

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, FEBRUARY 28, 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 An unnamed person led meeting attendees in the pledge of allegiance.

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

11 Also present: Zoning Clerk Lisa Knapp; Zoning Inspector Chet Heid; Zoning Secretary  
12 Cathy Rippel; BZC 2<sup>nd</sup> alternate member Martin Johnson.

13 Not present: BZC member Darcy Kaplan.  
14

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

18 **AGENDA ITEM: LEGAL NOTICE**

19  
20 Ms. Knapp said the meeting was advertised in the 12/28/16 Delaware Gazette, and that  
21 meeting was recessed to this meeting.  
22

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

- 24  
25 ♦ Joe Korleski, 3584 Greenville Road  
26 ♦ Barb Sherman, 1469 Africa Road  
27 ♦ Dave Davis, 1950 Lackey Old State Road  
28 ♦ Marti Davis, 1950 Lackey Old State Road  
29 ♦ Paula Stenger, 2000 Lackey Old State Road  
30 ♦ Tom Stenger, 2000 Lackey Old State Road  
31 ♦ Mike Wilson, 3700 Curve Road  
32 ♦ Matt Bush, 1535 Dale Ford Road  
33 ♦ Tad Steinberg, 1040 Dale Ford Road  
34 ♦ Susan Bender, 3850 Berlin Station Road  
35 ♦ Greg Bender, 3850 Berlin Station Road  
36 ♦ Ted Runsdell, 220 Lackey Old State Road  
37 ♦ Janet Wolery, 912 Lackey Old State  
38 ♦ Bruce Carder, 912 Old Lackey Old State  
39 ♦ Justin Eckard, 3238 Berlin Station Road  
40 ♦ Jason Bacher, 3720 Berlin Station Road  
41 ♦ Dave Thompson, 3476 Berlin Station Road  
42 ♦ Marilyn Mansell, 2300 Lackey Old State  
43 ♦ Brad Cook, 2820 Berlin Station Road  
44 ♦ Jamie Miller, 1525 Dale Ford Road  
45 ♦ John McFarland, 3624 Berlin Station Road  
46 ♦ Cheryl McFarland, 3624 Berlin Station Road  
47 ♦ John Leskoske, 2787 Red Robin Way  
48 ♦ Neil Mattison, 3433 Cheshire Road  
49 ♦ Ron Noland, 3880 Berlin Station Road  
50 ♦ Kerstin Noland, 3880 Berlin Station Road  
51 ♦ Tom Schottenstein, M/I Homes  
52 ♦ Aaron Underhill, attorney with M/I Homes  
53 ♦ Doug Tailford, M/I Homes, 3 Easton Oval, Columbus Ohio

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- 54       ♦ Kevin Zeppernick, M/I Homes, 3 Easton Oval, Columbus Ohio  
55       ♦ Keri Gillespie, 3784 Berlin Station Road

56

57

**AGENDA ITEM: APPROVAL OF MINUTES**

58

59 Ms. Korleski made a motion to approve the minutes from the 1/10/17 BZC meeting. Mr.  
60 Spangler seconded the motion.

61 Vote: Korleski, yes; Spangler, yes; O'Brien, yes; Valentine, yes; Bardash, yes. Motion  
62 carried.

63

64 Ms. Korleski made a motion to approve the minutes from the 1/24/17 BZC meeting. Mr.  
65 O'Brien seconded the motion.

66 Vote: Korleski, yes; O'Brien, yes; Valentine, yes; Bardash, yes; Spangler, yes. Motion  
67 carried.

68

69

**AGENDA ITEM: BZC # 16-012 M/I HOMES, THE PINES**

70

71 *BZC 16-012, filed by Lee Kun Roh and Kyung Ju Roh; David C. Davis and Martha L.*  
72 *Davis, M/I Homes of Central Ohio LLC, c/o Underhill and Hodge LLC, Aaron L.*  
73 *Underhill, 8000 Walton Parkway, Suite 260, New Albany, OH 43054. The applicants*  
74 *are requesting approval of a preliminary & final development plan known as The Pines*  
75 *to rezone from Farm Residential District (FR-1) to R-2/Planned Residential District*  
76 *(PRD) 175.6 ± acres, Parcels #41824001095000, 41824001094000, 41831001001000,*  
77 *41831001002000, 41831001003000, 41831001004000, & 41831001005000, 1950*  
78 *Lackey Old State, Delaware, Ohio, 43015.*

79

**APPLICANT PRESENTATION**

80

81 Kevin Zeppernick, with M/I Homes, presented the application and answered questions  
82 from the BZC.

83

84 Mr. Zeppernick said he met with many of the residents last week during a meeting he  
85 held. He said he is here to request approval of The Pines, a 175.6-acre, 186-lot project  
86 that is currently owned by two owners. The net density would be 1.25 which is in  
87 compliance with the code.

88

89 Mr. Zeppernick said lot sizes would be 85' by 150' and he is requesting 10' minimum  
90 side yard setbacks, 25' total, and rear yard setbacks would meet the township's  
91 requirements of 50'. Homes would be a minimum size of 2000 SF on each lot.

92

93 Ms. Korleski said the application indicates the property is 160.285± acres, not 175.6  
94 acres. Mr. Zeppernick said he would clarify that.

95

96 Mr. Zeppernick said the applicant is requesting 3 divergences from the PRD development  
97 standards, including the side yard setbacks and the minimum lot width.

98

99 One of the lots would remain an estate lot for the Davises; that 15-acre lot is currently  
100 being operated as a tree farm in the center of the project which they would continue to do.  
101 185 of the other lots would be developed by M/I Homes, who would be the main  
102 developer and the end user constructing the actual homes.

103

104 Mr. Zeppernick showed an exhibit that indicated the reasons he is requesting the  
105 divergences. It shows in white the actual property within the contained lots themselves  
106 and also the green space he is trying to set aside. The green space is about 45% of the total  
107 project acreage or 80 acres, which is significant.

108

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109 Mr. Zeppernick showed an exhibit, which he said he was not requesting for approval, is in  
110 full compliance with the R-2 code including the 100' lot width and depth, but that would  
111 devour much of the integrity of the property and he is not asking for that to be approved  
112 due to requests from many of the surrounding neighbors. The white part shows how the  
113 green space would be eliminated from the site. The ground between the road and the  
114 Davis property has a lot of topography and mature trees, and he is trying to use the  
115 submitted plan to balance the preservation of that integrity, a significant buffer around the  
116 property for those residents who currently abut the property, and to also ensure he is  
117 meeting today's market of smaller lot sizes because people do not want to maintain lots.  
118

119 Mr. Zeppernick said this proposal also would preserve a corridor which has a lot of rural  
120 integrity. There is a dramatic difference between the two plans compared side by side.  
121 The plan that could be built but is not presented in the application achieves all code  
122 requirements. The plan submitted with the application is the best plan he could put forth;  
123 it has the same number of lots. Although the lots are smaller, the house values will not  
124 change and the same home product will be built. However, this does provide the ability to  
125 preserve great, mature trees and topography and it provides a good buffer for the existing  
126 neighboring properties.  
127

128 Mr. Zeppernick said the residents along Berlin Station Road had commented about the  
129 impact of homes encroaching on a certain corridor and they requested additional buffering  
130 and landscaping and he presented a plan for that. He would also commit to building the  
131 mounding and landscaping.  
132

133 Mr. Zeppernick displayed an overlay of the project he is asking for approval in relation to  
134 the existing tree lines. He said he is trying to preserve existing trees and the topography of  
135 the site and to work around the main features of the site. If the plan were to adhere to the  
136 requirements of an R-2 district, it would devastate the ground and many of the lots would  
137 encroach the existing residents, and in many cases he would not be able to preserve trees  
138 and topography because mass grading of the site would be required, destroying the beauty  
139 and rural character of the corridor.  
140

141 Mr. Zeppernick said that the product he is proposing is being built in a number of  
142 locations now and it is going through a revamp of architecture, so by the time the project  
143 is rolled out on the site in 2018, there will be fully reimagined plans with new elevations.  
144 A side load garage option will be offered on most of the homes and that can be done on an  
145 85' wide lot. The price points would be advertised in the high \$300,000's and he would  
146 expect an average price point in the low \$400,000 to mid-\$400,000.  
147

148 Mr. Zeppernick confirmed that the property is 175 acres as indicated on the application.  
149

COMMISSION CONSIDERATION

150  
151  
152 Mr. O'Brien said some of the items he likes in this plan is that it provides more  
153 conservation of critical resources including trees and water. However, there is a difference  
154 between committing and addressing. Items indicated as possible items are not  
155 commitments. He may be more forgiving of the lot width if the applicant commits to a  
156 certain number of side load garages. He noted that the model home is indicated to have a  
157 front-load garage.  
158

159 Mr. O'Brien said he appreciates that the homes are not "snout houses," but every  
160 elevation provided is a front-load garage and that was a turn-off for him.  
161

162 Mr. O'Brien asked about the 10' minimum side yard setbacks. Mr. Zeppernick said that  
163 is a minimum but for side-load garages there would potentially be 15' on one side and 10'

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164 on the other. No home would be located closer to a lot line than 10' and there would be a  
165 minimum of 25' between homes.

166

167 Mr. Tailford said for front load garages they would be 12.5' on each side but for side-load  
168 garages the house would be moved to one side of the lot. Mr. O'Brien said the concern  
169 about side yard setbacks is due to emergency vehicles.

