

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING
TUESDAY, JULY 10, 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 1st alternate
11 member Martin Johnson (seated), BZC 2nd alternate member Steve Flaherty (seated).

12
13 Not present: BZC members Mike Bardash and Steve Spangler

14
15 Also present: Zoning Secretary Cathy Rippel; Zoning Clerk Lisa Knapp

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

19 **AGENDA ITEM: LEGAL NOTICE**

20 Ms. Knapp said this meeting was advertised in the May 9, 2018 Delaware Gazette and
21 heard on May 22, 2018, then tabled to this evening.

22 **AGENDA ITEM: APPROVAL OF MINUTES**

23 Mr. Valentine made a motion to approve the minutes from the 6/26/18 BZC meeting, as
24 presented. Ms. Kaplan seconded the motion.

25 Vote: Valentine, yes; Kaplan, yes; Flaherty, yes; Johnson, yes; Korleski, yes. Motion
26 carried, minutes approved.

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

- 28 ♦ Kristina Dew, 553 Shanahan Road
29 ♦ Michael Dew, 553 Shanahan Road
30 ♦ Clyde Fitzpatrick, 585 Shanahan Road
31 ♦ Sue Fitzpatrick, 585 Shanahan Road
32 ♦ John Wicks, 2973 E. Orange Road
33 ♦ Barbara Sherman, 1469 Africa Road
34 ♦ Jimmie Wise, 737 Shanahan Road
35 ♦ Katie Northeim, 737 Shanahan Road
36 ♦ Andrew Northeim, 815 Shanahan Road
37 ♦ Joe Langer, 71 Oak Blvd.
38 ♦ Kim Langer, 71 Oak Blvd, property manager of Worthington Arms
39 ♦ Joe Thomas, Metro Development, 470 Olde Worthington Road, Westerville, Ohio

40 **AGENDA ITEM: BZC-007 BZC 17-007 PEACHBLOW ROAD II, LLC. KENNY ASSET**
41 **MANAGEMENT, LLC TRIANGLE PROPERTIES, INC.**

42 *BZC 17-007, filed by Peachblow Land II LLC, Kenny Asset Management LLC, Triangle*
43 *Properties Inc., 470 Olde Worthington Road, Suite 101, Westerville, OH 43082. The*
44 *applicant is requesting approval of a preliminary development plan known as Berlin*
45 *Meadows, Parcel's #41833001016000; 41833001014000; & 41833001094000; from*
46 *70 Farm Residential District (FR-1) to R-3 with a Planned Residential District Overlay*
47 *(R-3/PRD) 193.3 ± acres, 1162 Peachblow Road, O Peachblow Road & 663 Shanahan*
48 *72 Road, Lewis Center, OH 43035.*

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

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REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

50 Ms. Korleski said this was tabled to a time and date certain of today from the 5/22/18
51 hearing by the request of the applicant.

52
53 Joe Thomas, with Village Communities, requested that this application be tabled to a
54 later date as he has entered into discussions with Evans Farm regarding co-developing
55 some of the property. There were also discussions at the last hearing regarding reducing
56 the density for the development in order to meet the township's needs and he is
57 requesting a 30-day tabling. His goal is to have discussions wrapped up by 7/24/18 and
58 then land planner Todd Faris will be working on the plan.

59
60 There was a discussion about the date.

61

**RESOLUTION 2018.07.10 .#A: TABLE AND CONTINUE BZC 17-007
TO 8/28/18 AT 7:00 P.M.**

62
63
64

65 Ms. Korleski made a motion to table and continue BZC 17-007 to 8/28/18 at 7:00 p.m. at
66 township hall. Mr. Flaherty seconded the motion.

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

68

69 Mr. Thomas said he would be reaching out to the residents to meet with them regarding
70 questions they had.

71

72 Ms. Dew said she was able to review the zoning plans for the tabled application and she
73 asked whether the revised plans would be available to review as well. Ms. Rippel said
74 she will put them on the township website as soon as they are submitted to the zoning
75 office.

76

77

**AGENDA ITEM: INFORMAL DISCUSSION WITH JOHN WICKS REGARDING A 17.5-ACRE
COMMUNITY LOCATED ALONG SOUTH OLD STATE ROAD**

78
79
80

81 John Wicks, 2973 E. Orange Road, was present to present informal information regarding
82 a new residential community to be located on 17.5 acres.

