

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 12, 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 Darcy Kaplan led meeting attendees in the pledge of allegiance.

9
10 BZC members present: Chairman Toni Korleski, Darcy Kaplan, Mike Bardash, Martin
11 Johnson, Steve Flaherty (1st BZC alternate, seated).

12 Also present: 2nd BZC alternate Ray Armstrong, Zoning Inspector David Loveless,
13 Zoning Clerk Lisa Knapp, Zoning Secretary Cathy Rippel.

14 Not Present: Vice-Chairman Jerry Valentine.

15
16 Ms. Korleski read the adopted BZC policy statement as printed in the agenda.

17 **AGENDA ITEM: LEGAL NOTICE**

18 Ms. Knapp said this hearing was advertised in the 12/22/2018 Delaware Gazette as a
19 regular meeting.

20 **AGENDA ITEM: APPROVAL OF MINUTES**

21 Ms. Korleski made a motion to approve the minutes from the 1/22/19 BZC meeting as
22 presented. Mr. Bardash seconded the motion.

23 Vote: Korleski, yes. Bardash, yes; Johnson, abstain; Flaherty, abstain; Kaplan, yes.

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

- 25 • Tom Roll, 2747 Gregory Road
26 • Barbara Schanck, 2841 Cheshire Road
27 • Michelle Brooks, 4365 East Bay Circle
28 • Aaron Roll, 2791 Gregory Road
29 • Joe Thomas, 470 Old Worthington Road, Westerville
30 • Barb Sherman, 1469 Africa Road
31 • Molly Gwin, Attorney with Isaac Wiles, Burkholder & Teetor, 2 Miranova Place,
32 Columbus, Ohio
33 • Terry Andrews, with Westport Home, 507 Executive Campus Drive, Westerville
34 • Jack Mautino, with Westport Home, 507 Executive Campus Drive, Westerville
35 • Larry Harmon, 3931 Africa Road

36 **ITEM ADDED TO AGENDA: REQUEST FOR 2 YEAR EXTENSION OF MAEVE MEADOWS**

37 Ms. Korleski said an item has been added to the agenda, which is Joe Thomas with
38 Metro Development, requesting an extension of time for the Maeve Meadows.

39
40 Mr. Thomas said he would like to request a 2 year extension of Maeve Meadows. The
41 sewer extension through Howard Farms is coming through and being extended by the
42 Homewood Corporation and there are also surrounding roadway improvements by the
43 county engineer along Piatt and Cheshire Roads.

44
45 Ms. Korleski asked how long it will be for sewer to be done. Mr. Thomas said it will
46 probably be September 2020 when it is finalized and accepted by the county engineer,
47 but he does not know about Piatt and Cheshire Road.

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48 **RESOLUTION 2019.02.12 .#A: GRANT 2 YEAR EXTENSION TO JOE THOMAS OF METRO**
49 **DEVELOPMENT FOR THE MAEVE MEADOWS APPLICATION**

50 Mr. Korleski made a motion to grant a 2 year extension to Joe Thomas of Metro
51 Development of the Mauve Meadows application. Ms. Kaplan seconded the motion.

52
53 Mr. Flaherty said typically the BZC approves a one year extension and then the applicant
54 has to request another 1 year extension. Ms. Korleski said they were granted a 2 year
55 extension the last time. Mr. Thomas said that was only a one-year extension on this
56 application but a two year extension was recently granted for Eaststone Crossing.

57
58 Vote: Korleski, yes; Kaplan, yes; Flaherty, yes; Bardash, yes; Johnson, yes.

59
60 Mr. Flaherty said the township trustees are responsible for the funding of the Piatt Road
61 extension from Cheshire to Hollenback Road.

62
63 Ms. Korleski said that Mr. Thomas had a discussion yesterday in the office regarding the
64 Berlin Meadows development and Mr. Thomas has asked that perhaps the BZC would
65 like to visit the Clark Shaw Meadows community in Concord Township.

66
67 Mr. Thomas said M/I Homes has done a development in Concord Township located at
68 South Section Line Road and Clark Shaw Road which is a smaller-lot subdivision that
69 was approved by those trustees. That development has been well-received by the
70 residents in the general area as well as the residents buying the homes. He has a pending
71 application for Berlin Meadows and he thought it may be of some importance that
72 members of the BZC may wish to meet out at the location to go through the model and
73 the subdivision to see what the product will look like as well as the community and the
74 pattern of development within the subdivisions. It will also help provide a feeling of
75 what that market in Southern Delaware County entails for that type of product.