170

171 Mr. O'Brien said the text indicates "proposed fountains" which is not a commitment. Mr.  
172 Tailford said there will be fountains in all the ponds that are visible to the main roads. He  
173 would like to have bubblers for the ponds in people's backyards because they move more  
174 water and they aerate better. Mr. O'Brien said the fountains are more attractive.

175

176 Mr. O'Brien asked about making the pond headwalls and end walls stone. Mr. Tailford  
177 said it is not in the text but he will make it a commitment.

178

179 Mr. O'Brien asked about the traffic count and why he chose 3% increase per year. Mr.  
180 Tailford said he is not a traffic engineer and they perform it and submit it to the county's  
181 traffic engineers. They select the percentages and standards out of whatever manuals they  
182 use to make it standard engineering, and the county has agreed to that. Mr. O'Brien said  
183 that 3% does not seem realistic.

184

185 Mr. O'Brien said regarding sewer capacity, the information indicated 340 ERUs  
186 (equivalent resident unit) for the pump station and he asked the applicant to address the  
187 "first come, first serve" situation. Mr. Zeppernick said the pump station is being fully  
188 governed by the county. Mr. O'Brien asked when it would really be built; if the applicant  
189 waits too long after approval, he will get zero ERUs because the commitment is for 18  
190 months from 8/2/15. It will be a race to get to those 340 ERUs.

191

192 Mr. Zeppernick said there are remedies being put in place with the new director of  
193 sanitation, and he did not think it was a race as much as it was, if this infrastructure is  
194 built you have this capacity. Mr. Zeppernick said the applicant will be bringing on a new  
195 pump station to serve this project that will flow back to Peachblow Road. Mr. O'Brien  
196 asked how many ERUs are available at Peachblow. Mr. Zeppernick said he was not in  
197 control of that information. The project has been fully blessed from Mike Frommer's  
198 office and his staff that this project requires certain sizes of pump stations that have to be  
199 brought online and other requirements to upsize in order to service this corridor.

200 Mr. O'Brien said he would not approve more than 177 lots because the letters of service  
201 for water and phone indicate service is available for 177 units, not 186. Mr. Zeppernick  
202 asked if the approval could be conditional upon him providing new letters. Mr. O'Brien  
203 said the county prosecutor does not like additional approvals. He said this is a one-step  
204 zoning. He asked why they only asked Del-Co Water for 177 units. Mr. Zeppernick said  
205 the plan was structured slightly differently before. He said he would have an updated  
206 letter prior to the trustee hearing.

207

208 Mr. Spangler said he likes the requested plan more than the other one. He agreed with  
209 Mr. O'Brien that the applicant should commit to a certain number of side load garages.  
210 He asked the applicant to review and respond to the fire department letter.

211

212 Mr. Zeppernick said he would comply with those requests.

213

214 Mr. Spangler asked what size the tot lot would be and what could be expected to be seen  
215 within that. Mr. Zeppernick said the exact design is unknown at this time but at a  
216 minimum it would have swing sets and benches. Mr. Spangler asked what the size was.  
217 Mr. Zeppernick said it would be placed in the center green and it would be around ¼ acre.  
218 The other active green space would be used for dogs running, kids playing ball, and the  
219 like. It all becomes part of that functional space. .

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220 Mr. Spangler said he wanted to get an idea of the size and also ensure that there is  
221 playground equipment.

222

223 Mr. Spangler asked whether the applicant would contribute to the new Piatt Road  
224 extension. Mr. Zeppernick said they have not been requested to. Mr. Spangler asked  
225 whether that was even across the property's boundaries. Mr. Zeppernick said it does not  
226 touch the boundaries; it is adjacent to it but they have not asked them to contribute. The  
227 Delaware County Regional Planning Commission did request that they are flexible  
228 regarding how they access that point.

229

230 Mr. Spangler said at the last meeting lot #186 was discussed in regards to the homeowners  
231 (HOA) association, and he sees that it has now been included in the HOA. The text states  
232 that it would be a potential lower rate and he asked what that meant. Mr. Zeppernick said  
233 he committed that it would be a lower rate at probably \$1 per year; they will not be  
234 accessing the property through the site and he feels that it will be a tremendous asset not  
235 only to his community but it would also stabilize the existing community by keeping the  
236 tree farm intact. They are being included in the subdivision in order to preserve the green  
237 corridor and also relegate them in perpetuity to one unit per that 15 acres, but he did not  
238 want to burden them with the HOA. The other 185 lots will continue to carry the burden  
239 of the HOA for the actual project. Mr. Tailford added that lot #186 will not be allowed to  
240 subdivide that 15 acres.

241

242 Mr. Zeppernick said that one adjustment made was that the entire Davis property was  
243 included in the plan and that accomplished several things including that it will remain a  
244 strong green center point as a passive amenity. It will continue to preserve that corridor  
245 across S. Old State Road with not much development immediately facing it, so it would  
246 stay a 1-unit per 15 acre site in perpetuity.

247

248 Mr. Zeppernick said that M/I Homes maintains the HOA literally until the last house is  
249 turned over. Through the process they will start engaging and bringing residents onto the  
250 HOA board but they do maintain control of that so they know that when the very last  
251 house has been completed, the HOA is left in excellent condition and very strong  
252 financially. M/I Homes provides all of the funding up until that point.

253

254 Mr. Spangler said it was also indicated that there is a consent issue regarding crossing  
255 properties with the 10' bike path and he asked whether that has been resolved yet. Mr.  
256 Tailford asked that he be permitted to approach the individuals that live in-between the  
257 site and he committed that he would do that after the zoning is approved. He said he did  
258 talk to them about it and they were aware he would be requesting access across part of  
259 their property. Ms. Korleski asked which property that was. Mr. Tailford said it is owned  
260 by Thomas and Paula Stenger.

261

262 Mr. O'Brien asked whether that had the old Lackey Road right-of-way. Mr. Zeppernick  
263 said there is a right-of-way on the front of the house. Mr. O'Brien asked why it could not  
264 be done there. Mr. Tailford said if the county engineer allows them to build the path in  
265 the right-of-way he would but he thought it had to be out of the right-of-way. Mr.  
266 O'Brien said there is Lackey Old State Road and there used to be Lackey Road before the  
267 dam went in. Mr. Zeppernick said he believes he has been instructed in the past to stay  
268 out of the right-of-way. Mr. Tailford said if the county engineer allows that, he will do  
269 that.

270

271 Mr. Spangler asked him to review how the open spaces are to be maintained including  
272 mowing. Mr. Zeppernick said in any cases where there is a natural topography, his plan is  
273 to leave it natural, such as existing ravines with mature trees, underbrush and the like. For  
274 areas that are more of a true farm nature, typically he can maintain it from a cut grass  
275 standpoint, or try to restore it back to some of the original prairie grasses, etc. Typically

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276 the areas right around the lots and the perimeter are not active spaces and most of the  
277 maintenance is done in the central green area from an active perspective.

278

279 Mr. Tailford said there will be a combination of natural areas, meadow areas, and weekly  
280 manicured areas. A plan for that will be created and he will ensure the residents know  
281 what the plan is. There will be areas that are mowed that will be mowed a few times a  
282 year and others that will not be mowed.

283

284 Ms. Korleski asked whether the open spaces are flatlands or all treed. Mr. Tailford said it  
285 would be a combination. Ms. Korleski asked whether there would still be areas that  
286 would have to be mowed. Mr. Tailford said that was correct. Ms. Korleski asked where  
287 the paths were located; she saw two paths but did not see any in the 22 acres on the south  
288 end. Mr. Tailford pointed out several paths on the plan. Ms. Korleski asked about the  
289 south end. Mr. Tailford said that would be left as is as a meadow area because there is  
290 nothing over there that needs to be accessed.

291

292 Ms. Korleski said 28 acres is a lot of property and people could just go for a walk. Mr.  
293 Tailford said it will still be open space and many paths were added per the last meeting  
294 including across the frontage and other area where it makes sense. The entire community  
295 will also have sidewalks on both sides of the road. Ms. Korleski said people like to walk  
296 through the trees and woods. Mr. Tailford said between the paths one could cross 25-30  
297 acres. Ms. Korleski said she would like to see something in that 28 acres.

298

299 Ms. Korleski said this plan is not much different from the last meeting and she asked what  
300 had been changed. Mr. Zeppernick said not much had changed and he has stayed  
301 steadfast that he is looking for this size of lot to accomplish the strong preservation of the  
302 green space that exists on this site. He did drop the density to an appropriate level from  
303 191 lots to 186 lots. Mr. Tailford said the divergences have also been reduced from 7 to  
304 3. Ms. Korleski said the main divergences have remained. Mr. Tailford agreed and said  
305 they are the same divergences that allow side load garages.

306

307 Ms. Korleski said the building line is way in the back of that. Mr. Tailford said that the  
308 lots will be 85' at the building line, which is where every code requires the frontage width  
309 to be. Mr. Zeppernick agreed and said the rear yard would be 50'. The side load  
310 divergence allows the builder to shift the house to either side to allow for a side load  
311 garage.

312

313 Ms. Korleski said the 14-acre Davis property does not have access to any other part of the  
314 development. Mr. Zeppernick said that was at their request; the Davis are looking to  
315 preserve their farm in perpetuity and at the same time will also preserve a one-unit per 15  
316 acre development. Ms. Korleski asked whether it was correct that the developer was  
317 simply using the Davis property to increase the developments' density.

