

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 28, 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 Ms. Korleski introduced the new Berlin Township zoning inspector, David Loveless.

9
10 Ms. Korleski explained that BZC member Steve Spangler had resigned and that his
11 resignation has been accepted by trustees. Mr. Johnson is now a full member of the BZC
12 and Mr. Flaherty is now the first alternate.

13
14 Mr. Flaherty led meeting attendees in the pledge of allegiance.

15
16 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy
17 Kaplan, Mike Bardash, Martin Johnson.

18 Also present: Zoning Secretary Cathy Rippel; Zoning Clerk Lisa Knapp; BZC 1st
19 alternate member Steve Flaherty.

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

23 **AGENDA ITEM: LEGAL NOTICE**

24 Ms. Knapp said this meeting was advertised at the beginning of the year along with the
25 other regular BZC meetings. Application 17-007 was tabled from 5/22/18 to the 7/10/18
26 meeting and tabled from the 7/10/18 meeting to this meeting.

27 **AGENDA ITEM: APPROVAL OF MINUTES**

28 Mr. Bardash made a motion to approve the minutes from the 7/24/18 BZC meeting, as
29 presented. Mr. Valentine seconded the motion.

30 Vote: Bardash, yes; Valentine, yes; Kaplan, yes; Johnson, yes; Korleski, yes. Motion
31 carried, minutes approved.

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

- 33 ♦ Katie Northeim, 815 Shanahan Road
34 ♦ Andrew Northeim, 815 Shanahan Road
35 ♦ John Wicks, with Real Property Design and Development
36 ♦ Tim Wise, 737 Shanahan Road
37 ♦ Barbara Sherman, 1469 Africa Road
38 ♦ Joe Thomas, with Metro Development
39 ♦ Jim Ohlin, 7077 Sandimark Place, Westerville 43081, with Romanelli & Hughes.
40 ♦ Joe Korleski, 3584 Greenville Drive

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

43 *BZC 17-007, filed by Peachblow Land II LLC, Kenny Asset Management LLC, Triangle*
44 *Properties Inc., 470 Olde Worthington Road, Suite 101, Westerville, OH 43082. The*
45 *applicant is requesting approval of a preliminary development plan known as Berlin*
46 *Meadows, Parcel's #41833001016000; 41833001014000; & 41833001094000; from*
47 *70 Farm Residential District (FR-1) to R-3 with a Planned Residential District Overlay*
48 *(R-3/PRD) 193.3 ± acres, 1162 Peachblow Road, O Peachblow Road & 663 Shanahan*
49 *72 Road, Lewis Center, OH 43035.*

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51 Ms. Korleski said this hearing was tabled to 7/10/18, and that hearing was tabled to this
52 evening.

53

54 Joe Thomas, with Metro Development, said he was present to again ask that this hearing
55 be tabled to a later date. He has been working with the Olentangy Local School District
56 regarding a site for an additional elementary school. The challenge to this site is the
57 power lines, as parents do not want their children under them. He will be ready to
58 resubmit the final development plan soon.

59

60 Mr. Thomas noted that the sewer to the site had been another issue but it has all been
61 worked out now. He will have information regarding the final sewer location and timing
62 of its construction as well. The landowners north of Shanahan Road were able to
63 accommodate easements in order to bring it north of the Speedway station to this
64 development and others including Evans Farm.

65

66 There was a discussion regarding when the applicant would be ready. Ms. Korleski was
67 concerned about putting it on the agenda and having it tabled again. Mr. Thomas assured
68 her he would be ready. He requested the 9/25/18 date and said the revised materials
69 would be submitted by 9/11/18.

70

71 Mr. Johnson said the request is for a preliminary plan, but Mr. Thomas mentioned a final
72 plan. Mr. Thomas confirmed that it was the final version of the preliminary plan.

73

74

RESOLUTION 2018.08.28 #A: TABLE & CONTINUE BZA 17-007
TO 9/25/18 AT 7:00 P.M.

