

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JUNE 26, 2018 7:00 PM**

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

3  
4 **CALL TO ORDER**

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

7  
8 Martin Johnson led meeting attendees in the pledge of allegiance.

9  
10 BZC members present: Toni Korleski, Jerry Valentine, Darcy Kaplan, BZC 1<sup>st</sup> alternate  
11 member Martin Johnson (seated), BZC 2<sup>nd</sup> alternate member Steve Flaherty (seated).

12  
13 Not present: Mike Bardash.

14  
15 BZC member Steve Spangler was present as a member of the audience.

16  
17 Also present: Zoning Secretary Cathy Rippel; Zoning Clerk Lisa Knapp

18  
19 Ms. Korleski read the adopted BZC policy statement for the meeting, as printed in the  
20 agenda.

21 **AGENDA ITEM: LEGAL NOTICE**

22 Ms. Knapp said this meeting was advertised in the June 13, 2018 Delaware Gazette, as  
23 follows:

24  
25 *BERLIN TOWNSHIP ZONING COMMISSION*  
26 *NOTICE OF PUBLIC HEARING*

27  
28 *The Berlin Township Zoning Commission will hold a meeting for the purpose of a public*  
29 *hearing June 26, 2018 at 7:00 p.m. at the Berlin Township Hall located at 3271 Cheshire*  
30 *Road, Delaware, OH 43015 in order to consider an application to amend the Berlin*  
31 *Zoning Resolution, designated as BZC 04-010 amendment #1, filed by America's Home*  
32 *Place, Parcel # 41814001003001, 1.417 ±, 6918 E. State Route 37, Sunbury,*  
33 *OH 43074. The applicant is requesting approval to build two storage sheds behind the*  
34 *two story model home.*

35  
36 *The text and map of this application will be available for public examination,*  
37 *excluding legal holidays; June 13-June 26 Monday-Friday from 8:00 a.m. to 4:30 p.m. at*  
38 *the Berlin Township Zoning Office located at 3271 Cheshire Rd., Delaware, OH*  
39 *43015. The person responsible for giving notice of the public hearing by publication is*  
40 *Cathy Rippel. Township residents are encouraged to attend.*

41  
42 *BERLIN TOWNSHIP ZONING COMMISSION*  
43 *Toni Korleski, Chairperson*  
44

45 **AGENDA ITEM: APPROVAL OF MINUTES**

46 Mr. Valentine made a motion to approve the minutes from the 5/22/18 BZC meeting, as  
47 presented. Ms. Kaplan seconded the motion.

48 Vote: Valentine, yes; Kaplan, yes; Flaherty, yes; Johnson, yes; Korleski, yes. Motion  
49 carried, minutes approved.

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

- 51 ♦ Steve Spangler, 2877 Berlin Station Road  
52 ♦ Betty Branham, 7582 Park Bend Ct.  
53 ♦ Marti Davis, 1950 Lackey Old State Road

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- 54 ♦ Gene Cottrell, owner of 27 Berlin Station Road
- 55 ♦ Dan Jacobs, 1983 Gregory Road
- 56 ♦ Dave Culbertson, 2961 Berlin Station Road
- 57 ♦ Barbara Sherman, 1469 Africa Road
- 58 ♦ Brad Cook, 2820 Berlin Station Road
- 59 ♦ Michelle Cook, 2820 Berlin Station Road
- 60 ♦ Jack Reynolds, attorney with Smith and Hale
- 61 ♦ Drew Russell, land planner with Edge Group
- 62 ♦ David Kraus, 6918 E. S.R. 37, Sunbury, with America's Home Place

**AGENDA ITEM: BZC**

63  
64  
65 *BZC 04-010 amendment #1, filed by America's Home Place, Parcel # 418-140-01-*  
66 *003-001, 1.417 ± acres, 6918 E. State Route 37, Sunbury, OH 43074. The applicant is*  
67 *requesting approval to build two storage sheds behind the two story model home.*  
68

69 Damon Kraus, 6918 E. S.R. 37, Sunbury, presented the application and answered  
70 questions from the BZC.

71  
72 Mr. Kraus said he is proposing to install two small 10' by 12' storage sheds. He referred  
73 to a rendering in the application which he said showed a very old box truck that he is  
74 currently using for storage. It is not fun to look at or easy to use and he would like to  
75 make it look more professional. This will not be a permanent fixture but instead will be  
76 on skids in case it needs to be moved.

