

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING & HEARING
TUESDAY, JANUARY 8, 2019 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 Steve Flaherty led meeting attendees in the pledge of allegiance.

9
10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Mike
11 Bardash, Martin Johnson, BZC 1st alternate member Steve Flaherty (seated).

12 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp, Zoning
13 Secretary Cathy Rippel.

14 Not Present: BZC member Darcy Kaplan, 2nd BZC alternate Ray Armstrong.

15
16 Ms. Korleski read the adopted BZC policy statement.

17 **AGENDA ITEM: LEGAL NOTICE**

18 Ms. Knapp said this hearing was advertised in the December 27, 2018 Delaware Gazette
19 as follows:

20
21 *BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC HEARING*

22
23 *The Berlin Township Zoning Commission will hold a meeting for the purpose of a*
24 *public hearing January 8, 2019 at 7:00 p.m. at the Berlin Township Hall located at 3271*
25 *Cheshire Road, Delaware, OH 43015 in order to consider an application, designated as*
26 *BZC 18-003, filed by Longhill Limited Partnership II, RDRG Farms Inc., & Steve*
27 *Spangler Sr., 1592 Denbigh, Columbus, OH 43220. The applicant's are requesting*
28 *approval of a preliminary development plan to rezone, Parcel's #41824001057000,*
29 *Parcel #418-240-01-058-000, & Parcel#418-240-01-056-000, 0 Berlin Station Rd.,*
30 *Parcel #418-230-01-002-000, 2807 Berlin Station Road, & Parcel #418-230-01-001-000*
31 *& Parcel #418-240-01-058-001, 2877 Berlin Station Rd., all in Delaware, OH 43015*
32 *from Farm Residential District (FR-1) to R-3 Planned Residential District (R-3/PRD),*
33 *301.944 ± acres, for a 531 single family lot subdivision*

34 *The text and map of this application will be available for public examination,*
35 *excluding legal holidays; December 27, 2018 to January 8, 2019, Monday-Friday from*
36 *8:00 a.m. to 4:30 p.m. at the Berlin Township Zoning Office located at 3271 Cheshire*
37 *Rd., Delaware, OH 43015. For questions call David Loveless, Zoning Inspector at*
38 *740.548.5217 x103. Also, you can find the text and map on the Berlin Township*
39 *website www.berlintwp.us.*

40 *After the conclusion of the hearing, the matter will be submitted to the Board of*
41 *Township Trustees for its action. The person responsible for giving notice of the public*
42 *hearing by publication is Cathy Rippel. Township residents are encouraged to attend.*

43
44 *BERLIN TOWNSHIP ZONING COMMISSION*

45 *Toni Korleski, Chairwoman*

46 **AGENDA ITEM: APPROVAL OF MINUTES**

47 Mr. Bardash made a motion to approve the minutes from the 11/27/18 BZC meeting as
48 presented. Mr. Valentine seconded the motion.

49 Vote: Bardash, yes; Valentine, yes; Flaherty, yes; Johnson, abstain; Korleski, yes.

50
51 Mr. Bardash made a motion to approve the minutes from the 12/11/18 BZC meeting as
52 presented. Mr. Johnson seconded the motion.

53 Vote: Bardash, yes; Johnson, yes; Valentine, yes; Flaherty, yes; Korleski, yes.

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54

AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES

- 55 • Marti Davis, 1950 Lackey Old State Road
- 56 • Dave Davis, 1950 Lackey Old State Road
- 57 • Dave Culbertson, 2961 Berlin Station Road
- 58 • Larry Harmon, 3931 Africa Road
- 59 • Robert Holmes, 2981 Berlin Station Road
- 60 • Cortney Hildebrand, 3159 Berlin Station Road
- 61 • Matt Bush, 1535 Dale Ford Road
- 62 • Kathy Beard, 2945 Berlin Station Road
- 63 • Stan Myers, 2945 Berlin Station Road
- 64 • Dave Demoss, 4206 Curve Road
- 65 • Brad Cooke, 2820 Berlin Station Road
- 66 • Michelle Cooke, 2820 Berlin Station Road
- 67 • Scott Baker, 1565 Dale Ford Road
- 68 • Christy Baker, 1565 Dale Ford Road
- 69 • Tony Centofanti, 1372 Dale Ford Road
- 70 • Pam Centofanti, 1372 Dale Ford Road
- 71 • Jeff Jordan, 2862 Berlin Station Road
- 72 • Teri Jordan, 2862 Berlin Station Road
- 73 • Amy Eiken, 61 Westgate Drive
- 74 • Drew Russell, with The Edge Group
- 75 • Mike Reeves, engineer with Kimley Horn
- 76 • Jack Reynolds, Attorney with Smith and Hale
- 77 • Greg Chillog, The Edge Group
- 78 • Joe Korleski, 3584 Greenville Drive
- 79 • Maribeth Graham, 6 Westgate Drive
- 80 • Lydia Dowler, 1158 Dale Ford Road
- 81 • Mike Akers, 2490 Berlin Station Road
- 82 • Betty Akers, 2490 Berlin Station Road
- 83 • Mike Shade, PO Box 438, Delaware
- 84 • Micah Sparks, 2048 Gregory Drive
- 85 • Jeff Baumann 1224 Dale Ford Road
- 86 • James Kilgore, 3414 Berlin Station Road
- 87 • Roy Cottrill, 1227 Belle Meade Place
- 88 • Aaron Roll, 2791 Gregory Road
- 89 • Beverly Rodeheffer, 1360 Dale Ford Road
- 90 • John Rodeheffer, 1360 Dale Ford Road
- 91 • Gene Cottrill, 2807 Berlin Station Road
- 92 • Steve Spangler, 2877 Berlin Station Road
- 93 • Aimee Salyer, 1330 Dale Ford Road
- 94 • Dan Cottrill, 927 Princeway Lane, Westerville
- 95 • Ridge Cottrill, 185 Bridgeport Way, Delaware
- 96 • Mike Rhinehart, 3005 Berlin Station Road
- 97 • Ann Jacobs, 1983 Gregory Road
- 98 • Dan Jacobs, 1983 Gregory Road
- 99 • Shadd Parker, 1364 Dale Ford Road
- 100 • Jennifer Parker, 1364 Dale Ford Road
- 101 • Matt Bush, 1535 Dale Ford Road
- 102 • Erin Bush, 1535 Dale Ford Road
- 103 • Greg Binder, 3850 Berlin Station Road
- 104 • Tim Rousher, 1720 Dale Ford Road
- 105 • Caroline Rousher, 1720 Dale Ford Road
- 106 • Cathy McCreary, 2591 Berlin Station Road

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- 107 • Colleen Parish, 2591 Berlin Station Road
- 108 • Nicole Wyer, 1572 Dale Ford Road
- 109 • Chandler Green, 2807 Berlin Station Road
- 110 • Dan Pardi, Longhill Road Partnership
- 111 • John Pardi, Longhill Road Partnership

112 **AGENDA ITEM BZC 17-007 BERLIN MEADOWS**

113 *BZC 18-003, filed by Longhill Limited Partnership II, RDRG Farms Inc., & Steve*
114 *Spangler Sr., 1592 Denbigh, Columbus, OH 43220. The applicant's are requesting*
115 *approval of a preliminary development plan to rezone, Parcel's #41824001057000,*
116 *Parcel #418-240-01-058-000, & Parcel#418-240-01-056-000, 0 Berlin Station Rd.,*
117 *Parcel #418-230-01-002-000, 2807 Berlin Station Road, & Parcel #418-230-01-001-000*
118 *& Parcel #418-240-01-058-001, 2877 Berlin Station Rd., all in Delaware, OH 43015*
119 *from Farm Residential District (FR-1) to R-3 Planned Residential District (R-3/PRD),*
120 *301.944 ± acres, for a 531 single family lot subdivision.*

121
122 Ms. Korleski said she has received two letters from Mike Laughlin and Dave Culberson
123 and she may read them later. She asked whether the letter writers were present. Only
124 Mr. Culberson was present.