76
77 Mr. Thomas said questions could be asked of the builders and the sales staff. Ms.
78 Korleski asked whether those are all M/I Homes. Mr. Thomas said they are both M/I
79 Homes and Rockford Homes. Ms. Korleski asked how many units are in that
80 development. Mr. Thomas said it is two large developments, Clark Shaw Moors with
81 224 units and Clark Shaw Meadows with 162 units.

82
83 Ms. Korleski said Mr. Thomas would like the BZC to take a look at that because it is
84 similar to the pending application. She said the address is 3923 Clark Shaw Road in
85 Powell and she said questions can be asked of him at (614)206-0823. He will be doing
86 open tours or people can just drive by. Mr. Thomas said perhaps a time and date could
87 be set and the group or some of the group could visit.

88
89 Ms. Korleski said Mr. Thomas suggested next Tuesday 2/19 in the morning or
90 Wednesday afternoon noon to 5pm. She asked if anybody wanted to commit to that.
91 Mr. Flaherty said he could do the Wednesday afternoon but he wanted to know whether
92 this would be an advertised public meeting. Ms. Korleski asked whether the BZC could
93 go all together. It was discussed that three or more BZC members getting together
94 would require a meeting. It was agreed that each individual BZC member would contact
95 Mr. Thomas if they wished to meet with him.

96 **AGENDA ITEM: INFORMAL MEETING WITH WESTPORT HOMES**
97 **FOR SCHANCK/ROLL PROPERTIES**

98 Molly Gwin, attorney with Isaac Wiles, representing Westport Homes, presented the
99 application. With her is Terry Andrews, Vice-president of land acquisition and
100 development, and Jack Mautino, president of Westport Homes.

101

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102 Ms. Gwin said she is here for an informal review regarding final development plan as
103 previously stated on the Roll and Schanck properties. The applicant is considering phase
104 1 with 51 units, phase 2 with 38 units, and phase 3 with 22 units.

105
106 Ms. Gwin said she is looking for feedback from the BZC prior to filing the application
107 and said she appreciates the staff's efforts with the process including Mr. Loveless who
108 they met with.

109
110 Ms. Gwin said the two properties are currently zoned under existing PRD and what she
111 is proposing meets those PRDs. She is not proposing anything for the middle section at
112 this point in time. The product will be traditional single family homes in the \$400-
113 550,000 price range. The front yards will be 30', the side yards will be 12.5', the rear
114 yards will be 25', with setbacks of 50'.

115
116 Mr. Flaherty asked whether no divergences would be granted from the original
117 application. Ms. Gwin said that was correct. Mr. Andrews showed the Schanck property
118 which already is zoned with an R-3 overlay at 1.85 units per acre. There is a 10-acre
119 Ball property to the north with the same R-3 zoning overlay. On the east side of Piatt
120 Road is the other Roll property which is around 20 acres and that has an R-2 overlay.

121
122 Mr. Andrews said he is trying to match up with everything that was proposed before
123 including the materials etc. He has had informal meetings with staff a couple times and
124 this is the next step prior to making a formal application.

125
126 Mr. Andrews said on one side is the Schanck property at 45 acres and the Roll property
127 which is about 10 acres. This is the R-3 category with lot sizes just under 11,000 SF and
128 80' widths. Front yards are 30', which is 60' off the centerline of the roads. Side yards
129 will have 12.5' setbacks and 25' rear yard setbacks.

130
131 Mr. Andrews said the property across the street on the east side is the R-2 category and
132 the lot sizes there are just under 22,000 with 100' frontages, side yard setbacks of 20'
133 and rear yard setbacks of 50'. There are two different densities and the product will vary
134 a bit due to the size of the lots.

135
136 Ms. Kaplan asked what the hatch marked areas were. Mr. Andrews said that is the Roe
137 property and is proposed to be the same zoning category as the R-3 with 1.85 units per
138 acre. It is under contract but he is trying to understand the utilities better to service this
139 property. Long term he is hoping to make a decision on that but right now he is just
140 trying to get a good understanding of it. If that property is brought on, access points may
141 be different from Piatt Road.