77  
78 Ms. Korleski asked whether the property is already zoned planned commercial. Mr.  
79 Kraus said he believed so.

80  
81 Ms. Kaplan asked what is currently being used for storage. Mr. Kraus said it was the  
82 back of a truck. Ms. Kaplan confirmed it was not a fixed structure.

83  
84 Mr. Valentine asked what the exterior will be made out of. Mr. Kraus said it will be vinyl  
85 siding to match the house and will be directly behind the two story building.

86  
87 Ms. Korleski asked whether the requirements for side yard and rear yard setbacks were  
88 met. Mr. Kraus said "yes" and that is shown on the survey. Ms. Korleski said she did  
89 not verify the dimensions. Mr. Kraus said the side setback is a total of 25' and these are  
90 31'.

91  
92 Mr. Johnson asked whether a slab would be poured. Mr. Kraus said a gravel base will be  
93 put down with some 6 by 6 pillars so the storage sheds can be picked up and removed.

94  
95 Mr. Johnson asked what variances are being requested. He said the only thing he sees is  
96 the overlap with the sewer easement; however, they are movable. Mr. Flaherty said  
97 changes are coming to US 36/SR 37 eventually and he asked whether the applicant had  
98 discussed with the sewer district whether they need access. Mr. Kraus said he did not.  
99 Mr. Flaherty said if the sewer district needs Mr. Kraus to move the storage sheds, they  
100 will do so, and he suggested having a discussion with them. The infrastructure will be  
101 upsized and they will come into the south side of the property when the road widening is  
102 done along US 36/SR 37.

103  
104 Mr. Flaherty asked whether the applicant discussed this with the county building  
105 department. Mr. Kraus said he did not need to. Mr. Flaherty said he understood the  
106 sheds are under 200 SF, but he wondered whether having 2 would exceed that especially  
107 since they are so close together. Mr. Kraus said he had and the limitation is per building  
108 and not the aggregate total.

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110 Ms. Korleski asked how close the sheds would be to each other. Mr. Kraus said they are  
111 around 5' apart. Mr. Valentine said the application indicates they are 4' apart.

112

113

Public Comment

114

115 There were no comments from the public.

116

117 Ms. Korleski said that because this is a deviation from the final development plan, the  
118 BZC needs to decide whether it is a minor or major deviation.

119

120 Mr. Valentine said he felt it was minor because it was not on a slab and is not a  
121 permanent fixture; it can be moved at any time with a forklift.

122

**RESOLUTION 2018.06.26 #A: DESIGNATE BZC 04-010, AMENDMENT #1,  
AS A MINOR DEVIATION**

123

124

125 Mr. Valentine made a motion to designate the request as a minor deviation. Mr. Johnson  
126 seconded the motion.

127

Vote: Valentine, yes; Johnson, yes; Kaplan, yes; Flaherty, yes; Korleski, yes.

128

**RESOLUTION 2018.06.26 #B: APPROVE BZC 04-010, AMENDMENT #1**

129 Ms. Korleski made a motion to approve the request of the applicant to build two movable  
130 storage sheds behind the two story model home for BZC 04-010. Mr. Valentine  
131 seconded the motion.

132

133

134

Vote: Korleski, yes; Valentine, yes; Johnson, yes; Flaherty, yes; Kaplan, yes. Motion  
carried.