75

76 Ms. Korleski made a motion to table and continue Application 17-007 to 9/25/18 at 7:00
77 p.m. Mr. Bardash seconded the motion.

78 Vote: Korleski, yes; Bardash, yes; Johnson, yes; Valentine, yes; Kaplan, yes.

79

AGENDA ITEM: INFORMAL WITH JOHN WICKS

80 John Wicks, with Real Property Management & Design, presented the application and
81 answered questions from the BZC. Mr. Wicks said he presented the project at the
82 7/10/18 BZC. At that time there were 50 units located on the east side of S. Old State
83 Road, north of Hollenback Road, surrounded by the existing Old Harbor development.

84

85 Mr. Wicks said he got a lot of feedback from that meeting, which was great because there
86 was no zoning inspector at that time to run things by. He also met with Mr. Flaherty to
87 discuss the project.

88

89 Mr. Wicks said that he has since acquired additional property but he didn't want to
90 surprise everybody with a plan that looks a lot different than the plan he had the first
91 time. He provided a rendering of the location at the south-central portion of the township
92 whereas the last time it was on the northeast corner of Hollenback Road and S. Old State.
93 He has now acquired some area on the west side. He pointed out an area on the
94 Comprehensive Land Use Plan that is designated as a certain kind of zoning and said he
95 would not be requesting anything here that was not already requested on the west side.
96 The larger plan works much better, he said.

97

98 Ms. Korleski asked whether the area indicated in green on the east and west is the area
99 being discussed. Mr. Wicks pointed out the original and new locations.

100

101 Mr. Wicks said the east side contains 50 units and still contains 50 units, and the west
102 side contains 90 units, for a total of 140 units overall. He is still proposing the same
103 concept, which was received favorably as a gated community with all private streets and
104 utilities that would be maintained by the condominium association with no cost to the
105 township.

106

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107 Mr. Wicks said there would be over 40% common area/open space, internal 6' wide paths
108 that go around the common space that lead every unit up to the common areas. There
109 will be dense screening for the adjacent neighbors where dense screening does not
110 currently exist.

111
112 Mr. Wicks said this will be the 55+ over population who are downsizing. The aging
113 population of residents in Berlin Township whose children are out of school and have
114 moved out are looking to downsize their residences but not necessarily move away.
115 Historically such housing has not been available, but this development would
116 accommodate that demographic.

117
118 Mr. Wicks said the proposed zoning would be a TPUD (Transitional Planned Unit
119 Development), which allows for up to 4 units per acre. As proposed, this development is
120 3.13 units/acre. That number is slightly higher because the BZC has suggested that he
121 take out some of the existing homes out of the overall zoning acreage and he did that.

122
123 Mr. Wicks pointed out a house that would have been part of the zoning, but it was
124 removed from the zoning and the boundaries changed. On the west side, two homes will
125 remain. Even though he is purchasing all the land, he is taking those areas out of the
126 zoning request. There will be three houses on the west side that will remain.

127
128 Mr. Wicks said that will add to the concept of maintaining the current rural feel along S.
129 Old State Road by leaving the homes there, including the one built in the 1800's. After
130 the development is built, residents will not notice much of a visual change along S. Old
131 State Road because the development is pushed to the back.

132
133 Ms. Korleski asked how large the west part was. Ms. Korleski said and Mr. Wicks
134 agreed that it was about 15 acres and that the total acreage for the entire project is 46
135 acres. They then corrected themselves and said it is actually 31 acres on the west side.
136 The net developable density calculation was done by pulling out wetlands, driveways,
137 flood plains, etc. but that was only a reduction of 2.8% because there are no public rights-
138 of-way within this development.

139
140 Mr. Wicks said the BZC had many good suggestions at the last meeting and he has taken
141 those suggestions. Because there are more units now, there will be more revenue from
142 the condominium association to build more amenities. The prior plan included a
143 community area on the east side with fishing ponds and paths, and that will remain, but
144 on the west side the development can accommodate a community pool and clubhouse for
145 the residents who live there.