83

84 Mr. Wicks said that with no zoning inspector having been hired at Berlin Township, he
85 has not been able to run this concept by anybody at the township. However, he did meet
86 with Delaware County Regional Planning Commission director Scott Sanders for some
87 guidance. He is seeking to do something a little bit different with this property.

88

89 Mr. Wicks displayed a copy of the township's Comprehensive Land Use Plan. The
90 property is located on the southeast corner along Alum Creek and is known currently as
91 the Old State Dry dock, a boat storage facility. Another piece adjacent to that property
92 just to the north is the old Greenlawn Landscaping property. That business has moved to
93 Peachblow Road.

94

95 Mr. Wicks said he is calling the project the Villas at Oak Old Harbor. He has been doing
96 a lot of work in the township over the past 5 years and he has heard consistently not only
97 in Berlin Township but in surrounding areas, that there are not any places for people who
98 have raised their families here to downsize and stay within this community. There are
99 not many developments currently in Berlin Township which provide this opportunity for
100 the "empty nester" demographic.

101

102 Mr. Wicks said he has been trying to find a way to accommodate those people. Recently
103 the township adopted the TPUD (Transitional Planned Unit Development) zoning
104 category, which accommodates the concept of cluster housing, which allows for unified
105 housing areas and allows the homes to be located in a smaller physical area and have
106 much more open space and common areas for those residents to use.

107

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

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TUESDAY, JULY 10, 2018 7:00 PM

108 Mr. Wicks said amenities can be provided in those areas that focus on that demographic.
109 For this 17.5-acre site, Hollenback road is located to the south, South Old State Road is
110 located to the west, to the east is Alum Creek lake and the dog park, and Old Harbor
111 Estates wraps around this property.

112
113 Mr. Wicks said the TPUD zoning category allows up to 4 units per acre; however, this
114 project is proposed at 2.9 units/net developable acre. He said there is anomaly within the
115 TPUD zoning category because it does not really discuss “net developable” acreage, but
116 simply a straight 4 units per acre. Density has always been an issue in Berlin Township
117 and one of the biggest reasons there is not much of this type of development is because to
118 put 1 or 1.5 units per acre on property that is as expensive as land is out here and due to
119 the high cost of development, one simply cannot afford to build smaller homes and a
120 lower price point. So most homes are \$500-700,000 homes being built on 80-100’ wide
121 lots. However, the empty-nester does not want to live in those types of homes.

122
123 Mr. Wicks said the densities are comparable to some other developments that have been
124 approved around here and he displayed a map. He said the net developable density for
125 Evans Farm is 2.44 units/acre in Berlin Township, Piatt Meadows is 2.50 units per net
126 developable acres, Shadow Creek is 2.4 units per net developable acre, and the Paykoff
127 project is 2.1 units per net developable acre. He said his point was that there have been
128 some developments that have been approved above the 1.85 units/net developable acres
129 and that is premise for his proposal.

130
131 Mr. Wicks said a couple of developments that were recently approved for the TPUD
132 include the Schottensteins home development at North Winds Drive at around 2.5-2.8
133 units per acre as well as another one off of Shanahan and Route 23 at 2.3-2.5 units per net
134 developable acre. This would be the third development in Berlin Township that would
135 utilize the TPUD category.

136
137 Mr. Wicks said proposed is 53 free-standing condominiums, considered patio homes. It
138 would have private streets with gated entrances on the accesses located on South Old
139 State and also Anchor Drive, which is currently under construction with Old Harbor
140 Section 2. Each home would have a first floor master suite and all first floor living space.
141 There will be options in some of the floor plans to have a second floor with a loft area or
142 a bedroom and bathroom for college-aged kids or in-laws.

143
144 Mr. Wicks said there would be 50% common area within the development and private
145 congregation areas in the front. The property has existing ponds that would be well-
146 stocked with fish for the residents who live there as well as 6’ wide internal walking
147 paths that would connect the property internally for pedestrian access. Dense screening
148 will be provided along South Old State Road as well as along adjoining properties.

149
150 Mr. Wicks said this property is uniquely situated within the township within walking
151 distance to the dog park, which would provide an opportunity to walk in the area. This
152 targeted demographic provides less peak traffic because many of the residents will be
153 retirees, and they do not contribute to the school systems. The development will generate
154 a nice tax base for the township without a burden on the school district.