135

**AGENDA ITEM: INFORMAL PRESENTATION TO REZONE 296 ACRES LOCATED NORTH  
OF NEW BERLIN HIGH SCHOOL FOR A NEW SINGLE-FAMILY SUBDIVISION**

136

137 Jack Reynolds, attorney with Smith and Hale, said he is here to present a rezoning  
138 application that has not been filed yet. Normally he would come in and meet with the  
139 zoning inspector and Ms. Rippel. However, Berlin Township currently has no zoning  
140 inspector and Ms. Rippel suggested they come to this BZC meeting to show what they  
141 are proposing and get some feedback so they can craft an application to come before the  
142 BZC.

143

144 Mr. Reynolds said the property is 295 acres on the north side of Berlin Station Road,  
145 primarily east of the railroad tracks and west of the extension of Piatt Road. It is a single-  
146 family subdivision. He did his homework including looking at the comprehensive land  
147 use plan (CLUP); this is in Subarea 4A in the suburban transition district. The plan  
148 recommends agricultural and single family homes with a density of 1.85 units/acre. Piatt  
149 Road will ultimately be extended and will continue north, so he has been in contact with  
150 the county engineer to discuss the development in the area as well as with the county  
151 sewer department to ensure that utilities are available for this site.

152

153 Mr. Russell said he added up all of the acreage at 295. He netted out the utility  
154 easements including power line easements and is estimating what the new right-of-way  
155 for Berlin Station Road will be. This resulted in a net developable area of just over 280  
156 acres. Applying the 1.85 units/acre provides up to 519 lots which are shown on the plan.

157

158 Mr. Russell said it would be zoned a PRD with an R-3 based zoning. He noted that the  
159 owners have been doing some market-study research and are finding there is a need for  
160 some diversity of housing including smaller lots. There is a possibility of having lots that  
161 are 60' wide. This will allow for more open space. Required is 20% open space, but this  
162 plan shows 41% open space; doubling the open space allows for meaningful connections

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163 to parks throughout the community to the new high school to the south as well as along  
164 Piatt Road as well.

165

166 Mr. Russell said shown are different pods for the different uses to give homeowners a  
167 sense of community within their own neighborhood, focusing on smaller lots along the  
168 railroad tracks and getting larger lots from there.

169

170 Ms. Korleski asked what the road to the south is. Mr. Russell said it is Berlin Station  
171 Road. Ms. Korleski asked what the road to the north was. Mr. Russell said Curve Road  
172 is nearby. Ms. Korleski asked whether this development runs all the way along the  
173 railroad tracks. Mr. Russell said it does and noted that part of the property is west of the  
174 railroad tracks and would be impossible to develop due to no road frontage on that side so  
175 he is asking that to be dedicated open space and the lots be placed on the east side of the  
176 railroad tracks.

177 Ms. Kaplan asked how that property would be accessed from the development. Mr.

178 Russell said that would have to be done through future planning, whether that be  
179 connection through parks or things on that side of the tracks.

180

181 Mr. Johnson asked how large the parcel was. Mr. Russell said it is 22.1 acres. He said  
182 perhaps a bridge could be built from the future township park to the north of the site. Ms.  
183 Korleski said the railroad tracks would need to be crossed. Mr. Cottrell said there  
184 currently exists a grade crossing for farming equipment.

185

186 Ms. Korleski said the dedicated open space would be useless to the development as open  
187 space. Mr. Reynolds said it could be dedicated to Berlin Township in order to make it a  
188 permanent facility. As the area west of the railroad develops, there would be a ready-  
189 made park of a fairly substantial size. Ms. Korleski said it would be included as part of  
190 this development's open space. Mr. Russell said it could be taken out of the open space  
191 and still meet the 20% required for open space. It could then be used for future park  
192 needs.

193

194 Ms. Korleski asked whether there is access to it currently. Mr. Russell said there is no  
195 access to it; access would have to come from the north to the south and it is a landlocked  
196 parcel. Mr. Reynolds said it could be a pocket park of 22 acres, which is a substantial  
197 size.

198

199 Ms. Korleski said she would not like that to be included in the open space for this  
200 development because it allows the developer to have increased density but the property is  
201 not usable to that development.