318

319 Mr. Zeppernick said the density would be 1.25 net developable acreage whether lots are  
320 put in the front or not and this allows lots to be pushed back off of South Old State Road.  
321 Mr. Tailford said the farm would not be able to be developed. Mr. Zeppernick said it is  
322 great for preservation for the township as well as the Davises; if their property was not  
323 included in this development they could come back and request to develop their property  
324 at the same density as the proposed development which would mean a cul-de-sac coming  
325 off the road and lots would be built near the road.

326

327 Ms. Korleski said she just does not like the lots meeting the R-3 requirements when they  
328 should be meeting the R-2 requirements. She did not object to slight divergences but this  
329 is not slight. The plan is already adhering to an R-3 plan because the side and front yard  
330 setbacks and the lot size all agree with the R-3 requirements.

331

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332 Mr. Zeppernick said that comparing 100' wide lot to 85' wide lot, the product will remain  
333 the same and will be much higher, probably \$75,000-100,000 than the current average  
334 price in the area. Considering that and also that the green space would be preserved, he  
335 would think that would be better. Ms. Korleski agreed that the green space should be  
336 preserved, but she has done some calculations of her own. She added the acreage up on  
337 the plat maps and she could not come up with 175 acres and instead came up with 167  
338 acres. Using 175 acres and 26.35 acres for the streets, that provides 149 net developable  
339 acres. 149 acres minus 80.3 acres of open space is 68.99 acres minus the 14 acre Davis  
340 property is 54.99 acres that are usable for building, which would provide 1/3 acre lots.

341

342 Ms. Korleski said the Davises will exercise their right to sell the property, and if they are  
343 part of the development they can only be a home-based occupation which does not allow  
344 for their current use. The General Development standards in Section 24-08 of the zoning  
345 resolution indicates: *"No direct face-to-face sales to the public on site,"* which is what the  
346 Davises do. The standards also state *"No traffic shall be generated in substantially  
347 greater volume than would be generated by a single-family home."*

348

349 Ms. Korleski said those requirements eliminate the Davis' business from being part of the  
350 proposed development.

351

352 Aaron Underhill, attorney for M/I Homes, said that created in this case would be a legally  
353 non-conforming use that could continue even though the current zoning wouldn't  
354 necessarily encompass it until it was stopped for some period of time indicated in the  
355 zoning resolution. As long as the property continues to be operated as a farm under Ohio  
356 law, it could continue even though the zoning has changed. Ms. Korleski said she could  
357 look at that.

358

359 Ms. Korleski said if that was brought down, there would be 171 units and they would be  
360 1/3 acre instead of 1/4 acre, and that would allow the lot sizes to be slightly increased and  
361 she wished the applicant would look at it. It is a complication to have the 14-acre Davis  
362 property included. Ms. Korleski said the property abuts agricultural property and would  
363 need to be fenced.

364

365 Ms. Korleski asked whether the traffic study has been completed. Mr. Zeppernick said it  
366 has been submitted to Delaware County. Mr. Heid said it has not been completed. Mr.  
367 O'Brien said it has been submitted and there is a difference between acceptance and  
368 approval.

369

370 Ms. Korleski said that zoning resolution Section 11-9 D.) indicates the final development  
371 requirements which are:

372

- 373 • General development character of the tract including the limitations or controls to  
374 be placed on all uses with proposed lot sizes, minimum setback requirements,  
375 other development features including landscaping, entrance features, signage,  
376 pathways, sidewalks, recreational facilities and all commonly-owned structures  
377 shall be shown in detail which identifies the quantity and type of typical section of  
378 each. For example, the landscape plan shall identify each plant, shrub or trees.
- 379 • Environmentally sensitive areas such as the 100' flood plan, wetlands, and slopes  
380 greater than 20% shall be mapped.
- 381 • No structure other than the approved drainage structure shall be constructed within  
382 the limits of the 100-year flood plain as mapped by FEMA on the flood insurance  
383 rate maps for Delaware County.
- 384 • Architectural design criteria including materials, colors, exact renderings for all  
385 structures and criteria for proposed signs with proposed control procedures.

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- 386       • The proposed provision for water, fire hydrants, sanitary sewer and surface  
387 drainage with engineering feasibility studies or other evidence of reasonableness.  
388       • Line sizes and locations, detention basins and drainage structures shall be drawn.  
389       • Traffic impact analysis by a professional engineer who is skilled at traffic surveys  
390 showing the proposed traffic patterns, public and private streets and other  
391 transportation facilities including their relationship to existing conditions,  
392 topographical and otherwise. The relationship of the proposed development to  
393 existing and probably uses of surrounding areas during the development timetable.  
394       • Proposed time schedule for development of the site including streets, buildings,  
395 utilities and other facilities.  
396

397 Ms. Korleski said specific plants, shrubs and trees have been identified on the plan and  
398 renderings for the signs were included in the plan. However, she did not know that the  
399 application actually meets all those requirements for final development along with the  
400 preliminary plan. Mr. Tailford said he thinks they are covered and that everything Ms.  
401 Korleski just read is in the packet they submitted.  
402

403 Ms. Korleski said her biggest concern is the density of the project and she asked whether  
404 the development really needed 185 units. Mr. Zeppernick said his blunt, forward answer  
405 is that from a business standpoint the company is challenged with having to pay for the  
406 \$500,000 turn lane the traffic study will require as well as \$1,000,000 to build a pump  
407 station that will service not only this project but also future projects in the area. The  
408 economics become more challenging each day with all the requirements pushed on him  
409 by the county and from a density perspective. He is very challenged to do anything less  
410 than the proposed density; in many municipalities M/I Homes achieves far greater than  
411 1.25 units/acre. Ms. Korleski said she realizes that but this is Berlin Township.  
412

413 Mr. Zeppernick said the proposal is in compliance with the Berlin Township  
414 Comprehensive Land Use Plan (CLUP) on all levels at 186 units and he is doing it in a  
415 very responsible way, truly trying to do the best he can to build a phenomenal house and  
416 also to set aside 80 acres so the neighbors have some buffering. He said he stands behind  
417 the density and the plan.  
418

419 Mr. Valentine said he also would select the plan that provides more open space. However,  
420 he feels like he is being held hostage. Regarding the 85' lot width frontage at the building  
421 line, some of those lots are pie-shaped so driveways will be pushed together. He  
422 understands the developer's desire to have as many lots as possible, but some of them are  
423 difficult lots.  
424

425 Mr. Valentine asked where people would put their mowers if they only have 2 car  
426 garages. He is not fond of the plan due to those reasons although he does like all the open  
427 space. He wishes the lots were larger; the house itself will take up half the lot. Mr.  
428 Zeppernick said the base floor plan will cover 1200-1300 SF or around 3500-4000 SF  
429 including the driveway etc.  
430

431 Ms. Korleski asked how large the homes would be. Mr. Zeppernick said they would be a  
432 minimum of 2000 SF but many will be 3,000-4,000 SF excluding the basements and there  
433 are 3-car garage options. These are exceptionally well-built homes and M/I Homes has  
434 been in business for 40 years, they have built 100,000 homes, and they have a warranty  
435 that stands the test of time.  
436

437 Mr. Bardash said he saw the mounding proposal that was given at the meeting with the  
438 residents and he said others were welcome to see it as well. He understands adding the  
439 14-acre property in the center to reduce the density but he said the developer should take

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440 1-2 lots out of each street and make them 85' at the roadway, not at the building line,  
441 which is what has been approved at every subdivision he has seen over the past year.

442

443 Mr. Bardash said the price point seems to be one of the cheapest price points he has seen  
444 over the past year. Mr. Zeppernick said he pulled data last month of 87 transactions  
445 within a 3 mile radius of this last year, new and resale, and the average was \$351,000.

446 Mr. Bardash said he was referring to the proposed value. Mr. Zeppernick said he builds  
447 this product in multiple communities here; he will commit to a product line and size,  
448 although it is not legal to commit to a price. Other developers may claim to build homes  
449 of a certain value but the end result does not meet that. M/I Homes does not do that, he  
450 said. He tries to under-promise and over-deliver and he believes the market will continue  
451 to heat up.

452

453 Mr. Tailford said that in practically every community he has done in the last 3-4 years, the  
454 houses are selling for \$80-100,000 more than what was told to the zoning boards.

455 However, he is trying to be conservative. Mr. Bardash asked whether he was correct  
456 about the 85' lot width. Mr. Heid said "Yes" but that there are divergences requested for  
457 pie-shaped lots and lots with special configurations during zoning. Mr. Bardash said the  
458 divergences are not all listed in the application. Mr. Zeppernick asked whether the zoning  
459 resolution indicates the lots must be 85' wide minimum at the building line or at the road  
460 right-of-way. Somebody said "yes." Mr. Bardash asked that all lots that do not meet the  
461 85' width at the right-of-way be identified in the plan.

462

463 Mr. Heid said that most lots usually conform, so typically there may only be a few that  
464 require divergences. Ms. Korleski said the BZC would be setting a precedent to allow  
465 the applicant to come in with R-3 standards in an R-2 CLUP. The BZC has granted  
466 divergences in the past, but not to the extent being requested here. She could probably  
467 live with 1/3 acres if the number of divergences was reduced.

468

469 Mr. Heid said he received information from the county engineer's office regarding a road  
470 connecting Berlin Station Road, straightening it out, and going to Piatt Road along those  
471 farm fields to the north. That is immaterial to the applicant because it is not on his  
472 property. However, they did discuss having a stub street near the large property because  
473 they think that would be a good idea. Mr. Zeppernick asked whether that road could have  
474 been put in place prior to being aware this development was put into place.