155
156 Mr. Wicks said the development would not restrict children, but the design of the homes
157 is focused towards the 55+ demographic. There may be some children living here but
158 most families with children would not want to live in this community. He feels this is a
159 very unique product in Berlin Township and is in high demand in this area. Cluster
160 developments are better for community futures because there are more units focused in a
161 smaller area so there is more money available to put these amenities in that are not done
162 in typical neighborhood subdivisions.

163
164 Mr. Wicks said the 55+ demographic is a leading buyer but many have to go to other
165 communities. The alternative would be an extension of Old Harbor Estates with 90’ wide
166 lots off of Anchor Drive, consistent with the other developments in the area.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

Commission Consideration

167

168

169 Mr. Flaherty said he has heard tonight a focus on age but not an age lock. Mr. Wicks said
170 that was correct and that he has been told it is illegal to age-restrict a private community
171 like this. The homes will be designed to accommodate a certain demographic with a first
172 floor master and features such as covered porches, a breakfast nook, etc.

173

174 Mr. Flaherty said there is a way to do an age lock and he noted that other developments
175 have done it. Mr. Wicks said he would be surprised by that but he is not interested in
176 doing that. Mr. Flaherty said this kind of community has come up a lot in planning
177 sessions but it is a matter of finding the right place to put it that does not affect the rural
178 charm of Berlin Township. If this is a decent place to put it, the township may agree to it.

179

180 Mr. Flaherty asked about the access to Old Harbor. Mr. Wicks said Anchor Drive is
181 stubbed in and he pointed out a right-in/right-out off of South Old State Road. Turn lanes
182 would not be required. A left-out may also not potentially require a turn lane. A right
183 turn lane may be required per the traffic study.

184

185 Mr. Flaherty asked whether RFID-type actuated gates would be installed. Mr. Wicks said
186 that was possible or something else, and the police and fire access would have that as
187 well.

188

189 Mr. Flaherty asked how far the back entrance was. Mr. Wicks explained it on the map.
190 Mr. Flaherty asked whether there would be a security shack. Mr. Wicks said that may be
191 built as an entry feature but it would not be a manned shack. Mr. Flaherty asked whether
192 there would be a community park. Mr. Wicks said it states "community area" and that
193 would be dedicated for the residents of this development. It will create a beautiful scene
194 from the roadway. Mr. Flaherty asked whether there were plans for pickle ball or the
195 like. Mr. Wicks said he was open for items that would serve the residents.

196

197 Mr. Flaherty asked whether there was a floorplan size at this point. Mr. Wicks said it
198 would be in the 1600 SF base range and there would be options for larger homes. Mr.
199 Flaherty asked whether there would only be slabs and no basements. Mr. Wicks said he
200 would like to see it as an option because although most of this demographic prefers a
201 slab, some may want a basement. However, the cost could be \$40,000 more for that.

202

203 Mr. Flaherty asked what the price point would be. Mr. Wicks said it is directly related to
204 the number of units and the cost of development. He would like to get a price point in the
205 upper \$200,000- mid \$300,000's starting but typically homes sell for much higher than
206 the starting price due to buyer options.

207

208 Mr. Flaherty asked about the side yard setbacks. Mr. Wicks said he just looked at the
209 plan approved off of US 36/SR 37 with 12' between buildings and he is showing that
210 here. Mr. Flaherty said he should keep in mind that for the referenced development, the
211 Berlin Township portion was only a very small portion of that development. Also, that is
212 located in a completely different area. The subject property is located right in the rural
213 residential charm portion of Berlin Township.

214

215 Mr. Wicks said one benefit of this is that the roads will be privately owned and
216 maintained so the township would not need to pay for that.

217

218 Mr. Johnson said that some of the developments mentioned are at the extreme ends of the
219 township; the touchpoint here would be the surrounding areas and this is right in the heart
220 of things. He would need to see some special circumstances for the property.

221

222 Mr. Johnson asked what Mr. Wick was using for his statistics regarding demographics for
223 this development that indicate there is a high number of retired people looking for this
224 type of development. Mr. Wicks said it was based upon discussions with people in the
225 township and also he has employed market research people in other areas to tell him how

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

226 he should target his development. He said that while Berlin Township has consistently
227 had large-lot subdivisions, his studies have shown consistently that Baby Boomers are
228 achieving retirement age at a record pace. They typically have a large amount of equity
229 in their current homes but want to move to a smaller home. He believes at least half of
230 these homes would be presold.