202

203 Mr. Johnson asked where the grade crossing was located. Mr. Cottrell said it is a legal  
204 grade crossing. Mr. Reynolds pointed it out on the map. Ms. Korleski asked whether it  
205 has a gate. Mr. Cottrell said "no" because he owns both sides of the property and does  
206 not need to be gated right now.

207

208 Mr. Johnson asked the applicant to discuss the diversity of lot sizes. Mr. Russell said on  
209 the rendering, the darker the shade, the smaller the lot. The idea is to do more research  
210 and figure out what program he needs to go with. He would like to include smaller 60-  
211 70' wide lots.

212

213 Ms. Kaplan had questions about clarifying the density.

214

215 Mr. Valentine said the lots would all have front-load garages and he was concerned about  
216 the front-load garages. This seems like Evans Farm with no community places in it. Ms.  
217 Korleski said there are many homes proposed for this development. Mr. Valentine said  
218 this is urbanism but there is no community access there; he sees housing but no amenities  
219 for the 520 families who will live in this development.

220

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221 Mr. Russell said he did not think it was urbanism but instead was providing a diversity of  
222 product for people who want to get into the Olentangy School District and close to that  
223 high school, such as young smaller families who would prefer a 60'-70' wide lot versus a  
224 larger 90-100' lot. Ms. Korleski asked whether there would be any parks in that  
225 development. Mr. Russell said there would be smaller pocket parks and external open  
226 space around the outside. Ms. Korleski asked whether those ponds would be accessible  
227 for something and whether paths would be built around those. Mr. Russell said that was  
228 yet to be determined.

229

230 Mr. Reynolds said he is here to get feedback on the proposed development. There will be  
231 sidewalks, he noted, and he said a path systems would be considered. Ms. Korleski said a  
232 path system would definitely be needed because the community is by itself. It should  
233 also have a community park so the residents do not have to leave their neighborhood to  
234 access park areas. Mr. Russell pointed out a park area and said it would be around the  
235 size of a football field or larger.

236

237 Ms. Korleski asked what would be put in those open spaces. Mr. Russell said it could be  
238 playground equipment, park structures, trails, etc. Ms. Korleski asked whether there  
239 would be any sports fields. Mr. Russell said that would be considered if the property  
240 would allow for it. Ms. Korleski said they would not need to be structured fields but  
241 would need enough space for those activities and designated that was as well.

242

243 Mr. Johnson said it was stated that there would be 60' lots but that there would be three  
244 different sizes; he asked whether they would all be 60' wide. Mr. Reynolds said "no;"  
245 the dark yellow would be 70-80', the medium yellow is 70-80', and the lightest yellow  
246 would be 80-90'.

247

248 Ms. Kaplan asked how large the homes would be and what the price points would be.  
249 Mr. Russell said he did not know at this point. Mr. Reynolds said he understood that  
250 there was interest in that so he has been putting feelers out to some different housing  
251 builders to get input as to what they would like to see and what is selling in the market.  
252 Then specifics like size, materials, looks of the homes, etc. could be considered.

253

254 Ms. Korleski said with all front-load garages, it will look like one after the other.

255

256 Mr. Flaherty asked what the lengths of the 60' lots would be. Mr. Russell showed a lot  
257 with 140' depth. Ms. Korleski asked whether he is following the zoning resolution  
258 regarding the size of the lots. Mr. Russell said a divergence would be required; the lot  
259 minimum is based on 80' by roughly 135-140'. Ms. Korleski said the density of 1.85  
260 lots/unit is around ¼-acre lots.

261

262 Mr. Russell said it would be less than a ¼-acre lot. He did not think he would increase  
263 the depth on the 60' lots to meet the required minimum lot sizes. Ms. Korleski asked  
264 about the 90' lots. Mr. Russell said it would be that same standard depth and would  
265 probably exceed the ¼ acre.

266

267 Mr. Reynolds said some would go over and some would be under so there would be an  
268 average. Ms. Korleski asked what the reasoning for the smaller lots was. Mr. Russell  
269 said it is market-driven and he is gauging the BZC's feelings on working with smaller  
270 lots and giving us the flexibility to do so. Ms. Korleski asked whether these homes  
271 would have access to the high school. Mr. Russell pointed out the school entrance and  
272 said he is showing an entrance into the community right across the street from the school.