125
126 Jack Reynolds, attorney with Smith and Hale, and Greg Chillog, one of the landscape
127 architects of this plan, with The Edge Group, presented the application and answered
128 questions from the BZC thanked the BZC for hosting this meeting. Mr. Reynolds noted
129 he presented an informal application on 6/26/18 and made some adjustments to the plan
130 at that time. The revised plan was submitted in December 2018. He noted the applicant
131 hosted a neighborhood meeting on December 18 and he received much feedback at that
132 time.

133
134 Mr. Reynolds said the submitted plan has 531 units and will be called Longhill
135 Subdivision. He said Mr. Chillog has gone above and beyond by providing the BZC with
136 a plan overview that details the elements of this plan. Mr. Reynolds said this is a quality
137 development and he turned the meeting over to Mr. Chillog to review the proposal.

138
139 Mr. Chillog said this proposal is called the Longhill PRD and it is a true planned
140 community and it presents the rural character and feel that the township has indicated it
141 desires in its comprehensive land use plan (CLUP). It integrates the cluster site design
142 with high development commitments and high architectural standards for the open space.

143
144 Mr. Chillog said the plan fulfills the community's development vision and provides
145 thoughtful development patterns that maintains or enhances the essence of Berlin
146 Township. He started with the CLUP to see what the vision of the community was
147 relative to this parcel and integrated that with the market demands and the lay of the
148 land.

149
150 Mr. Chillog says with 300+ acres, this is a large project. There are many great
151 opportunities when planning a large site including planning opportunities. This provides
152 for diversity of housing types and apply high architectural standards of quality over a
153 larger area of the township that is typically associated with a PRD.

154
155 Mr. Chillog said such a large planning area yields an integrated and cohesive plan as
156 opposed to 2-3 different parcels being developed individually with roads, lots and open
157 space planned on each piece. This plan provides an overall approach to development and
158 also provides for diversity of home types so there will not be 531 of the same types of
159 housing. This helps property values and ensures the development will be completed in a
160 reasonable amount of time.

161

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162 Mr. Chillog said the larger the area, the more contribution to the immediate and future
163 infrastructure needs; 300 acres of development will help pay for more roads than just
164 100 acres.

165
166 Mr. Chillog said the property boundary area is 301.944 acres and he is proposing 531
167 lots and each home will be on an individual lot. The gross density will be 1.85 units/acre
168 which meets the guidelines of the CLUP. Mr. Chillog displayed the CLUP and said the
169 property is located in the northwest corner of the development designated at 1.85
170 units/acre.

171
172 Mr. Chillog said the development will have 3-4 neighborhoods with different housing
173 products in each area. Type A lots will be in the bottom corner, the middle section has
174 type B and type C lots, and type C lots will also be provided in the southwest corner.

175
176 Mr. Chillog said the CLUP includes the preservation of the rural character as well as the
177 value of open space. These are features that this plan will provide with cluster
178 development. This is accomplished by taking a standard lot, removing some of the side
179 yard areas, reducing some of the setbacks, and placing that in to the open space. The
180 size of the house or the value of the lot will not be reduced.

181
182 Mr. Chillog said with 300 acres and 500+ lots, one must think about market demands
183 and what people are looking for in a home. Different people want different things in a
184 home and he would like to accommodate a wide range of those products. However,
185 everybody wants good schools, open space and trails, and low maintenance. They want
186 move-up options near them, as well as step-down homes for people who want to
187 downsize. These are the top five items in the current market demand for homes.

188
189 Mr. Chillog said the CLUP discusses creating a rural character including creating a
190 rough edge/rural edge to these projects. The main edge of the project is on Berlin
191 Station Road and there will also be a future edge along the future extension of Piatt
192 Road. He wants to create large expanses of green space that limit views into the
193 subdivision and include open space around the perimeter of this site. This site pulls
194 everything in from the edges, reducing the impact by pushing it together and making it
195 tighter, reducing the impact on those around the development.

196
197 Mr. Chillog said he measured the current distance from the existing homes from their
198 neighborhoods and found that for 90-95% of the existing homes, their closest neighbor
199 today will also be the closest neighbor when this is built out. There are only a few
200 existing homes that would have a neighbor that is closer than they are today, and even
201 then, the minimum distance is 250'. The development will be concentrated in the center.

202
203 Mr. Chillog reviewed the cluster development that includes four neighborhoods, A, B, C
204 and D. Each neighborhood has significant community park space that is accessible and
205 visible and is an identifying feature for each neighborhood. He pointed out the central
206 park and open spaces in the backs of lots, as well as other large green spaces. He said
207 there is a setback/open space that surrounds the project on the boundaries and the cluster
208 development is interior to that.

209
210 Mr. Chillog said there is a large community park in the center, which is the crossroads of
211 the main roads in the site. He said there are connections of green space between the
212 neighborhoods and greenways in-between the neighborhoods that connect them, and
213 pathways and sidewalks and ponds that encircle the neighborhoods. Every resident in
214 the neighborhood will have access to large amounts of open space. 35% of the
215 development will be open space, which is nearly double the 20% open space required by
216 the zoning commission. He is able to do that through cluster development.

217

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218 Mr. Chillog said several divergences are requested for the reduction of some of the lot
219 sizes, side yards and lot widths. He is committing to many standards including 4-sided
220 architectural commitments to high-quality, high-performing natural materials including
221 brick, stone, stucco and cementitious. There will be no vinyl.
222

223 Mr. Chillog said the applicant has limited their color palettes to muted colors which will
224 include no high-chroma colors. The four sided architecture means there is a consistency
225 in the appearance and the architecture of all four sides of the homes; no blank facades
226 will be permitted.
227

228 Mr. Chillog said he has also committed to a significant lot diversity standard; four to five
229 homes around each home cannot have the same architectural style, elevations,
230 appearance, etc.
231

232 Mr. Chillog said the applicant has also committed to elements that create a nice
233 neighborhood from an architectural perspective is the minimizing of garages that face the
234 streets. By reducing the side yards, that provides builders the opportunity to turn their
235 garages, to create court-loaded garages or side load garages. Even on the smaller lots,
236 the reduced side yards allow the homes to be pushed to one side for the side load
237 garages. At least 25% of the products will have side loaded or court-loaded garages that
238 are not facing the streets, in order to avoid the repetition of garage doors.
239

240 Mr. Chillog said the text also commits for all garage doors will be decorative in style
241 such as carriage style, other than a blank garage door one may see in some lesser
242 subdivisions.
243

244 Mr. Chillog said regarding traffic access and circulation to the site, Berlin Station Road
245 is located to the south. The main access points in Phase 1 of the project will be on the
246 west side, and there will be a right-in/right-out on the east side. Piatt Road will be
247 extended in the future, and he expects that will be done during Phase 3 of the project,
248 which is 5-7 years down the road. Access points will be provided off of that road. Once
249 that access point is opened, the eastern access point on Berlin Station Road will be
250 removed and used for emergency access only, and there will be full-service access on
251 Berlin Station Road and Piatt Road.
252