231
232 Mr. Johnson said that the people he knows of that age are not looking to pay Olentangy
233 School taxes at this point.

234
235 Mr. Johnson said he mentioned the dog park and asked whether he was suggesting that
236 the walking would go down South Old State Road and then down Hollenback Road. Mr.
237 Wicks said the people would be able to come out the back. Mr. Johnson asked whether
238 there were walking trails all the way to the park. Mr. Wicks said Hollenback Road is
239 very lightly traveled. Mr. Johnson asked whether there is boat traffic there. Mr. Wicks
240 said that is just part of it.

241
242 Mr. Johnson asked how large the common area off the entrance to the west would be.
243 Mr. Wicks said he did not measure it but it was around 4 acres. Mr. Johnson asked
244 whether there would be a homeowners association. Mr. Wicks said there would be a
245 homeowners association and there would be monthly condo fees that would cover the
246 cost of maintenance; everything from the walls in would be the responsibility of the
247 resident, and everything on the outside of the walls is the condominium association's
248 responsibility.

249
250 Mr. Johnson had concerns about the density. Mr. Wicks said the TPUD is set up as a
251 transition between the uses, and this development is right on the edge as it is just a couple
252 hundred feet north of where Orange Township is. Thus, it's not like this is in the middle
253 of Berlin Township.

254
255 Mr. Johnson said the intent of that side of Evans Farm, on that end, was to do a
256 transition into The Marina across the street, and that would transition up into Old Harbor.
257 He sees those as more or less equivalent developments. He did not see what this
258 development would transition to.

259
260 Mr. Wicks said it is in the middle of where all of the most heavily dense developments
261 are in that South Old State corridor, which is from Cheshire Road to Lewis Center Road.
262 There is a high population of people there who are aging and within the next 10 years
263 will be empty nesters. The projections for the high school are to decrease after another
264 10-12 years. Those are the kinds of people who like living up here and are accustomed it,
265 and are looking to stay in this area.

266
267 Mr. Wicks said this development located in this area makes sense to him versus building
268 another subdivision there of 25-35 single family lots that are sprouting up everywhere.
269 Only a couple of the homes will be seen from the road due to the design. He would like
270 to provide a development that will be successful and he feels this is a good location.

271
272 Ms. Korleski said this would be a good property to put a TPUD on and it is a smaller
273 development. She asked about the 6' wide walking paths. Mr. Wicks said that is enough
274 room for two people and dogs to pass as well as wheelchairs. Ms. Korleski asked about
275 sidewalks. Mr. Wicks said there would be sidewalks with curb and gutter. Ms. Korleski
276 asked how residents would access the park. Mr. Wicks said they would access via
277 Anchor Drive through the second section of the neighboring Old Harbor development is
278 built.

279
280 Ms. Korleski asked about a section in the open space. Mr. Wicks said there is an existing
281 house he would probably keep there. It does not change the look as one drives up
282 through South Old State Road. Ms. Korleski asked how large the property furthest north
283 is. Mr. Wicks said it is two acres. Ms. Korleski asked whether he included that property
284 in the 17.5 acre development. Mr. Wicks said that was correct and the single family

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

285 house with its own access off of South Old State Road will remain. Ms. Korleski asked
286 whether that would change the development's density. Mr. Wicks said it would and he
287 would need to deduct 2 acres from the gross acreage.

288

289 Ms. Korleski said it does make sense to put all of the condos together because they are all
290 under condo management and it would not make sense to have wide spaces between the
291 houses. Mr. Wicks said he can bring examples of other developments with this design
292 and he said it is a proven design that works. Ms. Korleski asked whether condo owners
293 would be installing plants and flowers in the yards. Mr. Wicks said each person would
294 have their own personal access space right outside the condo development that they can
295 use for that purpose.

296

297 Ms. Korleski asked whether there would be two car garages. Mr. Wicks said there would
298 be and they would be attached. He was not certain whether they would be front or side
299 load at this point. They would not be rear load garages.

300

301 Ms. Korleski asked whether there would be benches, gazebos etc. in the open common
302 area. Mr. Wicks said there would be amenities that this demographic wants. He said the
303 area back there is very beautiful and he did not want to put a road back there.

304

305 Mr. Valentine said Mr. Wicks had stated he did not want to put an alleyway in, but it
306 would make sense to do so because the front load garages will be an eyesore. He noted
307 that Carson Farms in Delaware has a similar development but with alleys between sets of
308 condos so you do not need to look at all the cars all the time, providing some sense of
309 privacy.