273

274 Ms. Korleski asked whether it was correct that there is no direct access to the high school  
275 itself. Mr. Flaherty said there is a 4-way intersection there; the trustees had requested that  
276 the school move their entrance to match any future development. Originally it was to be  
277 to the west in front of existing residences but it was moved to the east to match the future  
278 lineup so that can be a 4-way stop. Also, busses will not be turning out of the school  
279 right into existing residents' driveways.

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280 Mr. Flaherty said there are electric utilities running through the north of the property and  
281 they run across the area the developer is seeking to donate, which limits the use of that  
282 property. It is nice to donate to the township, but they need to look at the entire  
283 community and there is no access to the open space. He understands there is an existing  
284 grade crossing for use as is now and that makes sense, but encouraging children and  
285 others to cross the railroad tracks to access that property is not safe.

286  
287 Mr. Flaherty said he understands the green spaces would be used, but he felt they may  
288 make more sense combined together for community use. He wants to ensure the property  
289 is usable. There needs to be passive areas and it should be a walkable community. He  
290 said there should be amenities that serve the residents. Orange Township approves parks  
291 as part of developments; however, they have a parks system and a parks levy to support  
292 that. However, Berlin Township does not have that and would have to rely on  
293 Preservation Parks and he suggested they be contacted. Park maintenance is not a budget  
294 item at this point and parks that are not maintained become a draw and a liability on the  
295 community.

296  
297 Mr. Flaherty said the density is hard to live with. He suggested figuring out price points  
298 and sizes; this area supports a higher price point and houses are being sold as fast as they  
299 are built. The township is trying to preserve their rural charm; development is going to  
300 happen but it needs to be an enhancement to the community and to everybody who lives  
301 here. Evans Farm was an abnormality due to its size and nature. It is located at the very  
302 southwest corner where some higher density is allowed. In the rural core, this is a tough  
303 pill to swallow.

304  
305 Mr. Johnson said the lots and densities are tough but that has already been brought up. He  
306 said the ponds should have fountains, not bubblers. Mr. Valentine said there are too many  
307 ponds.

308  
309 Mr. Johnson asked whether he was really expecting to retain that much water. Mr.  
310 Russell said that was very conceptual and he has not gotten into the requirements of what  
311 that plan would actually need to be. Some of the ponds will probably turn into green  
312 open spaces that could be athletic fields.

313  
314 Mr. Valentine asked whether this has gone to the Delaware County Regional Planning  
315 Commission (DCRPC). Mr. Reynolds said it has not because the application has not  
316 been filed, but he could discuss that with the director. Mr. Johnson said perhaps a bridge  
317 could be built over the railroad tracks but that is a high-cost item. Ms. Kaplan added that  
318 even Evans Farm was not able to pay for a railroad crossing.

319  
320 Mr. Flaherty noted that typically this discussion would be had with the zoning inspector.  
321

322 Ms. Korleski said she has a real problem with the sizes of the lots. The development may  
323 meet the density requirements, but that is all. Divergences will be requested for  
324 everything else including side yard setbacks, lot sizes, etc.

325  
326 Mr. Russell asked whether the BZC would prefer all 80' wide lots and just 20% open  
327 space. Mr. Valentine said "yes." Mr. Flaherty said the square-footage of the homes is  
328 important as well. He asked whether there would be one builder for the entire  
329 development or like Evans Farm who has approved custom builders who must adhere to a  
330 certain format. Mr. Reynolds said it would be early for him to even guess at this point.

331  
332 Mr. Reynolds said that more than likely it would be more than one developer due to the  
333 size of the property. It would also be nice to break it off into a couple of themed  
334 communities as a part of that property.