142
143 Ms. Kaplan asked whether it was correct that acreage is not included in this presentation.
144 Mr. Andrews said that was correct. He pointed out that since this project was approved
145 he has been informed that there may be some other improvements on Cheshire Road
146 with an overpass. Originally there were two access points that may now need to be
147 reexamined with the county engineer as a result.

148
149 Tom Roll asked where all the water will go. Mr. Andrews said this is in the early stages
150 and he pointed out the retention areas. He is still evaluating that and there may be
151 additional ponds. The site is very flat. Mr. Roll said it is a flat site and there are many
152 water problems there. Ms. Korleski asked that all questions from the public be held until
153 the public comment period.

154
155 Ms. Gwin said the middle Roe property will potentially require a rezoning and the
156 applicant is here only on the final development plan for the two subject properties.

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157 Ms. Kaplan asked for the total of green space. Ms. Gwin said it is required to be 20% on
158 the property to the west of Piatt Road but it is 31%. On the east the open space is 33%
159 open space. The amount of open space is 60% above that required.

160

161 Mr. Flaherty said removing the access from Gregory Road was discussed and he asked
162 whether the first phase would be off that road or the Piatt Road extension that is
163 forthcoming.

164

165 Mr. Mautino said ideally, for the first phase the access would come off of the future Piatt
166 Road extension although he does not have the timing on that although he was told it was
167 to be open for next year's school season in 2019. Mr. Flaherty said the roundabout is
168 slated for 2019 as well as the continuation of this all the way up to the Ryan Homes
169 properties. The township's portion will take longer than that. He explained the situation.

170

171 Mr. Flaherty asked whether it was correct that he would keep the entrance onto Gregory
172 Road even if Gregory Road becomes a stub once they do the viaduct. Mr. Andrews said
173 that would be more of a long term secondary access. There could be another access via
174 the Roe property in the future. He would like to get away from the Cheshire Road
175 access in the old plan. Mr. Flaherty asked how far the discussions with the county have
176 gone. Mr. Andrews said he has had some discussions. Mr. Flaherty said the county was
177 asking for a lot of money for the viaduct contribution but limit access to Cheshire Road.

178

179 Mr. Andrews said he is trying to figure out how to handle the access long term and it
180 may be an emergency access. Mr. Mautino said they have been informed that the county
181 will not permit an access from Cheshire and that ultimately Gregory Road will be
182 stubbed at the property as shown on the map and ultimately that will end in a home site.

183

184 Mr. Mautino said the layout has had to be realigned to coordinate the Piatt Road access
185 and then the future secondary access would need to be on Gregory Road.

186

187 Mr. Flaherty said the applicant may be able to cul-de-sac Gregory Road but leave an
188 emergency access for fire service. He asked the applicant to work with Berlin Township
189 Fire Lt. Steve Arnold on that. The planning for the Gregory Road termination could
190 occur in two years or it could be 15 years.

191

192 Mr. Flaherty asked whether it was correct that the hatch marked area is not currently
193 zoned with the R-3 designation but the applicant intends to eventually do that. He asked
194 whether it would be a later phase. Mr. Mautino said it would be. Ms. Gwin said a lot is
195 dependent on the Piatt Road extension. Mr. Flaherty noted the county engineer will
196 want to see a secondary access point down there. Mr. Flaherty said the applicant is not
197 requesting divergences.

198

199 Ms. Korleski asked whether this is Westport and Eaststone Crossing together. Mr.
200 Mautino said that is not correct: it is titled as such but Eaststone would ultimately tie into
201 the Metro Development. There is a plan Metro currently has that would tie into the
202 eastern portion of the development. Ms. Korleski asked this request is just for Westport
203 and not Eaststone. Mr. Andrews and Mr. Mautino said that was correct.

204

205 Ms. Korleski asked whether the applicant was coming in for an amendment on the
206 preliminary plan. Mr. Andrews said it was already zoned and this would be a final
207 development plan. Ms. Gwin said the final development plan that was in effect when the
208 rezonings were completed in 2018 has expired. Mr. Armstrong recommended doing a
209 preliminary plan because it has expired and then do a final plan with the details worked
210 out. The zoning is in place but a plan needs to be provided. Mr. Flaherty said as long as
211 there are not many changes, it should be pretty easy.