310

311 Mr. Wicks said what he does not like about those condos is the extra pavement including
312 roads in the front, roads in the back, the house on a road, etc. and that feels too urban to
313 him. He likes the side load because it provides a courtyard area in the front and makes it
314 more private. Mr. Valentine did not think it would be possible to have many side load
315 garages. Mr. Wicks said there are many communities including in Dublin where there
316 are 50' wide fee simple lots on public streets with 38' wide homes and side load garages.

317

318 Mr. Valentine said side load garages and rear access feels more rural to him. Mr. Wicks
319 said Old Harbor was mandated to have all side load garages. Mr. Valentine said at least 4
320 parking spots per lot are required so there could be up to two cars sitting out in the
321 driveway. Mr. Wicks said the theory is that there will not be kids living at home.

322

323 Mr. Valentine said Mr. Wicks said there would be some kind of privacy wall at the front
324 to show it is a private community. Mr. Wicks said currently there is a big mound and
325 trees along South Old State Road and Harbor Point cannot be seen. This will be a
326 continuation of that.

327

328 Ms. Korleski asked whether the infrastructure would be maintained by the condominium
329 association. Mr. Wicks said that was correct. Ms. Korleski asked whether the roads were
330 wide enough for emergency services. Mr. Wicks said "yes" and that they would be 22'
331 wide with "no parking" signs.

332

333 Ms. Kaplan asked about the corner with the existing home. Mr. Wicks showed the
334 current property line. Ms. Kaplan asked whether that home would be part of the
335 condominium association. Mr. Wicks said it would not be but that it would be part of the
336 zoning, meaning it would be restricted to any further development. Ms. Kaplan said it is
337 being counted as density. Mr. Wicks said he took it out of the open space package, and
338 even with the 2 acre property removed the development has at least 50% open space.

339

340 Mr. Flaherty asked whether there would be any change to transform the building into a
341 clubhouse. Mr. Wicks said it was built in the 1970's and has been used as an office for a
342 while, having been converted to a house now.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

343 Mr. Johnson asked what the vision for the house was and whether it would be rented.
344 Mr. Wicks said he would sell it as a residence separately. Ms. Korleski asked whether it
345 was included in the density calculations. Mr. Wicks said it was because it is part of the
346 17.5 acre property being zoned.

347
348 Ms. Korleski asked whether a divergence would be required for that. Mr. Wicks said he
349 was not sure because it all falls under zoning. It is its own lot within the zoning of this
350 community.

351
352 Mr. Flaherty said if the property was zoned with a TPUD designation, how would it be
353 restricted? Mr. Wicks said there would be deed restrictions per parcel and could not be
354 further developed. Mr. Flaherty asked whether that would be done as part of the zoning
355 process. Mr. Wicks said he would commit to doing all of that.

356
357 Mr. Wicks said the property is currently FR-1. Ms. Korleski said he may want to keep it
358 FR-1. Mr. Wicks said if he is unable to use the acreage for this rezoning, there would be
359 no reason to leave it in the zoning.

360
361 Ms. Kaplan said this could set a precedent for higher density development and could
362 open a floodgate. Mr. Wicks has mentioned the demographic he is mentioning, but
363 several people have stated that it cannot be age locked. Mr. Wicks said he will commit to
364 the first floor master bedroom, and also to the second floor as an option. The maximum
365 number of bedrooms for a one-floor plan is 2 bedrooms and the second floor is an option.
366 Families will not move into homes like these. They will naturally restrict the kinds of
367 people who want to live there.

368
369 Ms. Kaplan said she agreed with Ms. Korleski that this may be a good place for a TPUD.
370 However, she is concerned about setting a precedent for a 300 acre site to come in and
371 ask for the same. Mr. Wicks said he could not afford to do this property at 1.85
372 units/acre because the houses would have to be \$500,000-600,000. The empty nesters
373 want to sell their homes, have smaller mortgages, and they want to be able to travel. The
374 additional density allows the lower price point to get to that demographic who can afford
375 it. These will not be "little crackerjack boxes;" they will have high architectural
376 standards.

377
378 Ms. Korleski said the TPUD was created for developments like this and more places like
379 this are needed, such as The Greenery and the Ciminello development. There is space for
380 more of that development around here, depending on the location.