335  
336 Mr. Johnson asked whether there was any kind of estimated time line and whether he  
337 would wait for the Piatt Road extension to be done prior to starting. Mr. Reynolds said  
338 he has had discussions with the county engineers regarding who is putting the road in and

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339 when. He can move forward without the Piatt Road extension because there are two curb  
340 cuts. Obviously it would be nice to have it as part of the process because there would be  
341 more access points. However, it is a county-desired extension.

342

343 Ms. Korleski asked whether it was correct that they did not need to worry about sewer  
344 service because it was already available. Mr. Russell said there may be an issue with that  
345 as well. Mr. Reynolds said he can assure the BZC that there will be sewer access.

346

347 Ms. Korleski said the concept of smaller and larger lots seems to be fine, but she did not  
348 like the sizes proposed as they are too small. Mr. Reynolds said the smaller lots are a  
349 tradeoff for increasing green space for the entire community.

350 Mr. Johnson said that is stealing from Peter to pay Paul. Ms. Korleski agreed. Mr.  
351 Johnson said if the developer wants to wildly exceed the BZC's expectations for open  
352 space, he would rather that enthusiasm be tailored into putting additional space spread  
353 throughout the lots themselves. Ms. Korleski said many developers are running with the  
354 concept of smaller lots and open spaces. However, that is not the case here. Mr. Johnson  
355 agreed and said he would rather have larger lots than 7 soccer fields.

356

357 Mr. Flaherty said at the end of the day, somebody is maintaining it, whether that is an  
358 HOA (homeowners association) or a township. At this point, the township has no budget  
359 to maintain parks that are donated. Mr. Reynolds said any green space interior to the  
360 subdivision would be the responsibility of the HOA.

361

362 Mr. Flaherty said a community is being created here; this is much larger than a  
363 subdivision and is essentially half of Evans Farm, which had 38% green space and 40  
364 miles of trails, downtown districts, agricultural districts, etc. He said this is not bringing  
365 much of an asset to Berlin Township. The developer has the land and space to create that  
366 central hub, but there are electrical wires that run there so that is a designated area that  
367 must be open.

368

369 Mr. Flaherty said that perhaps that could be added to and the streets redesigned; there is a  
370 great opportunity to give even if it is only 20% or just above. There could be a great  
371 community sense for the subdivision via a centralized gathering area and makes the  
372 residents around a little easier so they can utilize that as well. It should be a destination  
373 point as opposed to just green space.

374

375 Mr. Russell said much of the open space would need to be used to create a buffer and he  
376 hopes there is still enough to create other meaningful outdoor spaces. Mr. Flaherty noted  
377 that amenities can be a selling point to buyers as well.

378

379 Mr. Johnson said there is a fair amount of space that can be played around with and a  
380 "cool plan" could be created.

381

382 Mr. Valentine said he would like to see as few divergences as possible in the application.

383

384

Public Comment

385

386 Mr. Spangler asked whether the west end entrance is aligned with Gregory Road. Mr.  
387 Russell that is the intent. Mr. Jacobs said that is an accident waiting to happen.

388

389 Mrs. Cook asked whether the future plan was to close Gregory Road at the other end.  
390 She said it did not seem to make sense to have a road come off Gregory Road. Mr.  
391 Russell said there is much to be done and that may not actually occur after further review.

392

393 Ms. Korleski asked whether the only access to the entire development is off of Berlin  
394 Station Road. Mr. Russell said that there would be access off of Berlin Station Road as  
395 well as the Piatt Road extension. Ms. Korleski asked whether all the traffic would flow  
396 to Piatt and Berlin Station Roads.