146
147 Mr. Wicks said there will be a nice central pond with walking paths all the way around it
148 and benches as well as pickle ball and bocce courts. The west side is an extension of the
149 east side and the amenities will be shared by all lots. Ms. Korleski asked whether they
150 would need to drive from one side to the other. Mr. Wicks said residents can also walk.
151 He noted there will be gates as well. Due to the stop just 700' down the road he did not
152 anticipate that traffic will be very fast. Mr. Bardash noted that approximately 1 of 10 cars
153 runs that stop sign.

154
155 Ms. Korleski asked whether he had purchased the entire corner of Hollenback and South
156 Old State Roads. Mr. Wicks said that was correct, and that the people who had decided
157 to build a daycare there have since decided not to and he is in contract for the property,
158 contingent on zoning approval. The house will sit on its own on 2 acres outside of the
159 development, another house sits on 2.6 acres, and the third house sits on around 3.5 acres.

160
161 Mr. Bardash asked what he planned to do with the houses. Mr. Wicks said he would sell
162 them. Ms. Korleski asked who owned the houses. There was a discussion about the
163 property owners. He is not buying the Stanley house but will plat it off, subdivide the
164 property and allow her to continue to live there. He pointed to another house that is

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165 owned by the Whartons, who are in contract to sell it to another person, and he is in
166 contract to buy it from that person.

167

168 Ms. Korleski said it is her understanding that the county is planning to construct a
169 roundabout there. Mr. Wicks said he met with the county engineer, who told him there
170 were no plans for that at this point. The current plan is for a traffic signal. Mr. Flaherty
171 said the county mentioned a roundabout to him in road meetings.

172

173 Mr. Wicks said much of the area is part of Evans Farm. They have an improvement that
174 they have dedicated \$1.8 million to widen Hollenback Road from S. Old State Road to
175 Piatt Road, as well as to widen South Old State Road to five lanes from Hollenback Road
176 to the south.

177

178 Mr. Wicks showed the boat storage area and said it is not part of this deal. He has all of
179 the big pieces in the hatched area included in the plan with the exception of Acres Away.
180 The rest of the pieces within the hatched are those that do not make sense to try to
181 include.

182

183 Mr. Bardash asked about the part between the two ponds on the west side. Mr. Wicks
184 said at the last meeting, it was asked where boats and RVs could be parked. He said as it
185 turned out, there is an existing boat storage on Dottie's property, so he has incorporated
186 that into the plans. It will be private residential boat and RV storage for the exclusive use
187 of residents of the development. He thought that was a brilliant idea because he is not
188 aware of any community in Central Ohio that provides that.

189

190 Ms. Korleski asked whether there would be a community clubhouse. Mr. Wicks said
191 there would be a community pool and clubhouse. Ms. Korleski asked where parking
192 would be provided for residents from the east side of the development. Mr. Wicks said
193 there would be parking stalls along the road and he pointed them out. He is considering
194 possibly having golf carts for accessibility.

195

196 Mr. Wicks said the use of this plan is not any different than that proposed before, and in
197 fact it has been expanded for the betterment. The hatched area did not have any plans
198 associated with it and now it will all be one use. Ms. Korleski said when he first brought
199 his plan in, the cottage homes sounded good. However, it has not been expanded and she
200 asked whether there was a market for that kind of housing.

201

202 Mr. Wicks said he spoke with builders after the last meeting to gauge interest, and the
203 response was overwhelming. He has had offers to buy him out of the project, to be the
204 first ones to have options, etc. They all believe this is a home-run site. He discussed this
205 with his friend Jim Ohlin with Romanelli and Hughes and he wanted to attend this
206 meeting to gauge the level of support. If it is supported, they would be interested in
207 building here. This would be the first community of its kind in Berlin Township.

208

209 Ms. Korleski said she read up on the TPUD requirements and she asked much green
210 space the development would have. Mr. Wicks said it would have 41% green space. Ms.
211 Korleski asked how close the homes would be to each other. Mr. Wicks said in order to
212 provide that close knit cluster housing, there would be 12' between the units, and 30'
213 minimum back to back, although he may want to go longer at 50'. The concept of a
214 cluster community is to provide a lot of open space and amenities.