381
382 Mr. Wicks said the minimum footprint of 1600 SF is not much smaller than some of the
383 homes in Old Harbor, except they are two stories and 3200 SF.

384
385 Mr. Flaherty said that density is a concern within Berlin Township; however, the overall
386 vision and plan are the keys and what the developer is bringing beyond that. Evans Farm
387 is an anomaly; the township is not just going to allow those densities just because Evans
388 Farm got the density. It must be a contributing plan. He would rather see planned
389 communities that have a vision and a purpose above and beyond.

390
391 Mr. Flaherty said this is a decent place to put this. The township must consider the
392 impact on the use of the township's funds. This development will have private roads so
393 those will not be road impacts that the township must take on. He noted that per the
394 Attorney General's site, age restriction is not protected under the Fair Housing Act, but
395 family size is along with other items.

396
397 Mr. Flaherty said there are numerous communities throughout Ohio that are age-
398 restricted to ages 55 and over and he suggested exploring that. It would help this not be
399 an opening of the floodgates. He heard for four years while he was a township trustee that
400 the township needs affordable housing where people can downsize but still stay within
401 the community. Having a planned community where the maintenance is taken care of

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 10, 2018 7:00 PM

402 makes sense. There are federal guidelines that guide what is designated as senior
403 housing.

404

405 Mr. Wicks said he has been advised by his attorney to stay away from that, including
406 possible gentrification and those houses may be sold to a different demographic.

407

408 Ms. Rippel was concerned about no parking on the street and parties. Mr. Wicks said
409 there are spaces that have been set aside for those types of situations scattered
410 throughout. Ms. Rippel asked whether it was correct that items such as boats, campers
411 etc. could not be parked on the property. Mr. Wicks said perhaps there could be a space
412 that could be set aside for such uses. There was additional discussion.

413

414 Sue Fitzpatrick, 585 Shanahan Road, said she liked everything Mr. Wicks said about the
415 development.

416

417 A person asked what kind of siding the buildings would have. Mr. Wicks said he has not
418 gotten there yet but typically because they are so close together they would have natural
419 materials on the fronts and wrap around with a higher level vinyl on the sides.

420

421 Ms. Korleski asked if the BZC had provided Mr. Wicks with enough input. Mr. Wicks
422 said he heard the BZC is not comfortable with the 2 acre parcel so he needs to rework the
423 density numbers, but they are open minded to the idea of cluster development in this
424 location as long as it has the necessary features. The BZC seems to like the gated feature,
425 as it adds some class to the development. Ms. Korleski agreed.

426

427 Mr. Johnson asked whether the community would be gated but not fenced. Mr. Wicks
428 said he was not planning to put fences all the way around it. There are many trees in the
429 area that will be supplemented with a mound. Ms. Korleski said perhaps parking should
430 be allowed on one side.

431

432 Mr. Wicks asked whether parking on street is a big issue for anybody. There are a total
433 of 16 additional parking spaces for 50 homes, and perhaps that number needs to be
434 increased. Ms. Korleski asked whether the intent would be that they would be clustered
435 so each cluster could use the additional parking. Mr. Wicks said that is the intent and
436 also that it is not just one person using all the spaces.

437

438 Ms. Rippel asked why parking could not be allowed on one side of the street. Mr. Wicks
439 said allowing cars to park on the street "junks up the place" and it looks better when there
440 are no cars.

441

442 Mr. Valentine said if just one road was built it could provide an alleyway to provide an
443 option to put the cars in the back.

444

445 Mr. Johnson suggested putting the common area in a more centrally-located area instead
446 of on the edge of the property. Mr. Wicks said the ponds are existing and cannot be
447 moved.

448

449

AGENDA ITEM: OTHER BUSINESS

450

451 Ms. Korleski said she attended the trustee meeting last night, when she told the trustees
452 the township desperately needs a fulltime zoning inspector, but the trustees are only
453 interested in a part-time zoning inspector.

454

455 Ms. Korleski said the land use plan survey will be discussed at the next meeting. Mr.
456 Johnson will lead the team on that.

457

458 There was no further business to come before the Commission. Motion to adjourn.
459 Meeting adjourned.

460

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING
TUESDAY, JULY 10, 2018 7:00 PM**

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Toni Korleski, Chairperson

Jerry Valentine, Vice-Chairperson

Darcy Kaplan, member

Steve Spangler, member

Mike Bardash, member

Martin Johnson, 1st alternate member

Steve Flaherty, 2nd alternate member

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