253 Mr. Chillog pointed out a park on the map that is 4 acres in size; he said a football field
254 could fit in that park.
255

256 Mr. Chillog said pedestrian circulation includes walkability and walking paths. All
257 streets will have sidewalks on both sides of the street as well as a path system. There are
258 two tiers of path systems, including a public path system that could be expanded along
259 Berlin Station Road, as well as a public path that runs north/south and will be
260 constructed with Piatt Road, and that would be a perimeter system.
261

262 Mr. Chillog said that within the site, path connections will run north/south, east/west,
263 and throughout the neighborhoods. There is plenty of vehicular connectivity
264 appropriately spaced and located as well as pedestrian connectivity.
265

266 Mr. Chillog said the applicant has committed to a landscaping buffer around the site
267 along Berlin Station Road and Piatt Road, which will impact the neighbors' views of the
268 site. There will be a 100-130' deep scenic roadway buffer, which he displayed. A gentle
269 mound will be created that comes from the public right-of-way that is 3-5' tall. At the
270 rear of the lot lines within the buffer, there will be a nice buffer planting that will consist
271 of deciduous and evergreen trees as well as deciduous and evergreen shrubs, and
272 possibly a fence. A backdrop will then be created 130' from the county roads. Beyond
273 that will be a public use trail, and there will be informal plantings of trees in that area. It
274 will provide an open, natural appearance looking into the site.

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275 Mr. Chillog said the applicant has also considered mitigating impacts to the neighbors
276 around the perimeter, where there is at least a 50' open space setback to any lot. In some
277 areas along the north and south the applicant has paid special attention and has gone
278 above and beyond the 50' buffer. The applicant has located retention basins and ponds
279 and other elements that can be used to help screen the project north of the neighbors and
280 push development further north away from the existing neighborhoods.

281
282 Mr. Chillog said there are existing trees on the site and he pointed them out including
283 along the railroad, and within that 50' setback there will be earth mounding 3-5' in
284 height where grading allows. He noted that in some places drainage may need to be
285 maintained or modified. On top of the mounding will be a strong landscaping buffer with
286 deciduous and evergreen trees and shrubs.

287
288 Mr. Chillog said he has also committed that any existing tree rows will be augmented if
289 there are gaps.

290
291 Mr. Chillog displayed the products that will be built. He discussed the four
292 neighborhoods and the three different product types. He said with the large
293 development, the applicant has the ability to bring the different products as well as to
294 locate those lots appropriately on the site. The large products can be located adjacent to
295 the existing lots, the smallest lots can be located along the railroad, and the medium-
296 sized lots can be located in other areas.

297
298 Mr. Chillog said lot type A will be the smallest at 70' wide, lot type B is the medium-
299 sized product, and lot size C is located on the north end. A divergence is requested for
300 lot A widths. The standard lot size is 80' with 12.5' side yard setbacks, which allows for
301 a 55' wide home. A 58-68' wide home can fit on a 70' wide lot with reduced 6' setbacks.
302 His request for smaller lots and side yards is not an attempt to increase density on the site
303 but is an attempt to provide more open space on the site.

304
305 Mr. Chillog showed images that represent the architectural character, massing and
306 spacing and how the products would present themselves from the street. They would
307 have front, court or side load garages with 12' spacing between homes. These are very
308 marketable homes and there is a huge demand for this type of product. This part of the
309 neighborhood will be more of an age-targeted product with first floor living, and will be
310 an empty nester step down product.

311
312 Mr. Chillog displayed lot B homes, which will be 80' wide and they will allow a home
313 that is 64-74' wide with the reduced setbacks. There is potential for more value on those
314 lots. There would be 8' side yard setbacks with 16' between houses. There would be
315 side, front and court loaded garages.

316
317 Mr. Chillog said lot C homes are on the largest lots, would be located on the north end of
318 the development, are a minimum of 90' wide and the homes would be 70' wide. He is
319 requesting a 10' side yard setback

320
321 Mr. Chillog said preliminary engineering has been done and that has been provided in
322 the text. A traffic impact analysis was performed and a traffic study is underway. He has
323 been in contact with the county engineer's office and has agreed on an MOU.

324
325 Mr. Chillog said proposed is 4-5 phases. The initial phase will be on the south and it
326 will move north. He pointed out the phases on the map. He said utilities will be coming
327 from the south east. Phase 1 and phase 2 will allow, in conjunction with neighboring
328 developers to have Piatt road installed with phase 3.

329
330 Ms. Korleski asked that the Commission review the application and next will be public
331 comments.

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Commission Consideration

332

333

334 Mr. Flaherty said the applicant was before the BZC in June 2018 and has had 6 months
335 to look at that. However, he did not see many changes that were suggested in June.

336

337 Mr. Flaherty said Reserve Q should not be included in the development plan and has no
338 part in the development plan. He is concerned about anybody trying to cross over to it
339 from the development.

340

341 Mr. Flaherty said that is 21.13 acres. Removing that from the 286 acres is 263.598
342 developable acres, which means the net developable acreage is 2.01, which is higher than
343 the 1.85 maximum.

344

345 Mr. Flaherty said perhaps the applicant is used to working with cities, which has an
346 income tax, but townships are the “last man paid on the totem pole” per the tax
347 distribution shown on the county auditor’s site. For an average single-family
348 neighborhood, it costs the township \$1.75 to \$2.50 for every dollar brought into the
349 township in tax revenue.

350

351 Mr. Flaherty said this plan would be a roads nightmare for Berlin Township, from a
352 safety standpoint, a plowing standpoint and an income standpoint. The applicant’s
353 statement that 300 acres is better than 100 acres for roads is incorrect; that will cost the
354 township more for township-provided services.

355

356 Mr. Flaherty said the developer has attempted to play off the density in Evans Farms.
357 However that was a “unique duck” in every way including the setbacks, density, etc. and
358 it is an outlier of the area. It was a joint venture between townships and is closer to the
359 Route 23 corridor. The subject parcel is in the rural core where many families and long-
360 term residents live.

361

362 Mr. Flaherty said he is not naïve to believe that every field in Berlin Township will not
363 eventually be developed. However, the type of development that is done on that acreage
364 is what the BZC is here to control. The setbacks, density, and the inclusion of a green
365 space are not acceptable to him. The applicant is not bringing any community or
366 substance to the area; even the parks are just green areas and there are no playgrounds or
367 similar uses defined in the plan. The applicant states such features may be added at a
368 later date, but that information has not been included in this plan.

369

370 Mr. Flaherty said that bringing in community was discussed before. This is a large
371 enough neighborhood that a community is being created, and the applicant needs to
372 bring community with them. Features such as a pool house, tennis courts, etc. that are
373 planned should be included with this plan. Otherwise, the 1200 residents of these 531
374 homes who move in will demand those amenities from Berlin Township, which does not
375 have the tax dollars for.

376

377 Mr. Flaherty opined that as a whole, this is not a fit for the rural core of Berlin
378 Township.

379

380 Mr. Valentine asked what the price point of the homes will be. Mr. Chillog said the
381 starting point for these types of step-down homes for lot type A in Delaware County
382 including Powell and Dublin is the high \$300,000 to low \$400,000 range and he would
383 anticipate that to continue here. For the type B lots, the range would be \$500,000 and
384 the type C lots will be \$600-650,000 to start.