215

216 Ms. Korleski said TPUD states it will be as part of the approved development plan.
217 Otherwise it has to go to 24'. She then corrected her statement and said it would be 25'
218 Mr. Wicks said the TPUD language indicates the setback will be per plan as approved
219 and that will be included in the text. 24' between buildings will simply look like another
220 single-family subdivision like Old Harbor. He said this is a unique opportunity to do
221 something different and it will be really successful.

222

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223 Ms. Korleski asked whether they will all be ranch homes. Mr. Wicks said “yes” that they
224 would all have first-floor living spaces and first floor masters, although some may have
225 an option for a second-story loft and/or guest bathroom and bedroom.

226

227 Mr. Bardash asked about the minimum square-footage. Mr. Wicks said he thought at the
228 last meeting he mentioned 1400 SF for ranches and 1800 SF for anything with a second
229 story. Mr. Bardash said it was 1600/1800 SF. He asked whether there would be one
230 builder or multiple builders. Mr. Wicks said it would probably be two builders possibly
231 including Romanelli and Hughes, who has an excellent reputation.

232

233 Mr. Bardash asked what price point he would expect. Mr. Wicks said they would
234 probably start at \$380,000. Jim Ohlin, with Romanelli and Hughes, said they could be
235 \$400-500,000 and they probably will have basements.

236

237 Mr. Bardash asked whether all exterior maintenance including landscaping care would be
238 handled by the homeowners association. Mr. Wicks said that would be 100% paid by the
239 homeowners association.

240

241 Mr. Wicks said siding was discussed at the last meeting, including that the fronts and
242 backs would have architectural fronts and backs but because they would be so close
243 together that high-end vinyl would be appropriate.

244

245 Ms. Korleski asked whether these would be cottage homes. Mr. Wicks said he was not
246 sure what the definition of a cottage home is but these would be ranch homes designed
247 with first-floor masters and living space.

248

249 Mr. Ohlin said he discussed with Mr. Wicks that in order for him to get involved there
250 would need to be diversity of lot sizes which would include some courtyard garages and
251 front entry garages in order to mix up and break up the community to make it look like a
252 Romanelli and Hughes development.

253

254 Mr. Ohlin said he was excited about getting in at the infancy stage because this is an
255 opportunity for him to help Mr. Wicks design the community the way they want it to
256 look. He displayed some samples and said those with courtyard garages would be a 50'
257 wide product. There would be a combination of 40' and 50' wide homes. The price
258 point would be \$400-525,000. He is here to determine whether this is something he
259 would like to pursue further. He is in the middle of contract negotiations. The site is
260 great and he knows there is a market for this, and his company would love to be in on the
261 ground floor to bring this to fruition.

262

263 Ms. Korleski asked about the courtyard garages. Mr. Ohlin said Mr. Wick’s planning
264 includes a combination of front entries and courtyard garages, which is what he has done
265 over at Verona, which was a Parade of Homes site 3 years ago. Currently he is working
266 on a 40' product in Jerome Village that is still in the infancy stage and he is working on
267 elevations. It is a nice product, he said.

268

269 Mr. Valentine said he would like to see walking paths surrounding it especially up to the
270 stop sign so they can use that use that as a reasonable place to walk. Mr. Wicks showed
271 some paths. Mr. Valentine said he did not like it going across. He would like it to go to
272 the stop sign as people would have a lesser likelihood of getting run over. Mr. Wicks
273 said there is a challenge to that because it is county-owned right-of-way and they do not
274 typically like to have bike paths within their right-of-way so they have to get private
275 easements. He can do that on one side but he does not control the other frontage. He is
276 willing to explore that because the point is well taken.

277

278 Mr. Valentine was concerned about buffering on the back side. Mr. Wicks said trees
279 would be planted where there are no dense trees currently. He pointed out dense woods
280 and said it would not be desirable to tear woods down and replace them with new trees.