212

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213 Ms. Korleski said this would be a preliminary plan, not a final development plan. Ms.
214 Gwin agreed. Mr. Bardash said the one-step zoning process was eliminated.
215
216 Ms. Korleski asked whether the development would have walking paths. Mr. Andrews
217 said he is working on that. When Sawmill Parkway was done, walkways and bike paths
218 were planned, but he is not sure what is planned for Piatt Road and he is trying to figure
219 that out.
220
221 Ms. Korleski said on the east side of Piatt Road a walking path would seem to be
222 appropriate, but not on the west side until that property is zoned. Ms. Korleski asked
223 whether walking paths would be built on Cheshire Road. Mr. Flaherty said that is up to
224 the county's plan at this point; if a viaduct is built, it would be ideal to have a sidewalk
225 or pathway as part of that. He said the county engineer had promised a pathway as part
226 of Piatt Road.
227
228 Mr. Flaherty said when the initial work was done from Berlin High School down to
229 Ryan Homes, they did not build a pathway but they gave their word that they would
230 construct it upon the completion of the Piatt Road extension. They did not want to build
231 a pathway to nowhere yet and wanted to wait until the full extension was done. He
232 suggested checking in with the county engineer. It was to be a two-lane, 10' wide multi-
233 use pathway on one side of the road.
234
235 Ms. Korleski said walking paths are a necessity given the number of homes being built is
236 111. Mr. Flaherty asked whether she would like internal pathways. Ms. Korleski said
237 that was correct. She asked whether the reserve areas are passive or active. Mr. Andrews
238 said most will be passive due to the nature of the property including the power lines
239 running through there. There may be benches or walkways around the ponds.
240
241 Ms. Korleski said Reserve E is 9 acres and something could probably be done with that.
242 Mr. Andrews said he is not sure how much right-of-way is needed for the overpass yet.
243 Mr. Loveless said more ponds may be necessary as well. Mr. Andrews said there will be
244 sidewalks internally but the focus would be more to take walkways and bikeways to Piatt
245 Road. Mr. Flaherty asked whether they were planning to have curb and gutter roads
246 throughout with sidewalks on both sides. Mr. Andrews said that was correct.
247
248 Ms. Korleski said there is not much active open space on the west side of the plan and
249 she asked about the east side. Mr. Andrews said the area was zoned with open space
250 along Piatt Road and he may be able to do some kind of passive/active area. Ms.
251 Korleski said the township wants more than just grass that has to be mowed. Mr.
252 Flaherty said there will be "treescapes" and mounding as well. Old Harbor installed
253 small playground right of South Old State Road close to the road. Ms. Korleski said
254 they also installed gazebos and benches.
255
256 Mr. Flaherty said the applicant should give some thought to active amenities for the open
257 space. Ms. Korleski said the applicant is not asking for divergences so there is not much
258 to say about the plan. Mr. Mautino said he appreciates the feedback. Mr. Flaherty
259 advised that they check with the county to see what they have planned. The BZC looks
260 for sidewalks throughout and access to the green space and making the green space
261 usable.
262
263 Mr. Flaherty said the road is a thoroughfare for the future multi-use pathway system that
264 the county commissioners have been planning and they may be seeking contributions to
265 help carry that section of the systems.
266
267 Mr. Johnson asked whether the applicant will need to reapply for a preliminary plan.
268 Ms. Korleski said that was correct. Mr. Johnson asked whether that would be a separate

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269 application for the hatched areas because they are not zoned yet. Mr. Flaherty said that
270 was correct because that property has not been rezoned yet.

271

272 Mr. Johnson suggested meeting with the Berlin Township fire department regarding the
273 walking paths and fire access, especially for the corner of Gregory and Cheshire Roads.
274 Currently they have to go all the way up Piatt Road then zigzag all the way through.
275 Perhaps that zoning could be done first and incorporated into a preliminary plan.

276

277 Ms. Korleski asked how many acres that property is. Mr. Andrews said it was 17-18
278 acres. He said he is currently setting up the subject property so it would work with the
279 streets on that property when it is developed. Ms. Korleski was concerned about land
280 locking. Mr. Andrews said the property would not be landlocked as they will have
281 access to Piatt Road.