385

386 An unidentified male audience member asked how large the homes would be on lot A.
387 Mr. Chillog said they could be 5,000 SF. The unidentified man asked how a 5,000 SF
388 home could fit on a 70’ wide lot. Mr. Chillog said that would include the basement.

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389 Mr. Valentine asked whether on street parking would be restricted. Mr. Chillog said
390 there will be no parking on the hydrant side of the streets. There will be at least two
391 parking spaces in the driveway of each home as well as two spaces in the garage, and on
392 street parking as well.

393
394 Mr. Flaherty asked how wide the roads would be. Mr. Chillog said Delaware County
395 requires 27' wide curb and gutter. Mr. Flaherty said parking would be allowed on one
396 side of the street.

397
398 Mr. Valentine asked whether the applicant has contacted the Berlin Township fire
399 department regarding the layout of the roads. Mr. Reynolds said he received a letter
400 asking about ingress and egress, when the Piatt Road extension would be constructed,
401 the closing of Road E when the Piatt Road extension comes open, etc. He noted that he
402 responded to the letter.

403
404 Mr. Valentine said the application indicates that the school district for this development
405 is Big Walnut school district. However, it should be Olentangy schools.

406
407 Ms. Korleski asked whether there are 68 acres of lakes. Mr. Chillog said he was not sure
408 about the lakes. Ms. Korleski asked how much of the 105 acres of open space is ponds
409 and lakes. Mr. Chillog said it was 10-15%. Ms. Korleski said it appears that there is a
410 pond or lake in every section. Mr. Chillog agreed that was correct. Ms. Korleski said a
411 pond or lake cannot be built upon. Mr. Chillog noted that storm water detention must be
412 provided at a rate prescribed by the county and the state.

413
414 Mr. Chillog said in order to provide the minimum 20% of open space, he needs that extra
415 space above and beyond to collect storm water. Ms. Korleski asked whether the 68 acres
416 of lakes and ponds was included in the 105 acres of open space. Mr. Chillog said that
417 was correct and that 35% open space is provided.

418
419 Ms. Korleski said per her calculations, the maximum number of homes that could be
420 built is 350-360 units.

421
422 Ms. Korleski said the Delaware County Regional Planning Commission (DCRPC)
423 indicates that there should be improvements to benefit the development. However, she
424 sees no such improvements. All she sees is houses and roads, and she could not see the
425 pathways. Mr. Reynolds pointed them out and stated that they run along both major
426 roads. They circle throughout the development creating a path system that connects to
427 all of the sidewalks throughout the subdivision.

428
429 Ms. Korleski asked whether it was correct that otherwise, sidewalks would be used for
430 walking. Mr. Reynolds said that was correct. Ms. Korleski said there is not really any
431 walking through the open space, only the perimeter type of paths. Mr. Reynolds said
432 that was incorrect and that it runs through the middle of the site, which provides access
433 to the sidewalks and to any of the open space throughout the subdivision.

434
435 Ms. Korleski asked whether a common path would be built along Piatt and Belin Station
436 Roads. Mr. Reynolds said "yes" and that it was shown earlier by Mr. Chillog. He said
437 there will be a public/private path that runs along Piatt Road as well as along the portions
438 that touch Berlin Township. They will all be connected together.

439
440 Ms. Korleski asked whether the roads would be correlated with the adjacent The Pines
441 development. Mr. Reynolds said the development is not adjacent to The Pines. Mr.
442 Flaherty said the sewer would be coming from The Pines development.

443
444 Ms. Korleski said page 2 of the plan overview, item #1 is indicated as a "rough road
445 edge, rural setback" and she asked what that meant. Mr. Chillog said those words were

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446 taken directly from the Berlin Township CLUP. That plan describes the township's
447 desire for a rough road edge. He interpreted that as being natural and rural in character
448 as a landscape buffer. Ms. Korleski said that would be along the perimeter of Berlin
449 Station and the future Piatt Road, and walking paths would be built there. Mr. Chillog
450 said a walking path would be incorporated into that rough road edge landscaping
451 treatment.

452
453 Mr. Valentine said that means no curb and gutter and it would be just grass and a ditch.
454 Mr. Loveless disagreed and said the applicant is referring to the landscaping and Ms.
455 Korleski is referring to the side of the road. Ms. Korleski said she was referring to the
456 side of the road.

457
458 Mr. Chillog said the street edge will be directed by the county. The rough road edge the
459 CLUP and he is referring to is the aesthetic from street to the development, and that it
460 should have a rough road edge character. Mr. Reynolds said that refers to the green with
461 the mounding and the trees, not the actual curb and gutter where the right-of-way and the
462 street meet.

463
464 Ms. Korleski asked whether it was correct that the Piatt Road extension will not be curb
465 and gutter. Mr. Flaherty and Mr. Reynolds said it would be curb and gutter design. Mr.
466 Reynolds said it is programmed to be a 3 lane road with curb and gutter and there will
467 also have a bike path that runs alongside of it.

468
469 Ms. Korleski said she objects to the ponds being part of the open space. She asked
470 whether the ponds will have aerators or fountains. Mr. Chillog said they would be
471 aerated, at a minimum. Ms. Korleski said the BZC would prefer fountains and they have
472 been requesting that for other applications. She also asked for stone headwalls and
473 endwalls on the ponds inlets and outlets.

474
475 Ms. Korleski asked what polymer and cellular PVC is. Mr. Chillog said it is not vinyl
476 siding, but it is a product that goes by the trade name AZEK. It works like wood and
477 looks like wood. Mr. Flaherty said it would be a composite material. Mr. Chillog said
478 that was correct.

479
480 Ms. Korleski asked what it would look like. Mr. Bardash said it would look like vinyl.
481 Mr. Flaherty said it is a composite material that looks like mortar board. He said the
482 inclusion of composite, polymer and PVC is creating confusion; why have PVC polymer
483 when composite has been defined. Mr. Chillog said that is because different
484 manufacturers have different names for products and he wanted to be inclusive when
485 describing it.

486
487 Mr. Flaherty said PVC is polyvinylchloride, which is a vinyl product. Mr. Chillog said
488 he could provide samples of that.

489
490 Ms. Korleski said the text refers to "dimensional shingles" and she asked whether that
491 referred to three-dimensional shingles. Mr. Chillog said an industry term is "laminated
492 shingles." They are three dimensional and have layers

493
494 Ms. Korleski said the applicant addressed the diversity of the homes. However, section
495 2, page 10 indicates that one lot on either side of the subject lot and two lots directly
496 across the street from the subject lot would be different. However, Mr. Chillog indicated
497 that 4 to 5 homes around each home would be different. Mr. Chillog said that was
498 correct; that would be an influence of 4 lots around the subject lot, which would be the
499 fifth lot.

500

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501 Ms. Korleski said every other house could then be the same. Mr. Chillog explained that
502 it shifts for each home; there would be a halo that would always be around the elevation
503 of the home.

504
505 Ms. Korleski asked whether there would be any detached garages. Mr. Chillog said he
506 did not anticipate any detached garages. Any detached lots would probably need to be
507 on one of the larger lots.

508
509 Mr. Johnson said he needs to check his definition of the term “rural,” because the
510 developer keeps using that term but it is not in alignment with the general term that
511 Berlin Township uses.