397

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398 Mr. Flaherty said if he was the developer, would talk to the county about a TIF and  
399 putting in Piatt Road and making that a very nice grand entrance to his development. He  
400 would create a cul-de-sac and eliminate the intersection to align it with Gregory Road.  
401  
402 Mr. Russell said he wanted to ensure there are enough entrances and access points for the  
403 number of homes.  
404  
405 Mr. Jacobs suggested trying to avoid a roundabout on Berlin Station Road in front of the  
406 school because they are too small for school busses and for trucks accessing the school,  
407 and they are dangerous. He said the traffic light works great at Liberty High School. Mr.  
408 Johnson said that is the county's call.  
409  
410 Mr. Flaherty said he thought a roundabout is planned for the Piatt Road/Berlin Station  
411 Road intersection already.  
412  
413 Mr. Johnson asked whether he had plans to get feedback from the neighboring property  
414 owners. Mr. Reynolds said he had not made those arrangements.  
415  
416 Mr. Spangler asked how it would be phased. Mr. Russell said it would probably be south  
417 to north. It depends on where the utilities can be tapped from as well as when the Piatt  
418 Road extension occurs. Mr. Spangler suggested that the applicant meet with neighboring  
419 property owners for a discussion prior to filing.  
420  
421 Ms. Rippel suggested reserving the township hall to hold informal discussions with the  
422 property owners to get their feedback.  
423  
424 Mr. Culbertson said he was concern about increased traffic. The county has been  
425 promising the Piatt Road extension for years; school starts in less than 2 months. All the  
426 traffic will come down Berlin Station Road. Mr. Flaherty said that is an issue with the  
427 school. Piatt Road extension is on the plan for next year. There was additional  
428 discussion.  
429  
430 Mr. Culbertson said just south of this property are \$400,000+ homes being built and this  
431 developer wants to build 60' lots. He asked who would buy the lots. Ms. Korleski said  
432 the price points start at \$400,000 and go up so this would not be less than that. Mr.  
433 Culbertson said he prefers more space.  
434  
435 Mr. Culbertson said that area is wet and there may not be enough retention ponds as  
436 shown.  
437  
438 Ms. Korleski said her main concerns are the size of the lots and also the access point  
439 where traffic will be directed. If Piatt Road extension is not ready, she cannot see  
440 anything happening because Berlin Station Road is too narrow to accommodate all of that  
441 traffic.  
442  
443 Mr. Valentine said the lots are not large enough for the typical rural home which will  
444 need sheds, etc.  
445  
446 Mr. Flaherty said lot size is critical to the BZC and to Berlin Township residents; people  
447 buy homes up here for that reason and that is a draw factor. They want walking paths,  
448 areas to gather, etc. 1/3 acre is the minimum he would want to see. Mr. Russell asked  
449 whether that was in line with the R-3 overlay. Mr. Flaherty said it was 20,000 SF. Ms.  
450 Korleski said with the PRD overlay it is ¼ acre. Mr. Russell thought it was a little over  
451 10,000 SF.  
452  
453 Mr. Flaherty said the 60 lots are 8,400 SF. Mr. Flaherty said the applicant should get to  
454 the 10,000-12,000 SF range. Ms. Korleski read from the zoning resolution that required is  
455 10,890 SF.  
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**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JUNE 26, 2018 7:00 PM**

457 Mr. Culbertson encouraged the applicant to bring in several different builders to provide  
458 diversity. Ms. Korleski said they need to ensure their builders are following the high  
459 standards being requested. Mr. Russell said the architecture would be provided for. Mr.  
460 Reynolds said there would also be a HOA and the developer would have control over the  
461 architecture. Ms. Korleski asked who the developer would be. Mr. Reynolds said that  
462 was unknown at this time.

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**AGENDA ITEM: OTHER BUSINESS**

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466 Ms. Rippel said the revisions for Berlin Meadows were due today. They called her at  
467 4:10 p.m. today to let her know there would be no revisions and they would be requesting  
468 a tabling at the 7/10/18 meeting. Ms. Korleski added that an informal presentation by  
469 John Wicks would also be given and perhaps the CLUP survey can be reviewed.

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

472 Meeting adjourned.

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Toni Korleski, Chairperson

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Jerry Valentine, Vice-Chairperson

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Darcy Kaplan, member

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Steve Spangler, member

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Mike Bardash, member

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Martin Johnson, 1<sup>st</sup> alternate member

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Steve Flaherty, 2<sup>nd</sup> alternate member

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Attest: \_\_\_\_\_

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Lisa F. Knapp, Berlin Township Zoning Clerk