281

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282 Ms. Korleski agreed that the BZC has always tried to get bike paths along major roads so
283 that may be a good thing to look into. Mr. Valentine said it would be safer for people to
284 be able to cross at a stop sign to get to the pool on the other side. Ms. Korleski said she
285 was not sure if a walking path could be built on the east corner because that has private
286 ownership.

287
288 Ms. Korleski asked whether walking paths would be installed the entire length of the
289 development along the front to the corner of Hollenback Road and west of Hollenback all
290 the way. Mr. Wicks said it is not shown that way but it could be shown that way. Evans
291 Farm does show walking paths on their property. He was concerned about avoiding a
292 “path to nowhere.” If it makes sense, he is definitely open to doing it. Mr. Valentine said
293 it just looks safer.

294 Mr. Flaherty asked whether the Hollenback Road entrance coordinates with an entrance
295 to Evans Farm. Mr. Wicks said it does not and he pointed out their access on the map. He
296 discussed this with two county engineer traffic officials and they were fine with the
297 access location. Mr. Flaherty asked whether the Evans Farm had any paths on the
298 southwest corner of Old State and Hollenback Roads. Mr. Wicks was not sure.

299
300 Ms. Korleski said a walking path should not be considered along South Old and
301 Hollenback Roads. Mr. Flaherty wanted to ensure paths can be connected in the future.

302
303 Mr. Valentine asked about the timing on this project, as Evans Farm in that area is at least
304 10 years in Berlin Township. Mr. Flaherty said there was a trail plan and it used Evans
305 Farm as the east-west corridor for the trail system. Eventually they would like the east
306 side going up along S. Old State Road, but they are limiting what they want east-west
307 because Evans Farm will be used. Ms. Korleski said Hollenback Road is a township
308 road.

309
310 Ms. Korleski asked whether there were walking paths or sidewalks coming into the
311 entrance into the west section. Mr. Wicks said he does not show that currently, but if it
312 makes sense to have paths included along Hollenback Road, he would. However, he
313 wanted to ensure there were no paths to nowhere. Mr. Flaherty had several suggestions.
314 Mr. Wicks said prior to the submittal, he will research the walking path plan and put
315 together an exhibit that shows where current and proposed bike paths in the area are
316 located.

317
318 Ms. Korleski said with that many units, more than one entrance and exit coming off
319 South Old State will be necessary. Mr. Wicks said there are two entrances for each
320 subdivision and he is not planning to remove any of them.

321
322 Mr. Loveless asked where the second entrance on the east side was located. Mr. Wicks
323 said it is the existing stub street.

324
325 Mr. Flaherty asked whether there would be dual turn lanes there for South Old State. Mr.
326 Wicks said there would be and the road would be widened to 36” all the way down. He
327 confirmed that would be a main entrance, not an emergency access, as of now.

328
329 Ms. Korleski asked how many units there were on the east side. Mr. Wicks said there
330 would be 50. It is higher density that the trustees are accustomed to for TPUD but that
331 will allow for better amenities in the neighborhood including a nice pool and clubhouse,
332 the paths will be 6’ wide, the pool will be stocked with fish, and there will be very nice
333 landscaping. People will want to spend their afternoons in the community area.

334
335 Ms. Korleski said it was a good idea to have TPUD in the township here and she thought
336 the 50 units was a good use on the east side but is a bit hesitant for the 90 units on the
337 west side. Mr. Valentine opined that it was a transition especially with Evans Farm
338 coming in. Ms. Korleski agreed.

339

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340 Mr. Wicks said it is on the higher end for the edge of the township, going towards an area
341 that has historically higher densities within Orange Township. This is as good a location
342 as any to put this type of housing here because of the number of family homes here that
343 will be downsizing at some point in the future, and the proximity to the boat dock and the
344 dog park.

345
346 Ms. Kaplan asked how many square feet the lots will be. Mr. Wicks said there will not
347 be lots because these are condominium homes and they will be maintained by the
348 community from the exterior out.