512
513 Mr. Johnson said he agreed that the 23 acres in Reserve Q needs to be removed from the
514 calculations, especially since the application explicitly states it will remain agricultural.
515 It is not even open green space. He said that should be split off completely from the
516 development and left as RF-1. Mr. Reynolds said to clarify that, the zoning resolution
517 defines open space as an agricultural use. Mr. Johnson said for a development, that must
518 be usable open space. This was one of the explicit sticking point when the development
519 was discussed in June 2018. The BZC does not recommend that the residents of the
520 subject development cross the railroad tracks to get to that parcel.

521
522 Mr. Reynolds said the applicant is not proposing that the residents cross the railroad
523 tracks. Mr. Flaherty asked why it was included as open space with this plan. Mr.
524 Reynolds said it is permitted. Mr. Flaherty said it would not be usable to the residents of
525 the development. If the applicant is utilizing it as open space, that means the residents
526 are supposed to be utilizing it. Mr. Reynolds said “no.” Mr. Flaherty asked why not.
527 Mr. Reynolds said he is using it because he can use it as a part of the definitions. Mr.
528 Flaherty said that could legally be done as the purchase of a parcel. However, it is not
529 practical at all.

530
531 Mr. Chillog said it may not be used by the residents of this development, but it may be
532 used by the residents of the property at the west side of the railroad tracks when it
533 develops. Mr. Flaherty said in that case, it should be included with that development.

534
535 Ms. Korleski said including that property with this development provides additional
536 density for this development. Mr. Chillog said that is part of the parcel that he is
537 purchasing. Mr. Flaherty said he understands that the applicant must purchase the entire
538 parcel, but that could be sub-parceled later.

539
540 Mr. Reynolds said it would be an advantage to the homeowners association (HOA)
541 because it will continue to be agricultural property that can be farmed and can produce
542 revenue for the HOA because the HOA will be responsible for all of the green space.
543 Ms. Korleski said that lot is completely disconnected from the main parcel by the
544 railroad track. It should not be included as open space in this application.

545
546 Mr. Flaherty asked if the property is to be continued to be farmed, where would the
547 access point for the farming be located? Mr. Reynolds said it would continue to be
548 maintained as it exists today. Mr. Flaherty asked whether the farmers would come
549 through the neighborhood with tractors and harvesters.

550
551 Mr. Reynolds said the applicant could move to have the ground farmed. The property
552 surrounding it will probably not be developed for 10 more years and that would give the
553 applicant an opportunity for some of the other farmers to farm it so there is no need to
554 get through the subdivision to get to the acreage.

555
556 Ms. Korleski said is it part of this development, or part of a future development? Mr.
557 Reynolds said it would be open space because it is being included in this rezoning. Ms.

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558 Korleski said if the other side of the tracks is developed, that parcel will be part of the
559 other development. Mr. Reynolds said it would always be part of the subject
560 development. Mr. Flaherty said some BZC members are stating it should be part of the
561 other development.

562
563 Mr. Johnson said his point is that parcel is a problem in fitting into the subject
564 community because it is separated by the railroad tracks. The applicant is taking
565 advantage of the fact that they can use that parcel to increase the density and open space,
566 but for the purposes of this community that parcel is completely unusable.

567
568 Mr. Johnson said the open space calculations may still meet the density requirements
569 without it. Mr. Chillog said it would. Mr. Johnson said the application should be
570 updated to remove that parcel in order to reflect more accurately what he is trying to do
571 with the development.

572
573 Mr. Johnson said this has been discussed before: it is technically possible to have a large
574 area of open space in one area, and 1000 homes on top of each other in a different area.
575 However, that is not the intent that is describe in the zoning resolution. Berlin Township
576 would rather have larger yards than 9 soccer fields.

577
578 Mr. Johnson said regarding the concepts of active and passive open space, the BZC likes
579 to see usable open space. Instead, the applicant is congregating the open space to the
580 perimeter of the property. If the applicant is calling that usable open space, they are
581 telling the children who live in the community to play by the road and the railroad tracks.
582 Mr. Reynolds and Mr. Chillog disagreed with that statement. Mr. Chillog displayed a
583 color version of the plan and said there are significant usable parks in the interior that
584 front streets.

585
586 Mr. Johnson said Park E is a one-acre parcel there are nearly 100 homes in the
587 immediate vicinity. Mr. Chillog said that is equivalent to a football field, as are
588 Reserves I and D. Reserve C is 2-3 football fields and Reserve A is 4-5 football fields.

589
590 Mr. Johnson asked Mr. Chillog to take just those pieces and tell him what percentage of
591 the overall development is open space. The developer is trying to increase the buffers at
592 the roads and railroad tracks in order to cram in higher densities for the smaller lots.

593
594 Mr. Reynolds said the developer is not cramming in higher density; the density is 1.85,
595 which is the recommended density. Mr. Bardash said 12.5' side yards and 10,890 SF
596 lots are also recommended.

597
598 Mr. Johnson said there is also a divergence when considering an average density. For
599 example, between him and Bill Gates, on average they are each worth around \$40
600 billion. Average densities can be misleading. Mr. Reynolds said he is utilizing the code
601 as provided. Mr. Johnson said he is trying to help him interpret the real meaning behind
602 that code; this project is not aligned to the intent behind that code.

603
604 Mr. Johnson said the side yard divergences are ridiculous in his opinion. If the applicant
605 adjusts the side yards to be more aligned to what our code is and also that the building
606 cannot be greater than 25% of the total lot size or 50% including total tract coverage,
607 there are at least two divergences that are not even listed. Mr. Reynolds said he was not
608 aware of that and he did not think the divergences were necessary. The development has
609 90' and 80' wide lots. Divergences are requested for the 70' wide lots on the type A
610 lots.

611
612 Mr. Chillog said for the proposed 70', 80' and 90' wide lots, the area of the lots equals
613 what would be 531 lots that are 80' by 137', which meets the code. He could build 531
614 homes on the development and the plan would still have the same amount of open space.

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615 He is taking the area that 531 standard lots would fit on and breaking it up into different
616 things.

617

618 Mr. Reynolds said the developer is trying to build a development that has more character
619 that every lot being the same. Mr. Johnson said in June, the BZC explicitly requested
620 that the 6' side yard lots be removed from the plan, but they include them anyway. He
621 suggested that the applicant revisit the plan including the side yard setbacks, and think
622 about what they plan to do with the open space. Shoving the open space out towards the
623 perimeter does not make it good open space.

624

625 Mr. Johnson said the applicant meets the technical requirements via their calculation, but
626 they are really missing the point. Ms. Korleski said that it is also passive open space.

627 Mr. Chillog said the applicant tried to provide both active and passive open space.

628 Passive open space was placed around the perimeter in order to minimize impact to the
629 neighbors.

630

631 Ms. Korleski said the BZC has not been provided information regarding what will be
632 placed in the open space that is accessible and usable. Mr. Reynolds said this is a
633 preliminary development plan that those details will come with the final development
634 plan. He has not master planned every swing set etc. but he has heard the BZC say that
635 they want to see something more than just green grass. Ms. Korleski said she did not
636 hear the applicant state they would be including active open space areas.

637

638 Mr. Flaherty said that was correct and that suggestions were made regarding what
639 possibly could be put there. A good preliminary plan is necessary to get an idea of the
640 final plan. Ms. Korleski said at a minimum, she would like to see that the applicant is
641 planning to install active open space but she does not see that in anything.