475

476 Mr. Tailford said during the DCRPC meeting that road was discussed, and all they asked  
477 was that the applicant be amenable to changing how this road accesses Piatt Road and that  
478 it may come into that future road. Mr. Tailford said he informed them they were fine with  
479 that, but they did not mention the road further down. They said it may not access Piatt  
480 Road in that location. Mr. Heid suggested he go back to the Delaware County Engineer to  
481 ask if they want that stub. Mr. Tailford said he would contact them.

482

483 Mr. Tailford said that regarding the 85' lot width, the zoning resolution indicates the lots  
484 must be 100' minimum at the building line, and the applicant is requesting a divergence  
485 from that. Mr. Heid said the R-2 states 100' minimum at the right-of-way line.

486

487 Mr. Heid said the application states that the Davis property is part of the HOA at a  
488 reduced rate but also that at such time all the properties are sold, the HOA will revert to  
489 the residents. Mr. Heid said the Davis property may not be sold for a while. They are  
490 part of the HOA and he asked how long it could be until the HOA is given to the residents  
491 if the Davis property is not sold.

492

493 Mr. O'Brien said some developers create a HOA and have the residents pay for amenities  
494 such as flowers, etc. and they have control over the HOA until every last lot is sold. Mr.  
495 Zeppernick said the Davis lot would be sold on day 1. It technically would be transferred

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496 and done. Mr. Zeppernick said he could make sure it is understood that it is already a sold  
497 lot and he would want to turn the HOA over at the appropriate time. He noted that M/I  
498 Homes engages homeowners much earlier in the process.

499

500 Mr. O'Brien asked whether they are voting members. Mr. Zeppernick said they were.  
501 Mr. O'Brien asked whether it was true that at some point they have the majority even  
502 though M/I Homes has control over the HOA. Mr. Zeppernick said M/I would still own  
503 the majority but they would start bringing in members to have the input from residents  
504 who actually live there.

505

506 Mr. O'Brien said it is possible that dues could be increased dramatically without the  
507 homeowners having a vote. Mr. Zeppernick said that has never been done in any of the  
508 M/I communities in Central Ohio. Mr. O'Brien added that other developers have. Mr.  
509 Heid said some developers never sell all the lots so they have control over who mows and  
510 plants the property.

511

512 Mr. Zeppernick said he does not want to hold onto the HOA but instead wants to leave it  
513 behind in a very financially strong position; they educate the residents through the process  
514 with the property management company so they fully understand how to manage it prior  
515 to turning the property over.

516

517 Mr. O'Brien asked for a commitment that it will not be flipped. Mr. Zeppernick said he  
518 cannot make that commitment as a public company but it could be communicated in the  
519 text that the Davis property constitutes a lot sold. Mr. Heid asked whether language could  
520 be included that the HOA now belongs to all the residents. Mr. O'Brien said the language  
521 could indicate 90%. Mr. Zeppernick said he could add language that if M/I Homes is not  
522 in control of the community by 75% occupied, the HOA will be turned over to the  
523 residents.

524

525 Mr. Heid said other developers have kept the lots forever and Mr. Zeppernick asked why  
526 they would want to do that. Mr. O'Brien said because they can hire who mows and  
527 otherwise maintains it and pay twice the going rate, select the providers, etc. They get a  
528 percent and they make more money on the HOA than they did the lots.

529

530 Mr. O'Brien asked what community this would compare to. Mr. Zeppernick said that  
531 Bingham Ridge off of Hanawalt Road is a great example of the feel of the community that  
532 this will be.

533

534 It has comparable lot sizes although they are slightly shallower. Mr. Tailford said the lot  
535 sizes are exactly the same as Sanctuary. Mr. Zeppernick said that property also has many  
536 natural features that will be preserved.

537

538 Ms. Korleski said the Davis property is now part of the development and she asked  
539 whether the Davises would need to come back before the township for a conditional use  
540 permit for a home-based business. Mr. Heid said Mr. Underhill is correct by stating that it  
541 is a legal non-conforming use because it has always been that way. He would need to  
542 check with the county prosecutor's office to see whether a conditional use permit would  
543 be necessary. Mr. O'Brien said agriculture is allowed in every district per state law so it  
544 is a good idea to check on that.

545

546 Mr. Heid read in R-2 Section 8-06, "*Lot frontage: all lots and/or parcels developed within*  
547 *this district having an area of less than one acre shall have minimum continuous lot*  
548 *frontage of 100'.*" Ms. Korleski said that is on an adjoining county approved street or  
549 alley.

550

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551 Mr. Underhill said an example of a legal non-conforming use would be a town bar that  
552 was operated for 50 years on a property. Township trustees or a city council could initiate  
553 their own zoning application without the property owner's signature and zone the property  
554 as a residential use. If there was not a legally non-conforming use in the zoning  
555 requirements, the bar owner would be in peril with their business. Thus no additional  
556 approval would be required but if there was a fundamental change in the use of the  
557 property they would need to request approval by the township

558  
559 Mr. Heid said because they are being put into the development and would continue to  
560 conduct sales, would that change anything? Mr. Underhill said it would not. Ms.  
561 Korleski said she would check on that.

562 Ms. Korleski said if the units mentioned before were removed from the plan, the lots  
563 would be 1/3 acre which would be easier to consider than what is proposed.

564

565

PUBLIC COMMENT

566

567 Jamie Miller, 1525 Dale Ford Road, said it did not appear that the developer listened to  
568 the residents at all, including regarding density, and she asked to see the originally-  
569 submitted plan. She asked what one house per one acre lot would look like in this  
570 development because that is what is here. She asked whether a decision was being made  
571 for 100 lots down to 85 and 1 acre lots down to ¼ acre lots. Ms. Korleski said half an  
572 acre is required and the applicant is requesting ¼ acre lots. Ms. Miller said it is just too  
573 much. She knows it will cost a lot of money but anybody who moves in there is "going to  
574 make bank" but that is not her problem. The subdivision is close to the schools and is a  
575 very desirable place to be and she wants to maintain that.

576

577 Ms. Miller said at the last meeting the residents spent hours waiting to listen to the  
578 application and to be heard, but that fell on deaf ears because the applicant will not make  
579 as much money. Mr. Zeppernick said it is not a matter of making as much money but was  
580 a matter of making a viable project with a tremendous amount of requirements imposed  
581 upon them. Somebody in the audience said "that's your business." Mr. Zeppernick said  
582 he could develop the alternative plan if necessary, but he did not think it is in the best  
583 interest here. Mr. Tailford said the number of lots was reduced from 192 to 186.

584

585 Mr. Zeppernick said everybody is getting too wrapped up in lot sizes when the densities  
586 would stay the same regardless of the lot size. In the submitted plan the developer is able  
587 to cluster lots and preserve all the green space and the number of houses and price point  
588 does not change, so he did not understand the concern of the neighbors. He felt the  
589 submitted plan helps the surrounding neighbors by providing buffers and additional green  
590 space and prevents the developer from "wreaking havoc" on the property.

591

592 Mr. Zeppernick said this is a business. He said the housing industry including M/I Homes  
593 employs many people in jobs and manufacturing. This has to be looked at from an  
594 economic standpoint; otherwise amenities such as tot lots and extra landscaping cannot be  
595 done while still paying for the improvement of all the existing infrastructure in the  
596 corridor. The developer is saddled with a tremendous amount of obligation to do projects.  
597 He does not want to build the alternative project.

598

599 Ms. Miller said she thought the number of lots would have been reduced. Mr. Zeppernick  
600 said the township's comprehensive plan was developed and voted upon by the entire  
601 township and it allows 1.2 units/acre. The property owners are selling the property to  
602 fund their retirement. They know the laws and they will try to achieve the density they  
603 can achieve to maximize their profits. He is not diverging from the required density; the  
604 only divergence is a request to reduce the lot sizes to preserve the integrity of the area.

605

606 Ms. Korleski said the point has been belabored and the time limit is 3 minutes.

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607 John McFarland, 3624 Berlin Station Road, said that at the meeting last Tuesday at  
608 township hall the applicant spoke of the homes being in the \$500,000 to mid \$500,000's  
609 but tonight has stated a different number. Mr. Zeppernick said he had two products on the  
610 board last week; the Signature series would for certain be built starting in Phase 1. At  
611 some point in time, a second product will be injected into a yet-to-be-determined area of  
612 the development and that will push it into the upper range. Even Phase 1 should have  
613 homes in the \$500,000 range. He is not changing the size of the homes but it may be a  
614 different series, which is a collection of floorplans and elevations.

615

616 Mr. McFarland asked what percentage of homes would be in the different ranges. Mr.  
617 Zeppernick said this is market driven and it is hard for him to commit to that, but he was  
618 certain there would be nothing sold that has a "3" in front of the price. Mr. McFarland  
619 said that is different than the \$500,000 range that was stated. Mr. Zeppernick said the  
620 marketing will state "from the high \$300,000's" but that is just how they market. That  
621 gets people in the door but they end up buying houses that are \$470-480,000, which can  
622 be proven via comparing the communities with the county auditor's property details and  
623 there will be side load garages.

624

625 Mr. McFarland said his trust level just dropped due to this. Mr. Zeppernick said he is not  
626 trying to bait and switch. Ms. Korleski asked whether the applicant has committed to the  
627 number of side load garages. Mr. Zeppernick said that he has not and he is happy to  
628 address that.

629

630 Marilyn Mansell, 2300 Lackey Old State Road, said she is in the L-shaped property  
631 nearby. She asked that the landscape buffer be extended to surround her home. Mr.  
632 Zeppernick said he would be happy to discuss that with her after the meeting.

