approval would go away.

271

272 Mr. Fowler said it would be a modification of the plan. Mr. O'Brien asked whether the
273 other parts of the plan would need to be changed as well. Mr. Fowler said it is all one
274 plan so it would be a modification to the preliminary plan. Mr. O'Brien asked whether
275 they would need to modify the other part of the community as well. Mr. Fowler said that
276 would depend. Mr. O'Brien said if part of the zoning could be changed, it could change
277 the character of the entire development.

278

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279 Ms. Tangeman said she thought the applicant has the ability to request that and the BZC
280 has the ability to consider that. This situation happens a lot in other areas including in the
281 City of Columbus where there are many large planned districts; it is very common to
282 come in with one part that is being changed. At that point, the city and staff considers
283 whether changing one part of the plan will cause a problem in another part of the plan.
284

285 Mr. O'Brien asked Ms. Tangeman whether it is her opinion that only one part could be
286 changed and not the entire plan. Ms. Tangeman agreed and said it is very common with
287 large tracts of land that some acreage is sold and things change. They can request a
288 modification, but it is up to the BZC to decide the issue.
289

290 Mr. O'Brien said the trustees have a right to initiate a zoning change. Mr. Fowler said
291 they cannot initiate a development plan change. Mr. O'Brien said that would change the
292 development plan if they could no longer zone something new. Mr. Fowler said they
293 could not do it unilaterally without the property owner's permission; the trustees cannot
294 just zone a property. If a property owner is interested, they can initiate a district
295 classification change as well. Mr. O'Brien said that is a change of the county prosecutor's
296 position. It was that office's position that a person could come in with an application to
297 change somebody else's property. Mr. Fowler said notice to the property owner would
298 need to be provided. He said he would never recommend that.
299

300 Mr. O'Brien said his concern is that there is another plan that is a mess. Mr. Fowler said
301 it is an enormous parcel and they could request a change, but it would be an amendment
302 to the plan that the township would have to consider before it could move forward.
303

304 Mr. O'Brien asked whether the Rolls do or do not have a plan if the subject request is
305 approved. Mr. Fowler said they would not have a plan because that property is being
306 removed from this development; there is only one plan. Mr. O'Brien asked what the Rolls
307 could do on their property after this. Mr. Fowler said they would need to have a plan, or
308 ask for a zoning change if he wants to go with a basic non-planned district. However,
309 because it is currently zoned planned, he needs a plan. Mr. O'Brien said it seems they
310 could be held hostage; the properties came in together, then one property could be
311 dropped because they did not like the selling price. In that case, the property owner could
312 do nothing with their land.
313

314 Ms. Tangeman said conversely, the subject property could be held hostage by requiring
315 that they not come back in for a year after the preliminary development plan time frame
316 has expired. Mr. O'Brien said he had stated that an entirely new application could be
317 submitted, which would go to the DCRPC (Delaware County Regional Planning
318 Commission), who would check that it matches what it should.
319

320 Ms. Korleski asked what would happen to a preliminary plan if he wants them to start all
321 over. Mr. O'Brien said that would be considered by DCRPC, who would provide an
322 opinion. Mr. Fowler said anything can be sent to DCRPC for their opinion even when
323 not required.
324

325 Mr. O'Brien asked whether there would be fountains. Ms. Korleski said the text indicates
326 "aerator fountains." Mr. O'Brien ask that it be indicated as fountains.
327

328 Mr. O'Brien said there were discussions regarding the inlet and outlets for ponds being
329 stone. Ms. Korleski said the applicant has agreed to that in the text. Mr. O'Brien said as
330 long as this decision does not set a precedent that will cause problems later, he does not
331 really have a problem with this plan, even though it is not as eco-friendly as the prior plan
332 because it crosses a ravine.
333

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334 Ms. Korleski said there could be 10 owners and what can anybody do if a couple drop
335 out? It is their property. Mr. O'Brien said he is concerned about another developer
336 building the part of the development that is dense and they leave the open part, which is
337 then requested to be rezoning. Mr. Thomas said the township would have another bite at
338 the apple.