642

643 Mr. Johnson said the applicant is waiting for M/I Homes to extend the septic and he
644 asked what their timeline was, because the applicant is not able to do anything until that
645 is extended out. Mr. Reynolds said he has had contacts and feels that the sewer line will
646 be ready when they start. Mr. Johnson asked what his timeline was for the final
647 development plan. Mr. Reynolds was not certain but perhaps a year or so.

648

649 Mr. Reynolds said he has had discussions with the county sanitary engineer and they
650 know where the line ends and they understand what needs to be extended. The line can
651 be extended by the applicant and he understands they may have to pay for it upfront and
652 then be reimbursed as residents hook up to it.

653

654 Mr. Johnson said the text indicates that "the developer is responsible for extending" and
655 he asked whether that was this applicant, or M/I Homes, or another applicant.

656

657 Mr. Reynolds said he has water nearby and that is not an issue. He is not concerned
658 about water for the property.

659

660 Mr. Johnson said regarding the eastern entrance on Berlin Station Road, the applicant
661 has stated that after Piatt Road extends up, that entrance would be closed, and he asked
662 why. Mr. Reynolds said it is currently programmed to be a right-in/right-out access.
663 The fire department would like to see it closed and turned into a cul-de-sac when the new
664 road becomes available.

665

666 Mr. Johnson asked whether there was enough room with the lots extending down so far
667 to build a cul-de-sac. Mr. Reynolds said he thought there was. Mr. Flaherty said it
668 would be a hammerhead. Mr. Johnson said he should check with the fire department
669 regarding their opinion on that as they do not tend to like those.

670

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671 Mr. Johnson said a divergence was requested regarding the buffering along the railroad
672 tracks, although he questioned whether a divergence was necessary. The applicant stated
673 that is sufficient to meet the standards. Mr. Reynolds said there is an existing tree line all
674 the way along it. In order to get the buffer into that area, there is a fairly significant drop-
675 off from the tracks. He would like to simply use the existing tree line and add additional
676 landscaping where needed. Mr. Johnson requested that the text be updated to discuss
677 supplemental buffering along the railroad tracks. He was concerned about children
678 playing near the railroad tracks. Mr. Reynolds said that was brought up during the
679 DCRPC meeting and he agreed to that.

680

681 Mr. Bardash said he agreed with what had already been said. The development is
682 required to have 20% open space, which is 60.39 acres. He said he did some
683 calculations regarding the open space. The applicant claims 105 acres as open space.
684 By the time the 23 acres across the railroad tracks is removed, the 9.5 acres that is being
685 given back to the public by reducing side yard setbacks, and taking out the 6 acres out
686 for the lot size divergences, there is only 66.5 acres. That is just slightly higher than
687 what is required and that does not include the property under water. He said the
688 applicant is not doing anybody any favors with that open space.

689

690 Mr. Reynolds said if the 23 acres is removed, the open space requirement is actually
691 reduced to just 55 acres. Mr. Bardash asked how much of that is under water and how
692 much of that is gained by the fact that he is requesting a side yard divergence and a lot
693 size divergence. Mr. Reynolds said he is allowed to calculate the ponds as part of the
694 open space. Everybody has to have detention facilities and they are an amenity;
695 residents like the ponds in their communities so they serve two purposes.

696 Mr. Bardash said he wants fountains, not just aerators in all the ponds. Other than that,
697 as long as the side yard setbacks are a minimum of 12.5', he does not have a problem
698 with the development.

699

700 Ms. Korleski said on page 17, section two, item C., the application states that "the
701 proposed development advances the general welfare of the township and the
702 immediately vicinity." However, she just cannot see how 531 small lots clustered on the
703 property north of the new Berlin high school does that. She did not see why that many
704 more homes are needed up there. She did not think that was beneficial to the welfare of
705 the community.

706

707 Mr. Reynolds said if he had a child who attended Berlin High school, he would think it
708 would behoove him to live close by so the child could walk or ride a bike to school.
709 That is a benefit to having that acreage available. Mr. Flaherty said he did not disagree
710 that it would be an advantage to live close to the school; he is disagreeing that it is
711 disadvantageous for 531 homes to be close by. The number of children generated by a
712 development of that size makes him think of where a fifth high school could be located.

713

714 Mr. Flaherty said that last year, he emailed a representative of the applicant and asked
715 them to look at Miami Bluffs in Hamilton Township. It is a Fischer Homes site that is a
716 completely planned community. The subject property is a planned residential district
717 with 531 homes. The developer is not bringing a community. The developer needs to
718 bring amenities with them that will help support the residents. When a developer bring
719 community in, rather than having to make money with higher densities, they can have
720 lower densities but have a nicer planned community that attracts more people. He noted
721 that Summerwood didn't have a problem selling out.

722

723 Mr. Flaherty said he understands that there is a market for the proposed type of
724 development, but the BZC is saying, "not in Berlin Township."

725

726 Mr. Chillog said the proposed diversity of lot sizes and product sizes has no effect on the
727 density of the project. Mr. Flaherty said he is looking at the setbacks. He does not want

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728 houses 6' from their neighbor's property line; he is not comfortable with that. The
729 applicant is requesting a 50% reduction. That may be acceptable in Orange, Liberty or
730 Genoa Townships, but it is not in Berlin Township.

731
732 Mr. Chillog said that even with the standard side yards, the density is still 1.85. Mr.
733 Flaherty said he is including 20 acres that should not be a part of the project. His
734 calculations are at 2.01.

735
736 Ms. Korleski said a development with 500 homes needs something more than just
737 streets, roads and lakes; it needs a community area.

738
739 Mr. Flaherty said he would like to make a motion. Ms. Korleski said she would like to
740 hear first from all the people who came to speak.

741

742 Public Comment

743

744 Robert Holmes said there is an opportunity to have a mainstay for Berlin Township; this
745 development will draw many people for a long time. This is an area to define what
746 Berlin Township truly is. Currently, Berlin Station is very rural, although he is not
747 certain what rural means. There are farmhouses and alpacas, and he has chickens. He
748 loves that. He moved here from Lewis Center because he wanted chickens.

749

750 Mr. Holmes said that the subject property is currently farmland. The building of houses
751 means it is no longer rural. However, community could be built. There are many black
752 fences in the area. New Albany has done a great job of creating a white fence
753 community and it is very defining.

754

755 Mr. Holmes said it may be possible to have a barn and silo on that road that is a
756 community center and could help define the rural aspect of Berlin Township. He said
757 perhaps a community farm could be built for the community and that is what would be
758 seen when driving down the street. The property could be developed, but it would
759 appear to be rural.

760

761 Mr. Holmes said the proposed development is overdevelopment, too fast and not planned
762 property that will create dysfunction. A brand new community could be built but the
763 area could still have a rural feel. The houses could have a farmhouse look, which is
764 popular right now.

765

766 Mr. Holmes said he has lived in many places in his lifetime including Georgia, but every
767 time he moves to the border, it ends up encroaching. He has seen good and bad
768 neighborhoods built, and this is on the verge of being a bad neighborhood. It needs to be
769 well thought out.

770

771 Mr. Holmes said there are well-done developments right down the road with very
772 competitive products. He did not know why anybody would want to move into the
773 subject development to be bumping elbows with his neighbor instead of moving into one
774 of the other developments where he would have some community.

775

776 Marti Davis said she owns Flyaway Farm and there is development all around her. She
777 likes that development because the neighborhoods are hidden from view from the roads,
778 so the overall view has not changed that much from the way it used to look. The front of
779 the area has green space and it still looks rural.