633

634 Janet Wolery, 912 Lackey Old State Road, said she enjoys a low crime rate in this area,  
635 and that is important to her. She asked who are the individuals who really build these  
636 homes, who are the subcontractors, who does the background checks, and what kind of  
637 people do they hire. Mr. Zeppernick said he also oversees much of operations. He works  
638 with very strong companies for trades. The trade business is struggling right now and  
639 many companies left during the economic downturn and did not come back. The  
640 companies they hire do the background checks and hire the actual tradesmen themselves.  
641 M/I Homes does not do direct background checks of any of the individuals who work for  
642 the subcontractors but he does extensive checks on the companies including financial  
643 checks.

644

645 Mr. Zeppernick said M/I Homes' site superintendent is on site every day so from a site  
646 compliance standpoint they are 24/7. During work hours there is an individual who wears  
647 an M/I Homes jersey who works directly for M/I Homes and they will be on site every  
648 day managing the project. In addition to the actual site work M/I Homes is regularly on  
649 site to oversee the contactors and to ensure they comply with the M/I Homes standards as  
650 well as standards imposed by the township from an execution standpoint.

651

652 Ms. Wolery asked whether the township has any mandates for background checks for the  
653 workers. Mr. Heid said they do not. Mr. Zeppernick said that during his two years of  
654 working for M/I Homes and developing several thousand lots in 25 subdivisions, he has  
655 not seen a single complaint filed against any of their contractors in relation to anything  
656 that is related to crime such as theft or trespassing.

657

658 Mike Wilson, 3700 Curve Road, said this is really just math. Ms. Korleski said it was  
659 money. Mr. Wilson said the developer stated that they are averaging around \$400,000  
660 and are using the low number for the calculations but they will try to sell the homes for  
661 more. He asked what it would take to get the average sales prices up to 528. Mr.

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662 Zeppernick said the market will demand it. Mr. Wilson said if there were 140 lots at 1/3  
663 acre that would get it to 528. 140 at the same number at 400 is 523.

664

665 Mr. Zeppernick said the higher prices are usually due to amenities on the inside but it does  
666 not work that taking something up \$150,000 means he would make that spread. Mr.  
667 Wilson said he assumed they would have to build a better house, make the yards bigger,  
668 and provide better amenities, which is what he wants to see.

669

670 Mr. Zeppernick said that a \$400-500,000 house is an exceptional house. He has done  
671 studies of the surrounding developments and he has a much more superior ground and he  
672 believes the sales prices will be much higher than \$400,000. Mr. Wilson said he is all  
673 about profit, but if the developer is using the justification at the low number to get 185  
674 density, but are stating they believe they could sell the home for more, the only person  
675 that will benefit is the developer.

676

677 Mr. Zeppernick reviewed some of M/I Homes financial plans to show the difference  
678 between that company and small custom builders.

679

680 Mr. Wilson said he could not believe they came in here with the expectation that they  
681 would get the BZC to agree to an R-3 when it is an R-2. Mr. Zeppernick said he has not  
682 purchased the property. R-3 is within his purview; the density standards indicates 1.25  
683 units/acre and does not require an R-2 designation. The proposal complies with the  
684 CLUP from a density standpoint. The applicant was asked to go in this direction. He  
685 could go back to an R-3 and he would comply with the standards.

686

687 Mr. Wilson said he is only compliant because the 15-acre Davis property is being  
688 included. Mr. Zeppernick said for example, the Davis property could be removed;  
689 however, that would be damaging to the Davises because they want to preserve their farm  
690 and they want to pull some of the density into other parts of the project and that still  
691 remain in perpetuity. If the property is not included, the property could be developed  
692 separately. The acreage he is absorbing now on these roads is going to come right back in  
693 there and not only would the tree farm be lost but also there would probably be a long cul-  
694 de-sac on the property with checked lots.

695

696 Mr. Zeppernick said he is not trying to get additional density that is not only there; he is  
697 simply utilizing in an appropriate manner to preserve the family's wishes and a great tree  
698 farm, and the area will be kept as a green corridor in perpetuity.

699

700 Mr. Wilson said he does not want to hurt the Davises either or do anything that would be  
701 against their best interest. But their property is being counted in order to meet the density  
702 requirements.

703

704 Ms. Korleski said the developments located to the south and west are all R-2  
705 developments. Mr. Zeppernick agreed and said that all those things being approved are  
706 being shopped to end-user builders such as M/I Homes. Many of those companies are  
707 selling price points but they are developers who are pitching the property after approval.  
708 Ms. Korleski said they were approved at R-2. Mr. Zeppernick agreed but said that is flat  
709 farmland without trees. He said if this was the same type of property he would be  
710 requesting the same for this property.

711

712 Ms. Korleski asked which developments about the subject property. Eaststone Crossing  
713 and Glen Meade were mentioned but there was no definitive response.

714

715 Mr. Zeppernick said he drove the Vince Romanelli site earlier today. It will be a great  
716 project, but there is nothing onsite. There is no reason for them to request anything other  
717 than what the lot sizes were required because it is flat piece of ground; there is no

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718 topography and no trees. He can make the alternative plan work in order to provide larger  
719 lots. Ms. Miller asked whether he was stating he could not maintain that and also remove  
720 30 houses. Mr. Zeppernick said that was exactly what he was stating.

721

722 Mr. Zeppernick said that builders were crushed during the economic downturn with  
723 substantial losses. Somebody from the audience said that is not their problem. Mr.  
724 Zeppernick said it is everybody's problem because it impacted the entire economy  
725 including jobs with manufacturers who supply materials to build houses. When the  
726 housing economy drops, so does the entire economy. M/I Homes "skated by the skin of  
727 their teeth" while many builders went out of businesses in perpetuity.

728

729 Mr. Zeppernick said M/I Homes is held to very strict controls regarding how deals need to  
730 be approved. If lots are lost on this deal, it will not get approved unless he goes back to  
731 something that gives him the density. Ms. Miller said there is also Option C, which may  
732 not be viable to M/I Homes but may be viable to others.

733

734 Mr. Zeppernick said the density is within the township's CLUP requirements.

735

736 Greg Bender, 3850 Berlin Station Road, said he is in the area between Old State and Dale  
737 Ford Road where the greatest concentration of property owners are located that are  
738 impacted by this development. He likes one and two acre lots. He agreed with Mr.  
739 Valentine that he is being held hostage to open space and small lots and his preference  
740 would be that if there are 185 lots then the proposed plan be used.

741

742 Mr. Bender asked where the pump station would be located. Mr. Zeppernick said it  
743 currently is asked to be located on the southern portion of the property. Mr. Bender said  
744 he would also like to know what type of screening is being provided for that.

745

746 Mr. Bender said he is also concerned about this being a 3-5 year project due to erosion  
747 issues. The runoff will all be coming down towards Berlin Station Road properties.  
748 Sometimes cheap plastic ditch control devices are installed that only last until the first  
749 storm and are worthless unless maintained.

750

751 Mr. Bender said regarding Mr. O'Brien's point about address versus commit, is concerned  
752 about the comment regarding 50' tree preservation zone. On his lot, from his  
753 property/fence line to the cultivated and tilled lot are around 50' so if that will stay there  
754 that is good. The buffering shown on the exhibit is good but he would like to know how  
755 high they will be. Mr. Bardash said they are 3-4'.

756

757 Mr. Heid said if there is an existing tree line they will not install a mounding system. Mr.  
758 Zeppernick said he is offering a mound system that is outside that tree line between the  
759 subject property and the adjacent lots in order to provide additional buffering. Mr.  
760 Tailford said he would make the mounding as high as possible but he did not want to  
761 create additional drainage problems or get into the existing tree lines.

762

763 Mr. Bender said as a civil engineer, the calculations he has seen for the drainage  
764 overestimates the existing drainage runoff rate and if that is allowed to continue after the  
765 pervious surfaces are increased, that ditch is severely restricted by branches, roots, and  
766 fallen trees and cannot handle a lot of water.

767

768 Tom Stenger, 2000 Lackey Old State Road, said he is on the south corner of the property.  
769 He asked what the implications of the precedent set if the R-3 zoning were implemented.  
770 ¼-acre lots are very small. If this is built, how could that affect the surrounding property  
771 densities?

772

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773 Ms. Korleski said that if a precedent is set here for R-3, other people will want to come in  
774 for R-3 because that is the highest density offered and they could build condos. However,  
775 the township is currently modifying its zoning so that condos and other similar uses are  
776 placed into the TPUD (Transitional Planned Unit Development) so that would have to be  
777 requested, but not in that area.

778

779 Mr. Zeppernick said that would not change the density because the CLUP indicates what  
780 is allocated within the hatched areas indicated on that map. If this development was  
781 changed from an R-2 to R-3 there would still need to be a 1.25 net density and that would  
782 not be increased. Ms. Korleski said that is correct. Mr. Zeppernick said it would just be  
783 an adjustment in the requirements by which the lots themselves are being developed. Ms.  
784 Korleski said, except that the applicant is requesting everything that is a requirement for  
785 R-3 so that sets the precedent for somebody else to state they are meeting the density and  
786 squeeze all the units together.

787

788 Mr. O'Brien said a reason that may be done here is because the property is unique, not  
789 because the developer has simply requested it. This property has trees and other features;  
790 a flat field would not be considered the same. Ms. Korleski said the 14 acre Davis  
791 property is causing major divergences including a reduction from ½-acre to ¼-acre and  
792 also reduced front and side yard setbacks. Mr. O'Brien agreed but he felt this is  
793 appropriate for this particular property.