339

340 Mr. O'Brien said an example of that issue is the Shamrock Golf Club, which was green
341 space for Wedgewood, and they turned it around and got 100% of it rezoned for many
342 more houses. He does not want to set a similar precedent here. Ms. Korleski said it
343 seems that it would be up to the BZC to make those decisions. She did not see how it
344 could be setting a precedent because if Roll had never been included, the application
345 would have been approved with the property as shown this evening. The only difference
346 is now this is zoned R-2 with an overlay. If the Rolls want to come back and say the
347 property is all FR-1, he can come back with a new application.

348

349 Mr. O'Brien said the Rolls were an original applicant. Ms. Rippel said the Rolls did not
350 sign the application. Mr. Heid said the Rolls did provide a "permissional letter", allowing
351 this applicant to apply for his property and all the property associated with Eaststone
352 Crossing to the same developer. Mr. O'Brien said because of that, it seems they would
353 have the ability to drop them out, but they did not; they are just changing their part.

354

355 Ms. Korleski said they did drop them out and he is done. Ms. Tangeman said they cannot
356 un-zone the plan; the only thing that can be done is to change the plan. Mr. O'Brien said
357 the property could be rezoned. Ms. Tangeman said she did not think her client wanted to
358 do that.

359

360 Mr. Valentine was concerned that the BZC does not know what the Rolls want, and they
361 may come back next week and say they would like to do what is already approved. Ms.
362 Tangeman said he would need to go through the same process they are going through
363 here. Mr. Valentine said it was part of the original plan, and the BZC does not know that
364 the Rolls have accepted the change. Mr. Thomas said he did not think he had to. Ms.
365 Tangeman said the Rolls' attorney and the Rolls have been contacted regarding.

366

367 Mr. Fowler suggested that the applicant submit an affidavit stating the indicated facts.
368 Ms. Korleski asked whether the contract between the applicant and the Rolls has expired.
369 Ms. Tangeman said it has been terminated and she did deal with their attorney on that.
370 Ms. Korleski asked whether she could provide a signed copy of the termination letter and
371 Ms. Tangeman agreed.

372

373 Mr. Fowler said that all that is necessary is to reasonably believe that they are being
374 upfront and honest, and if the BZC believes that they would not need anything further,
375 then the township would have no liability.

376

377 Mr. Heid said a similar situation could occur where there are multiple landowners, one
378 passes away and his relatives do not want to sell the property, or there is a tax lien on the
379 property. That type of situation will occur sooner or later in Berlin Township. PRD
380 stands for Planned Residential Development; the BZC controls that and are the final
381 arbiters of that.

382

383 Mr. O'Brien said he would feel better if the zoning resolution were to state that if there is
384 a major modification of the plan, that it then rescinds the remainder of the plan and it
385 would need to be resubmitted. Mr. Heid said that he and Mr. Fowler have discussed
386 whether language could be approved that reverts the language to its prior zoning. Mr.
387 Fowler said that would not be possible. Mr. O'Brien said it could state that the plan is no
388 longer in effect at all. Mr. Fowler said he would need to check on that first.

389

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390 Mr. O'Brien said that would make him more comfortable because if it is a good plan, he
391 would just reapprove the plan minus the one property. However, if it happens to be all
392 green space that would disappear and be replaced by high-density housing, that would
393 concern him. Mr. Fowler said it would still have to meet the zoning resolution.
394

395 Mr. Heid said that language could be created that states that once the plan is modified,
396 any property that is not included in the modified plan drops out of the plan. Mr. O'Brien
397 said it would then be very clear that if this is modified they do not have a plan for
398 everything else and they would need to come back. Mr. Fowler said that would be a true
399 starting over and the zoning would have to be re-filed.
400

401 Mr. O'Brien said he is not very concerned about this application, but when there is a
402 1000-acre property with a city coming one way and a village coming another way, that
403 would concern him.