780

781 Ms. Davis said that most of that development does not have houses that are back to back.
782 Only 12 of the 180+ homes has a neighbor behind them; the rest of the homes have green
783 space and trees.

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784 Michelle Cook said she would like The Edge Group to revisit their mission statement,
785 which is: “The Edge Group is a collaborative partner that balances creativity and
786 functionality to create transformative environments.” If the applicant abides by that, the
787 development would be more similar to what was requested in June and December.

788
789 Stan Myers said he has heard the word “community” from both the applicant and the
790 BZC. That includes not impacting the existing community. The applicant needs to bring
791 some community; otherwise, the existing community will be impacted.

792
793 Mike Akers said his biggest concern is not only the density but how 1200 drivers will be
794 funneled out onto Berlin Station Road and the other road. The roads are already
795 populated with the new high school, and it is already difficult to get in and out of their
796 driveways. 1200 additional drivers will create a traffic nightmare.

797
798 Cortney Hildebrand said she lives near the subject property and she has alpacas. The
799 developer is discussing walking paths along the side and through what she assumes is the
800 front of her yard, which is the road right-of-way. Her black fence would then have to be
801 removed because it falls a foot past the right-of-way.

802
803 Mr. Chillog said nothing is planned to be built off of the property. Ms. Hildebrand said
804 the developer stating they would be building walking paths. Mr. Chillog said that can
805 only be done on the subject property.

806
807 Ms. Hildebrand asked how the sewer line would be brought through. Mr. Reynolds said
808 there would be right-of-way easements. Ms. Hildebrand said it was stated that it would
809 be brought from the top. Mr. Reynolds said it would go up from the south and go up the
810 Piatt Road right-of-way at some point in time and then into the site. It would go through
811 the proposed rights-of-way to access the subject site and it would not go through
812 anybody’s yards. Mr. Chillog said it would not go down Berlin Station Road. Ms.
813 Hildebrand and Ms. Korleski both said they thought it was going down Berlin Station
814 Road. Mr. Reynolds said he was bringing it up from the south into the subject property.

815
816 Mr. Johnson said the county sanitary engineer will determine where it goes. Ms.
817 Korleski said she thought there was a walking path on Berlin Station Road. Mr.
818 Reynolds said that would only be in the areas controlled by the developer. Mr. Flaherty
819 said there would be two paths that are not connected.

820
821 Ms. Hildebrand said that regarding the Piatt Road extension, she attended the county
822 road meeting where it was stated that nobody has agreed to pay for the Piatt Road
823 extension and that they were unsure when that would be built. They want the developer
824 to pay for it, but it ends there. The county wants the road to be extended all the way to
825 SR 36 but the county does not want to pay for that. Her concern is that the applicant
826 wants to build all these houses and dumping all the traffic onto Berlin Station Road, but
827 the Piatt Road extension may never be built.

828
829 Ms. Hildebrand said it was stated that it could be 10-15 more years until that is done.
830 There are houses in the way of that extension, so they would have to get those
831 homeowners to agree to that and somehow connect it to Rolloson Road.

832
833 Mr. Holmes noted that the developer is not purchasing the property to the right; that is
834 owned by Rockford Home.

835
836 Tony Centofanti pointed out his home on the map and said cars are constantly driving
837 down and shining lights right at the back of his house. He is 1000’ off the road for a
838 reason, but now he will not be. He said there is more green space that is designed to
839 protect the property that he is selling, but less green space between his property and the

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840 proposed development. He would like the same consideration that the developer is
841 providing to their customers.

842
843 Amy Aiken said her ancestors were early settlers of Berlin Township, and she believes it
844 is really important to maintain the township's agricultural history. Once agricultural
845 land goes away, it never comes back. She said there are things called "agrihoods" where
846 houses are built around organic farms. People who build in such communities do so
847 because they want that lifestyle; they want to be rural and maintain that identity. The
848 right developer would need to be found but she believes that is possible in this
849 community and that people in this community are interested in.

850
851 Tim Rousher asked whether there are any restrictions on the home size and the lot size.
852 Mr. Reynolds said the minimum home size is 1500 SF for all lots. Mr. Chillog said that
853 was above and beyond what the zoning resolution requires, which is 800-900 SF. TR
854 said nothing is stopping somebody from putting a small house on a lot.

855
856 Mike Rhinehart said he did not feel that the development is appropriate with the
857 livestock that he has. The development is very close to his property. The setback is not
858 fair to all existing properties and the reserve does not extend to the back of his property
859 like others do.

860
861 Shadd Parker said that his wife and he just purchased a home near this property in
862 September. He currently lives in Glenross, which was described earlier as being a great
863 and wonderful community by the developer. It is great and wonderful if one wants to be
864 a sardine. His home in Glenross has 12' side yards, even though he has one of the
865 largest lots in that development. He said if he sneezes, his neighbors can hear it, and it is
866 "amazingly horrible."

867
868 Mr. Parker said he moved to this area for more space. His new property is a little over
869 1.5 acres. He can see the stars at night, and there is no noise or light. The installation of
870 the Piatt Road extension and the construction of that road and the development will
871 create noise, dirt and dust and there will be extensive light pollution from the homes and
872 the streetlights. That rural feel will be permanently blotted out by street lights.

873
874 Mr. Parker said that he is sickened to think that if this goes through, the 300 acres next to
875 him will bring in all of those people and the problems. Then, the 70 empty acres in front
876 of him will be developed and he will be surrounded by development, which he does not
877 want.

878
879 Mr. Parker said that regarding the marketability of this development and the developer's
880 comment that this is what the community wants, when he built his home in Glenross, the
881 area real estate was hot and everybody wanted to live up here. However, for the past
882 year, the salespeople have been barely getting by because people do not want to pay the
883 asking prices for Glenross and the prices have dropped to starting in the upper
884 \$300,000's for a 3,000 SF house.

885
886 Mr. Parker said for the beginning price of \$350,000, the developer is assuming that
887 people will want to pay \$350,000 for a 1500 SF home just 6' from the property line of
888 their neighbors, when they could move to Glenross and pay \$370,000 for a 3,500 SF
889 home that is 13' from their neighbor's property line and includes two pools, a workout
890 facility, and views of the golf course. He did not see that happening. This plan does not
891 benefit anybody except for the person selling the land, who will make millions off of
892 this, and the developers who will build tin shacks with vinyl siding. This is not a boon to
893 Berlin Township and it would directly go against the entire reason why he purchased his
894 home here.

895

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896 Pam Centofanti said she lives at 1372 Dale Ford Road and her home backs up to this
897 community. She works from home and experienced much noise from the construction of
898 the new Berlin high school. This development is closer and will take a lot longer. She
899 asked how the neighbors would be buffered from all of the noise from construction over
900 the next 10 years.

901

902 Beverly Rodeheffer, 1360 Dale Ford Road, said the applicant has stated that people want
903 this kind of development. She does not know who these people are, but they are not the
904 Berlin Township people. She does not feel that Berlin Township wants this high density
905 housing. She moved here 22 years from Columbus because she wanted to get out of the
906 high density areas and to raise her children with space. The proposed development
907 almost makes her claustrophobic.

908

909 Ms. Rodeheffer said the applicant keeps saying they are committing to all kinds of
910 things. However, are they committing to building a new elementary? She is an educator
911 and her husband is a retired educator and she has never voted down a school levy.
912 However this development will require a new elementary school and possibly another
913 middle school.