794

795 Ms. Korleski agreed with Mr. Valentine that the BZC is being held hostage because the  
796 only plan shown is the R-3 and the one where all the trees are cut down. There is no  
797 compromise or in-between plan. Mr. Zeppernick said it was not his intent to have people  
798 feel like they are being held hostage. He is struggling with the fact that he is complying  
799 with the density requirements.

800

801 Mr. Valentine said Berlin Township is country and people live here because they like  
802 some space; ¼ acre lots just do not feel like Berlin Township and what they have been  
803 working and striving for. He worked on the CLUP and he knows what is in there. The  
804 proposal looks like Westerville.

805

806 Mr. O'Brien said he asked the applicant to come back with two plans, one that is  
807 compliant with the code and the one presented. If the plan is compliant with the zoning  
808 resolution and there are no divergences and no variances the township must approve the  
809 plan because it is a Fifth Amendment right unless the township trustees do imminent  
810 domain and take the land. He would like to see a compromise as he really hates the plan  
811 the BZC would have to approve. Mr. Valentine said the audience is willing to  
812 compromise but he has not heard any give at all. Ms. Korleski agreed and added that  
813 there were no changes to the plan since the last meeting.

814

815 Marti Davis, 1950 Lackey Old State Road, said she is also a Realtor. The math she did  
816 indicates the lots are .29 acres. The Sanctuary lots built by M/I Homes are comparable to  
817 this as it has the ravines, rolling land, and the lot sizes are .27 and .29 acres in size, with  
818 some that are larger.

819

820 Mr. O'Brien said that development is in Orange Township. Ms. Davis said she just  
821 wanted to provide a comparison. Ms. Davis said there are lots in Berlin Township that are  
822 that size or smaller. Ms. Korleski said those are in R-3 areas, like Westfield Estates off of  
823 Gregory Road. That developer is in an area that is applicable to an R-3 and they were  
824 able to put in R-3 lots that were ¼ acre. Ms. Davis said that in this proposed development  
825 there are only 10-12 houses that are back to back, and every other lot either backs up to  
826 green space or trees or both. The lots may be small but they have the view of green space  
827 and trees and that provides the appearance of having property they do not need to take  
828 care of.

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829 Ms. Davis said she went through every single development in Berlin Township and many  
830 of them have homes that are back to back. Ms. Korleski said the BZC has a zoning  
831 resolution to follow and that is their job here.

832

833 Martin Johnson, 4205 Curve Road, said he appreciates what they are trying to do and he  
834 understands that there is a desire to be sensitive to the fact that people have property and  
835 this is America, but there needs to be a balance between the two. The only caution he  
836 would give is that he knows the applicant likes to use the average density of the area, but  
837 for comparison, on average between he and Bill Gates they are on average worth \$20  
838 billion. If the average density was truly representative, he would not necessarily be living  
839 where he lives right now. There are other requirements with the zoning that balance in  
840 average density.

841

842 Mr. Johnson said that even if the lot size was not being discussed tonight, he did not know  
843 how this could be approved when they do not even know where their pumping station will  
844 be. Mr. Zeppernick said that mostly gets approved at the engineering phase which is later.  
845 Mr. Johnson said he does not know how the BZC can give final approval. Mr.  
846 Zeppernick said it does not happen that way. The zoning must be approved first prior to  
847 the engineering being done. Mr. Johnson said the applicant is requesting preliminary and  
848 final engineering. Mr. Zeppernick said that is for the township; the county will not even  
849 review the engineering plans until this is set in stone. The exact location of the roads and  
850 the number of lots must be known first. Until the application gets through zoning and the  
851 trustees that cannot be determined.

852

853 Mr. Johnson said that he thought that historically, when this Commission provides final  
854 approval it discusses details such as where every tree goes. Mr. Zeppernick said he can  
855 control those kinds of details but everything that is in the county's area including pump  
856 station location, which usually plays into a much greater regional area than just the  
857 project, must be deferred until the appropriate stage. However, the township will still be  
858 actively involved; the township staff will still have direct liaison with the county in  
859 regards to those elements but those items are not controlled until zoning has been  
860 completed.

861

862 Mr. Johnson recommended the applicant consider doing a two-step plan so they can come  
863 back for final approval after everything has been settled. He did not know how this can  
864 be approved as submitted. Mr. Zeppernick said he would commit to a minimum 85' width  
865 at the lot line, including the pie-shaped lots that have 60' frontage.

866

867 Mr. Heid said that it is understandable to request divergences for pie-shaped lots that do  
868 not meet the minimum lot width at the right-of-way but do at the building line. He cannot  
869 expect 100' width on a cul-de-sac lot. The BZC does not want to give carte blanche R-3  
870 in that area unless there are reasons such as divergences for some lots because that retains  
871 control for them and they can control that. Ms. Korleski said that is fine.

872

873 Ms. Korleski said at the last meeting she promised everybody would get a chance to  
874 speak. Mr. Stenger had a question about the turn lanes because he is the only home that  
875 will be affected. He asked whether the county requires turn lanes regardless for new  
876 developments. Mr. Zeppernick said that depends on the traffic study but most  
877 developments he has done have required it. Mr. Stenger asked whether the turn lane  
878 would be required if the number of lots were decreased to 140. Mr. Zeppernick said it  
879 still would be and also it would be future-driven for the corridor.

880

881 Mr. Bender said he would like to see the Piatt Road extension built as soon as possible  
882 because it does not make any sense for the traffic to come up Old State, go up north, and  
883 then go on Berlin Station Road when it could connect right to Piatt Road.

884

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885 Mr. Wilson asked how that correlates with the speedway mentioned earlier. Mr.  
886 Zeppernick said he has nothing to do with that. Mr. Wilson asked whether it was correct  
887 that would be run through the subject property. Mr. Heid said the county is straightening  
888 out the dangerous curve and intersection at Dale Ford Road and they have an opportunity  
889 to go across bare fields all the way to the Piatt Road extension due to the new high school  
890 being built. Ms. Korleski said the developer was required to install a stub.

891

892 Mr. Wilson said per the drawing, at the end of the property two new homes were just built  
893 and he asked whether those homes would be split down the middle by the new road. Mr.  
894 Heid pointed it out on the map. Ms. Miller asked whether those meetings were open to  
895 the public. Mr. O'Brien recommended doing a public records request for a certain period.

896

897 Dave Davis, 1950 Lackey Old State Road, said that he will plant 1800 Christmas tree  
898 seedlings this April for the 30<sup>th</sup> year and those will be ready in 7 years. If M/I Homes  
899 does not build this development, another developer will come in and build the alternative  
900 plan.

901

902 Justin Eckard, 3238 Berlin Station Road, said he is one the two new houses mentioned  
903 earlier. He said there will be a beautiful entrance on Old State Road, but there will not be  
904 one off Piatt Road, and he asked whether the applicant could commit to beautifying that  
905 area as well.

906

907 Mr. Zeppernick said yes; he was not certain exactly how that would work at this point due  
908 to potential changes in the plan. M/I Homes would definitely want to beautify that area  
909 because it is a door into the community and he would expect to do something there to  
910 ensure it is a nice feature especially for the traffic coming from the school.

911

912 Keri Gillespie, 2784 Berlin Station Road, said she knows there is no Plan C, but land is  
913 important to people in this area. She asked whether it was possible to remove just 10  
914 houses and make those lots larger. People would be willing to pay more money for larger  
915 lots in a housing development. She runs regularly in the area. She knew when she moved  
916 here that this property would be developed, but she thought the lots would be larger.

917

918 Mr. Zeppernick said M/I Homes builds homes that meet the market's demands; a  
919 developer that builds their development, connects roads, and is done. Otherwise they  
920 would be there for 10-14 years and that would be frustrating to the area. His company  
921 takes his business very seriously, including how it looks at market demographics and  
922 studies, and they have determined that 90% of the buyers want smaller lots that are low-  
923 maintenance or no-maintenance. They have three kids and they do not want to spend all  
924 their time maintaining large open areas. This is a market-driven product and he is not  
925 coming in with 200 houses and cramming them in.

926

927 Mr. Zeppernick said instead, he has clustered what typically would have been somebody's  
928 backyards into the green space. The lots could be extended into the green space by 100'  
929 and those would be large lots, but there would be maintenance issues. The lots would  
930 need to be graded, drainage would need to be added, and they would not be able to control  
931 whether or not a homeowner decides to cut down trees in the green space. The open  
932 space will help buffer the new homes from the existing neighbors who have a certain type  
933 of lifestyle they are accustomed to. This way the adjacent tree lines can be preserved. He  
934 gave an example he said he sees all the time where a homeowner removes three large  
935 trees in their backyard to install a children's play item.

936

937 Ms. Davis said this is a wonderful plan because of all the green space.

938

939 Mr. Wilson said that it was stated by Mr. Zeppernick that the applicant could request R-3  
940 zoning. He thought it was FR-1 and was available to be an R-2. He asked whether it was

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941 also available to be an R-3. Ms. Korleski said the zoning resolution does not allow that.  
942 Mr. Wilson said there is a disconnect there. Mr. Zeppernick said he disagreed with that  
943 and from what he has read, the property is not relegated to R-2. He said he was asked to  
944 come in with an R-2 zoning with divergences.