349
350 Ms. Kaplan said 40-50' products were mentioned and she asked whether the driveways
351 would be 64' apart. Mr. Wicks said it would be 50' apart. Ms. Kaplan asked whether
352 that would include the 12' in-between units.

353
354 Mr. Ohlin mentioned communities where these products could be viewed including 50'
355 products at Verona, and 40' products at the Villas of Tussic, which includes a tighter-fit
356 product. This is a maintained community but it will be primarily be empty-nesters.

357
358 Ms. Kaplan said she was envisioning 40' of grass, 12' of driveway 12' of driveway, etc.
359 and that is a disturbing visual to her. Mr. Valentine said it appeared as though there
360 would be very little grass. Mr. Wicks said he can provide images of existing subdivisions
361 and show that there will be a lot of grass behind the units, the roads will be narrower and
362 they will not have curb and gutter.

363
364 Ms. Kaplan asked how many bedrooms the units would have. Mr. Wicks said the
365 standard would be 2 bedrooms and some could have an option for a third. Mr. Ohlin said
366 at this side, most of these will be 3 bedroom ranches with an opportunity for a bonus
367 room or office space upstairs. Ms. Kaplan asked whether there would be any 4-bedroom
368 units. Mr. Ohlin said as a custom home builder he could make restrictions like that.

369
370 Ms. Kaplan said he had stated that the marketing would be to empty-nesters but he also
371 said he did not want to restrict that. Mr. Ohlin said these are expensive products and
372 there are many other opportunities at this price range for families. There will be no
373 swing sets, children's toys, etc. It will be inviting for children to visit their grandparents,
374 but it would not be a community that is inviting for families to live there. For the price of
375 a \$400,000.00 plus the condominium association fees, there are many other
376 neighborhoods where families with children would be more welcome.

377
378 Mr. Flaherty asked whether these products would still fit within the 1600-1800 SF range.

379 Mr. Wicks said there are other builders who are interested who build 1200 SF units.

380 Mr. Johnson asked whether the development would be phased or whether both sides
381 would be built at the same time. Mr. Wicks said the east side would be built first next
382 year and the west side around a year after that.

383
384 Mr. Johnson suggested checking with the county regarding a similar pedestrian crossing
385 to that in Orange Township along Orange Road. There was additional discussion. Mr.
386 Wicks said that is a good idea and he would speak to the county engineer regarding that.

387
388 Mr. Johnson said that 12' between buildings seems aggressive. Mr. Wicks said that is
389 standard for these types of communities, and he suggested that he visit one of those
390 communities to get an idea of what it looks like and feels like. When units start being
391 spread out and the common areas reduced, that changes the dynamic of the product.

392
393 Ms. Korleski said this is a TPUD, not an R-1 or R-2 development; this is not the typical
394 zoning and the township does want TPUD in the area, so the parameters do need to be set
395 for that.

396
397 Mr. Johnson said he was concerned about traffic and parking including not only crossing
398 the road but also grandparents with grandchildren and keeping cars off the streets. Mr.

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399 Wicks said his objective would be to restrict parking on the streets and have enough pull-
400 in parking areas with 4-5 spaces to accommodate that and more could be added based on
401 feedback.

402

403 Mr. Johnson asked whether the garages would all be 2-car garages or whether there could
404 be 3-car garages. Mr. Wicks was not sure. Mr. Bardash said the driveway can
405 accommodate two cars as well.

406

407 Mr. Bardash agreed that the price point including the \$350-400/month in fees would not
408 be desirable for families.

409

410 Mr. Bardash asked how the boat storage would work. Would certain units have the right
411 to purchase that, would there be a lottery, or how would that work? Mr. Wicks said he
412 was not certain of that yet. He said there are around 40 spaces and, with 140 housing
413 units, he thought there would be more spaces than boat/RV owners. If that ends up being
414 the case, it would most likely be a lottery.