914

915 Ms. Rodeheffer said the years of dirt dust and noise is not why she moved to Berlin
916 Township and if this development is approved, she will be hard pressed to support Berlin
917 Township when they asked for money for fire and other things. The public is tired of
918 continuing to put that burden of public education on the taxpayer, and this will add to
919 their burden. The years of dirt, dust and noise is not why she moved to Berlin Township.
920 If this passes, she will be hard pressed to support Berlin Township when they request
921 money in the future for other things such as fire because she does not support this
922 ridiculous development.

923

924 Larry Harmon said he does not live in the periphery of the subject property but there was
925 a similar situation on Plumb Road a few years ago. A common situation is where
926 developers state 1.5 per acre and that their acreage entitles them to a certain number of
927 houses even though part of the development has unusable area. He said passing this will
928 create a war because this area does not want such high-density housing. He suggested
929 that, for the best interest of this community, the developer figure out what spaces cannot
930 be used then ensure the density is a minimum of 1.85 homes per lot, and then provide
931 green space, diversity and features that benefit the community. He asked the developers
932 to knock off a couple of dollars of profit and make the plan desirable.

933

934 Dave Culbertson said that, just as he stated in June and December, his biggest concern is
935 traffic. However, he has seen few changes made to the plan; they came back with the
936 same plan. Also, this is actually four subdivisions with just two entrances that are 3/10
937 mile in-between. The east entrance is joined right up with the high school traffic and
938 nobody will be able to get out of that, right turn only or not.

939

940 Mr. Culbertson said the Piatt Road extension needs to be done first in order to support
941 this development. Over the next 10 years there will be school and construction traffic all
942 day. School traffic will be increased by 33% next year when an additional grade level is
943 added to the high school. Something needs to be done to alleviate traffic. When exiting
944 off Piatt Road at Berlin Station there is a really dangerous curve and one cannot see to
945 their right. He suggested a roundabout or intersection there.

946

947 Mr. Flaherty said that from a township standpoint, the BZC cannot consider traffic in
948 their decision. The BZC agrees with the traffic issue, but the traffic concerns need to be
949 directed to the county engineer and the DCRPC, who will determine infrastructure
950 improvements.

951

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING & HEARING
TUESDAY, JANUARY 8, 2019 7:00 PM**

952 Mr. Culbertson asked whether the Piatt Road extension will be built as it seems that it
953 will be a joint effort for years between the county and the developers. Mr. Flaherty said
954 that it is a joint effort. Mr. Culbertson said that for example, the road from the high
955 school to Cheshire was never finished. Mr. Flaherty said that road is planned to be
956 completed and it is in the budget.

957 Mike Akers said he is new to attending these meetings and he asked what the township's
958 next step is.

959

960 Ms. Korleski said everything they wanted to be covered has been covered so she will
961 take one last comment and then close public comments.

962

963 Aaron Roll said that regarding Piatt Road, those easements have been taken and the
964 contract has been awarded. As soon as the weather breaks, the roundabout and the
965 connections between his farm and the farm to the south will be finished.

966

967 Mr. Reynolds requested that the application be tabled.

968

969 After discussion, the date of March 12, 2019 was decided upon. Ms. Rippel reminded
970 the applicant that Ms. Korleski wants revisions to be submitted at least two full
971 weekends in advance.

972

**RESOLUTION 2019.01.08 .#A: TABLE & CONTINUE BZC 18-003 TO 3/12/19 AT 7:00
P.M.**

973

974 Ms. Korleski made a motion to table and continue BZC 18-003 to 3/12/19 at 7:00 p.m.

975 Mr. Johnson seconded the motion.

976 Vote: Korleski, yes; Johnson, yes; Valentine, yes; Bardash, yes; Flaherty, yes. Motion
977 carried.

978

979 There was a brief recess. The meeting was returned to order.

980

AGENDA ITEM: OTHER BUSINESS

981 Online Survey

982 Mr. Flaherty noted that the online survey should be removed from the township website
983 because it has closed after 90 days. He suggested leaving the information online but
984 removing the link and changing the wording to indicate that the survey was just
985 completed and results are coming soon.

986

987 Mr. Johnson said a few additional paper survey results have been received and he will
988 enter those. He will then consolidate the results and find a time on the agenda to present
989 the findings to the BZC, after which they will go to the trustees.

990

991 Ms. Korleski asked if it would go to the county as well. Mr. Flaherty said he planned to
992 take that information and also the county's corridor information and make that part of the
993 CLUP. Mr. Valentine asked whether Scott Sanders, the director of DCRPC, was on the
994 agenda. Ms. Korleski said he was not yet. Mr. Flaherty said he has received the corridor
995 study and is planning to present the SR 36/US 37 information after he receives the
996 survey information from Berlin Township.

997

998 Mr. Loveless said that he is working on a couple of projects with assistant county
999 prosecutor Mark Fowler involving properties with businesses operating on them.

1000

1001 Ms. Korleski asked whether Mr. Loveless has contacted the person who had provided
1002 information to the BZC regarding LED/digital signage. He had offered to provide
1003 wording regarding the signage for the CLUP. Mr. Loveless said he can contact him.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING & HEARING
TUESDAY, JANUARY 8, 2019 7:00 PM**

1004 Mr. Loveless opined that if an applicant for digital signage wants to have five panels,
1005 they should be paying the same permit costs they would be for 5 regular panels if it was
1006 a regular sign. That may help keep electric signage to a minimum.

1007
1008 Mr. Flaherty said different manufacturers use different sized panels so it would have to
1009 be based upon area of the sign.

1010
1011 Mr. Loveless said he did not want the signs to be located in just any area, just certain
1012 commercial areas.

1013
1014 Mr. Johnson said the constraints around the operation of the signs should also be
1015 discussed. Mr. Loveless said that the man had mentioned 2 minute intervals, which
1016 would not present a flash. Ms. Korleski said those are details. Mr. Loveless those are
1017 details that are necessary because otherwise the text could change every 5 seconds and
1018 cause flashing. Ms. Korleski asked whether that would be necessary to include in the
1019 wording. Everybody agreed that it should be included. Ms. Rippel noted that the
1020 township's sign interval is 8 seconds.

1021
1022 Mr. Valentine asked whether anybody attended the county ethics seminar and whether
1023 anything changed. Mr. Loveless was not sure as that was his first time attending, but he
1024 was not aware of any changes.

1025
1026 Ms. Korleski said that the next scheduled meeting is Tuesday January 22, 2019 when an
1027 informal hearing for boat storage by the Germins on Peachblow Road will be heard.
1028 There will also be an Evans Farm update.

1029
1030 There was no further business to come before the Commission. Motion to adjourn.
1031 Meeting adjourned.

1032
1033
1034 _____
Toni Korleski, Chairperson

1035
1036
1037 _____
Jerry Valentine, Vice-Chairperson

1038
1039
1040 _____
Darcy Kaplan, member

1041
1042
1043 _____
Mike Bardash, member

1044
1045
1046 _____
Martin Johnson, member

1047
1048
1049 _____
Steve Flaherty, 1st alternate member

1050
1051
1052 _____
Ray Armstrong, 2nd alternate member

1053
1054
1055
1056
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1058
1059
1060
1061 Attest: _____
1062 Lisa F. Knapp, Berlin Township Zoning Clerk