945  
946 Ms. Korleski said the CLUP states that is an R-2 area and if they go with the R-2 area,  
947 then the zoning plan says it is R-2. Mr. Zeppernick asked whether the map on the wall  
948 over here in this room reflects that CLUP because it states FR-1. Ms. Korleski said that is  
949 an old map. Ms. Rippel said that is a district plan and the CLUP is on a different wall.  
950 Mr. Zeppernick looked at that map and he said it does not indicate the net developable  
951 acreage of 1.25 units/acre. Ms. Korleski said that has been corrected but the township  
952 does not have the new map yet.

953  
954 Mr. Wilson said it has been stated that the applicant can come in with an R-3 plan without  
955 divergences and it must be approved by the township. However, he has always  
956 understood that it could only come in as an R-2. Ms. Korleski said they would have to  
957 come in with the R-2 and cut down trees which is shown in the alternative plan.

958  
959 Mr. Wilson said that Mr. Zeppernick had stated that if they wanted to they could simply  
960 come in and request the R-3 zoning and they are allowed to do that. Mr. O'Brien said  
961 they could request that but it does not mean it has to be approved. They would have to  
962 approve the R-2 as long as there were no divergences requested.

963  
964 Mr. Zeppernick explained that during the first meeting, he came in with R-3 intentions but  
965 there was a direct request from the township to come in with R-2 with divergences. Ms.  
966 Korleski said that was correct. Mr. Zeppernick said he is completely entitled to follow  
967 what is in the zoning resolution, and that includes 1.25 density with the opportunity of  
968 doing an R-3. Ms. Korleski said that the development would also need to follow the  
969 requirements of 20% open space, the lot sizes would be ½ acre, and frontage is 100'.

970  
971 Mr. Zeppernick asked whether it was correct that there was no opportunity to do an R-3  
972 here. Ms. Korleski said that was correct. Mr. Bardash agreed and said the CLUP  
973 indicates that is an R-2 area. Mr. Zeppernick expressed some frustration regarding his  
974 perceptions of inconsistency between what is said behind closed doors and what is shown  
975 on the maps and documentation at one point and then change it in the middle of the  
976 process.

977  
978 Ms. Korleski said nothing was changed. Mr. Zeppernick said he pointed out several  
979 inconsistencies and they were corrected, but even today that map back there still does not  
980 refer to "net developable acreage." The plan could have complied with R-2 on many  
981 more levels had it stated 1.25 in the gross. He was shot down from gross to net and that  
982 was adjusted while he was in the process of this because it needed to be corrected. Ms.  
983 Korleski said he was working on it before checking on the zoning resolution. Mr.  
984 Zeppernick said he was at the township zoning offices for many private meetings when all  
985 that information was still accurate and then something happened and it was adjusted.

986  
987 Ms. Korleski said she was not in those meetings but she met with Mr. Underhill and Mr.  
988 Heid. Mr. Zeppernick said his point is not to pick a fight but M/I Homes is very  
989 challenged here. Ms. Korleski said the only item the plan meets is the density and  
990 divergences are requested for other items. Mr. Zeppernick said there seems to be an  
991 impasse here. Ms. Korleski said there can be a compromise. Mr. Zeppernick said she is  
992 requesting a compromise on what the township voted into the CLUP and that is very  
993 difficult for him to justify from both a public standpoint and from a company standpoint.  
994 It is also not fair to the sellers, who have been a part of the CLUP. Everybody had an  
995 opportunity to have input into that.

996

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997 Ms. Korleski said there may be something that prohibits the cutting down of trees. Mr.  
998 Zeppernick said not when the trees are on a private lot and engineering requires that the  
999 lots be graded.

1000

1001 Ms. Miller said the developer is stating that there are two choices; either the plan will be  
1002 nice, green and pretty, or there will be no control over anything that is going on. No other  
1003 option has been presented by the applicant. Mr. Zeppernick said the residents have full  
1004 control over this and this is what was requested. Ms. Miller said he will not yield at all.

1005

1006 Mr. Zeppernick said for example, if a person is legally allowed to buy a house, and  
1007 another person tells them not to, would they still buy it? Would they yield if they were  
1008 within their rights? He is struggling that they are asking him to yield on something they  
1009 basically asked for. Ms. Miller asked whether the price point would be the same for either  
1010 plan. Mr. Zeppernick said he believed they would be. Ms. Miller disagreed.

1011

1012 Matt Bush, 1535 Dale Ford Road, commended the BZC for standing up for what the  
1013 residents stood for, which is rural spaces, keeping that R-2 and not allowing it to be R-3.  
1014 The applicant is playing a game; there are huge lots in there and the density requirements  
1015 are being met, but the essence of what everybody moved up here for is missing from the  
1016 plan. The people in this room are saying “no, no, we want larger lots.” The applicant  
1017 cannot build in the R-2.

1018

1019 Mr. Zeppernick said he could and he could build the alternative plan. Mr. Bush said  
1020 divergences would be required. Mr. Zeppernick said that no divergences would be  
1021 required because it meets the requirements of the township and it is 100% compliant.

1022

1023 Mr. Zeppernick asked whether the neighbors would rather see greater buffers between  
1024 their lots, making their lots feel larger and continuing the rural feel, as opposed to the  
1025 homes being pushed further out. He prefers the presented plan but can build the  
1026 alternative plan if necessary. The presented plan will sell better and is the best path.

1027

1028 Mr. McFarland said that a month ago during the meetings with neighbors, the applicant  
1029 discussed homes in the \$400-500,000 range, and during that meeting the number of  
1030 homes increased from the original plan and they said they were going to include some  
1031 Signature series homes there. Today, the applicant has lowered the selling price to the  
1032 \$400,000 range. However, the Signature series homes are in the \$300,000 range. Mr.  
1033 Zeppernick said that is not correct; North Farms is averaging \$420,000 and that is on a  
1034 flat site next to railroad tracks.

1035

1036 Mr. McFarland said there is a disconnect on the pricing and this feels like it is a different  
1037 product. Mr. Zeppernick said he was not at the first meeting and he is not trying to pull a  
1038 bait and switch; he will put a product line on the table and will commit to certain square  
1039 footages, certain features, a certain percentage of side-load garages, etc. The applicant is  
1040 going through a very expensive and time-consuming re-development of the plans and he  
1041 will make things look prettier and more modern in order to increase the value of the  
1042 homes. He can put the plans in front of them to verify it.

1043

1044 Ms. Korleski asked what the applicant would like to do. Mr. Zeppernick said he cannot  
1045 get approval to build the presented plan with fewer lots although he could build the  
1046 alternative plan.

1047

1048 Mr. Johnson asked whether Mr. Zeppernick was stating that building half-acre lots with  
1049 green space was not cost effective. Mr. Zeppernick said it is not that he does not want  
1050 green space. He displayed the alternative plan and stated that there would still be street  
1051 trees and other features. However, all the nice undulations throughout the site will be  
1052 gone when the county comes in and makes them clear cut and grade it.

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1053 Ms. Korleski said he could still keep the density if he requested slight divergences, not  
1054 major divergences. For example, he could possibly have 1/3-acre lots. Mr. Zeppernick  
1055 asked whether, if he makes all the lots 1/3 acre by making them deeper and conform to the  
1056 85' lot width at the front right-of-way, would that be an option C? He would simply be  
1057 pulling back into the corridors. Mr. Heid said that would cost the green space and the  
1058 trees. Mr. Zeppernick asked whether they want bigger lots or they want all the green  
1059 space.

1060  
1061 Ms. Korleski said there are 80 acres of green space and she asked whether all of that is  
1062 treed. Mr. Zeppernick said it is not and he reviewed various access details for the plan.  
1063 The county will not allow certain curb cuts because they are too close to Berlin Station  
1064 Road, so the access must be off the south parcel. The plan is at the maximum cul-de-sac  
1065 lengths, which means density is being pushed into certain areas where they cannot be  
1066 pushed any further. The engineering requirements have shaped the site plan in a number  
1067 of ways. If there had been more flexibility, he could have shaped it differently.

1068  
1069 Mr. O'Brien said the township would fight that because it would seem to be a fire code  
1070 issue to have cul-de-sacs that are too long. He said the applicant has stated they need 186  
1071 lots, but the 177 lots sounds like a compromise to him and he did not seem unreasonable.  
1072 Mr. Zeppernick asked whether he could rebate him some permit fees. Mr. O'Brien said  
1073 that would be a trustee issue.

1074  
1075 Ms. Miller said the development could encroach into the green space a bit; the rural feel  
1076 would still be provided and the lot would get up to .3 acres. Mr. Zeppernick asked if he  
1077 provided .3 acre lots with the same number of lots, would that be acceptable? Mr.  
1078 Tailford said the lots were .29 acres at this point. Ms. Miller said she thought they were  
1079 smaller. Mr. Zeppernick asked if each lot was .33 acres in size, would that feel more  
1080 acceptable? That seems to be what he is hearing.

1081  
1082 Ms. Davis said the lots that are 85' by 150' are .29 acres, and some are 90' by 150' and  
1083 those are .30 acres, which is very close to .33 acres. Ms. Korleski said not very many of  
1084 them were that size. Mr. O'Brien said if 9 lots were deleted, it would feel a lot better.  
1085 Mr. Zeppernick said he cannot based upon the math. Mr. O'Brien said the utility letter  
1086 provided for 177 lots and he could justify 177 lots tonight.

1087  
1088 Ms. Korleski asked whether the applicant wanted a vote at this meeting. Mr. Zeppernick  
1089 asked where that would leave the application if there was no vote this evening. Ms.  
1090 Korleski said if the applicant wants to table again they could come in on 4/11/17 and  
1091 perhaps some changes could be made. Mr. O'Brien said there is a whole list of things that  
1092 need to be addressed.