404 Ms. Korleski said this is just modifying the plan, and the only thing that is left for the
405 remaining 20 acres is that it is R-2 with a PRD overlay. The Rolls could come in with a
406 modified plan and put 10 houses in there if he wants.
407

408 Mr. O'Brien asked whether this plan crossed the density line per the comprehensive land
409 use plan. The Roll property was a higher density and the other side was lower. Mr. Heid
410 said he did not think it did. Mr. Thomas said Piatt Road is the dividing line. Ms. Korleski
411 said it was still R-2.
412

413 Mr. Spangler asked if there was a modification request and everybody on the BZC agreed
414 it needed to go back before the DCRPC, could that be done? Mr. Fowler said the BZC
415 should ask permission to table the application. Mr. Spangler asked whether the BZC
416 could force them to go back. Mr. Fowler said they could state that they would vote no on
417 the application unless it goes to DCRPC.
418

419 Ms. Korleski said that DCRPC said they did not need to see this again. Mr. Heid said it
420 is probably common that somebody pulls out for a certain reason and it is modified.
421 Whatever is left behind has to be redone at some time. Mr. Spangler asked whether that is
422 a viable solution if that problem occurred in the future. Mr. Fowler said it seemed to be a
423 good idea to have the DCRPC look at it again if it is a major modification and that could
424 be written into the process.
425

426 Mr. Heid said that the leftover property may be absorbed into another development; that
427 development would need to do a modification and it would need to go before DCPRC.
428

429 Mr. O'Brien asked what would happen if Phase 1 and Phase 2 are built, but Phase 12 is
430 sold off. Would the developer be allowed to build Phase 3 without changing anything
431 else? Mr. Heid said they would need to come in for a final development plan for Phase 3.
432 Mr. O'Brien asked whether the plan would still exist. Mr. Fowler said it would and
433 stated that the zoning for any property that is annexed is no longer valid. Mr. O'Brien
434 asked whether they could annex off all the green space.
435

436 Ms. Tangeman said that would not seem to work. For example, there are requirements
437 for density, a percentage of green space, etc. If part of the property is annexed out, the
438 balance would no longer meet the requirements of the zoning resolution and would
439 probably need to come back in for a plan modification.
440

441 Ms. Rippel said that currently, the Roll property is zoned R-2 with a PRD. She asked
442 whether he would be allowed to plant corn, wheat and beans without it being zoned FR-1.
443 Mr. O'Brien said he would be because agricultural is allowed in any district. Mr. Fowler
444 said that agriculture is exempt from zoning.

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445 Mr. O'Brien asked whether this application goes back to the trustees. Mr. Fowler said
446 the BZC would be making a recommendation to the trustees. Mr. O'Brien asked whether
447 it would be subject to referendum. Mr. Fowler said it would not be.

448

449 **RESOLUTION 2017.08.22.#A: RECOMMEND APPROVAL OF BZC #16-009 AMENDMENT**

450 **#1, SCHANCK BARBARA G TRUSTEES/ METRO DEVELOPMENT LLC.**

451 **(EASTSTONE CROSSING) TO TRUSTEES**

452

453 Mr. O'Brien made a motion to recommend approval of BZC #16-009 amendment #1 as
454 stated in the agenda with modifications to the trustees, and to direct the recommendation
455 to be sent to the trustees. Mr. Spangler seconded the motion.

456 Vote: O'Brien, yes; Spangler, yes; Kaplan, yes; Valentine, yes; Korleski, yes.

457

458 Mr. Thomas thanked the BZC.

459

OTHER BUSINESS

460

461 Ms. Korleski said modifications to Sycamore Trail have been submitted that were
462 required by the county engineers and that will be heard at the next meeting on 9/12/17.

463

464 Ms. Korleski said the next BZC meeting would be on Tuesday, September 12, 2017 at
465 7:00 p.m.

466

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

468

SYNOPSIS

469

470 The following resolution was passed:

- 471 ➤ Resolution 2017.08.22.#A: Recommend Approval of BZC #16-009 Amendment #1,
472 Schanck Barbara G Trustees/ Metro Development LLC. (Eaststone Crossing) to
473 Trustees

474

475

476 _____
Toni Korleski, Chairperson

477

478

479

480 _____
Jerry Valentine, Vice-Chairperson

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484 _____
Darcy Kaplan, Member

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488 _____
Steve Spangler, Member

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492 _____
Ken O'Brien, Member

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495 Attest: _____

496 Lisa F. Knapp, Berlin Township Zoning Clerk