415

416 Donald Tincher, 4175 S. Old State Road, said that he has been here for 25 years and he
417 sees a big demand for developments like this for people who want to downsize.

418

419 Mr. Wicks said he plans to submit his application by the middle of September with a
420 hearing to be in October, and he has already set that up for October with Ms. Rippel.

421

MEETING AGENDA: OTHER BUSINESS

422 Ms. Rippel said that Mr. Savko came in on Monday and he asked her to share with the
423 BZC that he has been doing work with the Evolution Ag property and he will continue
424 with the current person to complete his lease. He will be tearing down the house and
425 cleaning up that whole area like he promised. He did not know what he would do with
426 the parcel that was the subject of the referendum and some people have been asking to
427 purchase it, but he does not want to sell it.

428

429 Mr. Bardash asked whether it was correct that he purchased the entire property. Ms.
430 Rippel said that he did. Mr. Johnson asked whether they were still discussing the water
431 tower. Ms. Rippel said they were and that it would be built regardless of what happens,
432 and that it will be in the same location.

433

434 Ms. Rippel said Mr. Savko wanted the BZC to know that his intentions are still good; the
435 house and fence are coming down and he will be cleaning up the entire area. The dead
436 trees will be cut back as promised.

437

438 Mr. Valentine said he drove by the Savko plant on Bethel Road and he could not even tell
439 it was there. It has been closed in with mounds and he does a good, classy job.

440

441 Ms. Rippel said she will be reviewing Hyatts Plaza with Mr. Loveless tomorrow and they
442 will be coming in on 11/13/18 for that. The John Wicks application will be heard on
443 10/23/18. Berlin Meadows will be heard on 9/25/18. An informal will be held on the
444 9/11/18 for an extension of East Stone Crossing. There is nothing on the 10/9/18 agenda
445 yet. Mr. Bardash noted that he will not be at the 9/11/18 BZC meeting.

446

447 Ms. Rippel said the 12/11/18 meeting will be the BZA/BZC Organization meeting and
448 attorney Mike Shade will be requesting an extension for the Judith Hook project, most
449 likely 2 years. Not only has there been a change in management, but there will be quite a
450 bit of work on Hyatts Road including widening, the curb taken out, and more.

451

452 Ms. Rippel noted there would be only one meeting in December, due to Christmas being
453 on 12/25/18.

454

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, AUGUST 28, 2018 7:00 PM

455 Mr. Johnson asked the BZC to review the survey suggestions and asked that it be placed
456 on the 9/11/18 agenda.

457

458 Ms. Korleski asked if Mr. Loveless wanted to share his background. Mr. Loveless said
459 his father was a single-family home builder and he built homes for over 20 years. The
460 recession in the 1980's shut him down so he became a landscaping architect, so he has
461 been doing landscaping and home remodeling in the winter. He is very familiar with
462 blueprints and the like, and he is in the process of learning the zoning resolution.

463 Ms. Korleski said the next BZC meeting will be on 9/11/18 where East Stone Crossing
464 and the survey will be discussed.

465

466 Mr. Flaherty said tonight is the third tabling of the 17-007 application hearing, and he
467 asked whether it would be a good idea to re-advertise it in the paper and on the sign out
468 front, although it is not legally required. Given the amount of time it has been since it
469 was originally advertised, it may help create more public awareness. There was
470 additional discussion.

471

472

RESOLUTION 2018.08.28 #B: RE-ADVERTISE BZC 17-007

473 Mr. Bardash made a motion to re-advertise that BZC 17-007 has been tabled to 9/25/18 at
474 7:00 p.m. Mr. Valentine seconded the motion.

475 Vote: Bardash, yes; Valentine, yes; Korleski, yes; Kaplan, yes; Johnson, yes. Motion
476 carried.

477

478 There was no further business to come before the Commission. Motion to adjourn.
479 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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Mike Bardash, member

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Martin Johnson

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Steve Flaherty, 1st alternate member

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Attest: _____

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Lisa F. Knapp, Berlin Township Zoning Clerk