1093  
1094 Mr. McFarland asked whether 177 lots is doable. Mr. Zeppernick said he has been turned  
1095 down twice already on this deal because he has not made it work where it needs to be.  
1096 Nobody wants the developer to be here for 12 years but if the wrong product is built and  
1097 density is lost, that could happen. If the density is decreased, the turn lane cost of  
1098 \$600,000 is still the same.

1099  
1100 There was additional discussion. Mr. Zeppernick said he would commit to 1/3 of the  
1101 homes having side load garages and also all model homes will have side load garages.  
1102 Ms. Korleski asked how much open space would need to be eliminated so the lots could  
1103 be moved further into the open space areas Mr. Zeppernick said it is challenging and the  
1104 answer is probably "no" because they surveyed trees on the property and sandwiched  
1105 things in-between tree lines to save them and are staying off many areas.

1106  
1107 Ms. Korleski said 80 acres is a lot of open space. Mr. Zeppernick said that would  
1108 surround the community and benefit anybody up here who wants to keep it rural. The

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1109 original number of lots was around 210 at one point. Mr. Tailford said at the last meeting  
1110 it was 192 and they were told to reduce that to 186 and he did that.

1111

1112 Mr. McFarland asked about the L-shaped open space on the corner. Mr. Zeppernick said  
1113 that is a physical segregation between transitions with landscaping and it breaks up long  
1114 stretches of road. Ms. Korleski asked whether they would have to give up one lot for the  
1115 stub street that goes over to Berlin Station Road. Mr. Zeppernick said he would simply  
1116 move the lot.

1117

1118 Ms. Korleski said he should think about the Davis property. Mr. Zeppernick said that  
1119 property could be future development if it is not placed in the development; the Davises  
1120 can come back in five years and request the same density he is requesting here. He  
1121 explained that he is not taking the property; there is an arrangement that the tree farm can  
1122 be operated from a healthy financial position for a long period of time, which he is very  
1123 happy about. The Pines was named after the trees, although he later learned they were fir  
1124 trees.

1125

1126 Ms. Korleski asked whether the farm could continue to operate without being part of this  
1127 development. Mr. Zeppernick said they can but he asked what the township was gaining  
1128 by off-putting them. Ms. Korleski said bigger lots in the rest of the development. Mr.  
1129 Zeppernick said that they would be able to develop lots on property and they would just  
1130 be “kicking the can down the road.” Mr. O’Brien said a road would not be built there but  
1131 a common access driveway (CAD) would be built, and nobody wants a CAD there.

1132

1133 Mr. Heid said they are taking the chance that somebody else will come in and build  
1134 many homes. Ms. Korleski asked the applicant to “sharpen your pencil” and asked  
1135 whether they wanted a vote. Mr. Zeppernick said he needed more direction. He said if  
1136 the township wants an R-2 development so it is in compliance and it does not set a  
1137 precedent that is not followed, he is happy to do it. He feels like he is stuck in the middle  
1138 where he does not have the ability to do many of the things that are being requested.  
1139 Financially it is impossible. He has static costs including the turn lane, which if it was  
1140 \$400,000 and he loses 9 lots, he loses his denominator. The pump station remains the  
1141 same cost.

1142

1143 Mr. McFarland asked whether he was able to go down to 177 homes. Mr. Tailford said he  
1144 could not answer that and would have to go back and check on everything. Mr.  
1145 McFarland said the parties are dancing around each other and they need to come to an  
1146 agreement.

1147

1148 Mr. Zeppernick asked whether if the lots were reduced to 177, the divergences remain, the  
1149 tot lots were shown, a certain number of lots were shown as side load, and the areas to be  
1150 mowed are shown, would that be acceptable. Ms. Korleski said the divergences would  
1151 change in that case. Mr. Tailford said one divergence would be going down from 100’ to  
1152 85’ and then he would identify the lots that are on the cul-de-sacs that would go below  
1153 that and those would be the only lots that do not meet the 85’ right-of-way setback.

1154

1155 Ms. Korleski said the lot size should change. Mr. Bardash asked if the Davis property  
1156 was removed and there were 177 lots, would the density requirements be met. Ms.  
1157 Korleski said it would not and that would be 171 lots. Mr. McFarland said it was not  
1158 even close and that it is around 140 lots.

1159

1160 Ms. Miller asked whether the neighbors would be able to see the new plan and she asked  
1161 whether they had the final plan. Mr. Tailford said the plan would need to be changed and  
1162 resubmitted.

1163

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1164 Mr. Johnson said that in some of the plans each lot is labeled with size and he asked if that  
1165 could be done now. Mr. Tailford said that .29 acres is the minimum being requested;  
1166 there are some that are larger than that. Mr. Johnson asked that their size be labeled. Ms.  
1167 Miller said the applicant has come in with its bottom line, but there is always a deal to be  
1168 made. Mr. Zeppernick said there is always a deal to be made on many aspects, but the  
1169 applicant is requesting fully-compliant density. Ms. Miller said she did not care about  
1170 that.

1171

1172 Ms. Rippel asked whether the final engineering including the traffic study, the sewer  
1173 substation, etc. should be included in the revised application. Mr. Tailford said all of that  
1174 information has been included in the application, but that is always subject to final  
1175 engineering and mandatory changes could be made. That happens with every single plan.  
1176 Ms. Rippel said that she thought that was done after the rezoning was submitted then it  
1177 comes back to the BZC with all of the final engineering.

1178

1179 Mr. Heid said that even after the final zoning approval changes are made by the county  
1180 engineer and others. Mr. Tailford said specifications such as density and lot size could  
1181 not be changed but items such as where they want a lift station, how large the sewer will  
1182 be, etc.

1183

1184 Ms. Korleski said she would like to see the landscaping on each property but she did not  
1185 think they would be able to do that. Mr. Zeppernick said that would depend on what  
1186 house is built on each lot.

1187

1188 Ms. Korleski said that the 177 lots would not allow for a minimum lot size of 1/3 acre  
1189 unless the open space is infringed upon. Her calculations show 171 lots. Mr. Zeppernick  
1190 said he would give everything he could to provide 177 lots and a minimum lot size of 1/3  
1191 acre. Mr. Valentine asked that most of the proposed greens space remain.

1192

1193 Mr. O'Brien said he may be fine with a minimum of 1/3 of the lots having side-load  
1194 garages, but the number of those needs to be proportional per phase. In one development  
1195 all of the front load garages were built in the first phase and the side load garages were all  
1196 build in the last phase.

1197

1198 There was a discussion regarding the date to recess the meeting. Mr. O'Brien asked  
1199 whether the applicant would also ensure the inclusion in that plan of language regarding  
1200 the fountains, the drainage, and the beautification feature of the entrance on Piatt Road.  
1201 Mr. Heid said the language regarding the turning over of the HOA should also be  
1202 included. Mr. Zeppernick said he will indicate that the Davis property will be considered  
1203 the first house sold and it will be turned over after the remaining 176 lots are sold. Mr.  
1204 O'Brien said that also if the property is transferred to a builder other than M/I Homes that  
1205 the HOA will be turned over to the residents when 90% of the lots have been built.

1206

1207 Ms. Korleski asked whether full sets of plans on one sheet of paper could be included next  
1208 time as well instead of having them on two separate pages. She asked that the list of  
1209 requested divergences be listed on the plat map as well as in the text. Mr. Tailford asked  
1210 for a full list.

1211

1212 Ms. Korleski reviewed the conditions:

1213

- 1214 • Fountains will be installed in the ponds instead of bubblers.
- 1215 • Natural rock will be installed on the outlets and inlets of ponds.
- 1216 • 1/3 of the homes in each phase will have side-load garages.

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- 1217 • The county requirements for drainage will be complied with, which requires that
- 1218 there be no greater drainage after the development has been completed as there
- 1219 was prior to development.
- 1220 • A plan for the upgraded landscaping of the entrance to Piatt Road will be included.
- 1221 • The divergences will be listed.
- 1222 • There will be mounding around the Mansell property. Mr. Zeppernick said he
- 1223 would walk the property with Ms. Mansell.
- 1224 • The applicant will address the bike path in the front.

1225

1226 Mr. Zeppernick asked whether it would be acceptable to include a note that the

1227 engineering may be subject to required changes. The BZC agreed.

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MOTION TO TABLE AND CONTINUE

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1231 Ms. Korleski made a motion to table and continue BZC #16-012 to 4/11/17 at 7:00 p.m.

1232 Mr. O'Brien seconded the motion.

1233 Vote: Korleski, yes; O'Brien, yes; Valentine, yes; Bardash, yes; Spangler, yes. Motion

1234 carried, BZC #16-012 tabled to 4/11/17 at 7:00 p.m.

1235

1236 Ms. Korleski said the next scheduled BZC meeting is on 3/14/17 at 7:00 p.m. when the

1237 Berlin Manor hearing will be held.

1238

AGENDA ITEM: OTHER BUSINESS

1240

1241 Ms. Rippel said that developer John Wicks will submit his new zoning books in and she

1242 will let the BZC know when they are here. She noted that would only give the BZC one

1243 weekend to review them.

1244

1245 There was no further business to come before the BZC. Motion to adjourn. Meeting

1246 adjourned.

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\_\_\_\_\_  
Toni Korleski, Chairperson

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Jerry Valentine, Vice-Chairperson

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Steve Spangler, member

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Ken O'Brien, member

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Mike Bardash, 1<sup>st</sup> alternate seated

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Attest: \_\_\_\_\_  
Lisa F. Knapp, Berlin Township Zoning Clerk

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