282

283 Mr. Mautino said the property is roughly 20 acres and is in contract. The issue is
284 currently timing; there is a fully-zoned, titled property that can be worked through
285 relatively quickly through a preliminary development plan, whereas to rezone the
286 property can take a long time.

287

288 Mr. Johnson requested a conceptual layout for that property when they come in for the
289 preliminary plan for the subject property. Mr. Mautino said he does have that but was
290 hesitant to show it at this point. He assumed it would come in at 1.85 units per acre with
291 an R-3 overlay. Mr. Johnson said he did not think a preliminary plan was necessary for
292 that property but having a conceptual layout would be helpful. This property is in the
293 middle of the development and it bisects north/south and east/west into the property.
294 Mr. Andrews said it is a challenging piece of property including the Piatt Road issue.

295

296 Mr. Bardash also requested additional active open space in the plan. He also asked for
297 fountains in the ponds.

298

299 Mr. Armstrong asked whether there would be secondary setbacks in the backyards. He
300 said there will be secondary uses in the back including pools, decks, etc. Mr. Mautino
301 said that was done for Johnnycakes Corners where there was a setback for the house as
302 well as for the subdivision. Mr. Armstrong said it needs to be stated in the plan that is
303 brought back.

304

305 Mr. Mautino asked whether the conceptual setbacks would be for structures, gazebos,
306 etc. Mr. Armstrong said it would be for anything that is a structure including a
307 swimming pool as well. Mr. Mautino asked about patios and pavers. Mr. Armstrong
308 said setbacks do not apply to a patio at grade. He said residents should know upfront
309 whether such items will be allowed. Mr. Armstrong said he assumed that the units per
310 acre would be net developable acres, not gross acres and he asked that be shown in the
311 application.

312

313 Mr. Loveless was concerned about the properties on Cheshire Road and whether there is
314 enough buffering between the existing properties and lots 59-62.

315

316 Ms. Gwin said the existing plan calls for mounding along that portion for the property.
317 She can check that and ensure that the buffer is called out in the text. Mr. Armstrong
318 said any time there is an adjacent residence there should be mounding, trees and
319 landscaping.

320

321 Mr. Armstrong asked what is on the east side for Phase 3. Mr. Flaherty said that is
322 Eaststone Crossing. Mr. Armstrong said no additional buffering would be necessary in
323 that case because it was already approved. Mr. Flaherty said it connects in at both access
324 points.

325

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326 Mr. Bardash said many developers speak with the neighbors before applying for a
327 rezoning. Ms. Rippel said there have been around 12-13 subdivisions rezoned since the
328 fall of 2016 and it is very helpful for the developer to have a neighborhood meeting.
329 This is a good way to get feedback from the surrounding neighbors and often helps to
330 alleviate the residents' concerns.

331

332 Ms. Kaplan said the mock-ups provided all show front load garages and she asked
333 whether there would be any side load garages. Mr. Mautino said the 80' wide lots will
334 typically be frontload due to the width limitations. The 100' wide lots tend to have more
335 side load garages, particularly at that price point. The choice is typically market-driven.
336 Ms. Korleski said the BZC prefers to have at least 25% side load garages.

337

338 Mr. Mautino said he could agree to that on the 100' wide lots although it is not called for
339 in the zoning. Mr. Armstrong said it does not need to be called for. Ms. Korleski said
340 that is what the BZC likes. Mr. Loveless said the purpose is to provide diversity so the
341 subdivision is one where everything looks identical.

342

343 Mr. Andrews said the challenge is the 12.5' side yards. Many municipalities require just
344 6-8', which allows for side load garages. Mr. Mautino said a side load garage needs
345 about 25' to get a good radius turn into the garage. The driveway can typically encroach
346 into the side yard to a point as long as good drainage and grading is provide between the
347 home sites.

348

349 Ms. Kaplan said she would like to see some creative layouts such as putting the side load
350 garages on the opposite side of every other house. Mr. Mautino said that could be done.

351

352 Mr. Flaherty said in summary, the BZC would like to see the following:

353

- Amenities and active open spaces.

354

- Work with the fire department regarding the cul-de-sac.

355

A five minute recess was taken. Meeting was returned to session.

356

AGENDA ITEM: CLUP SURVEY RESULTS

357 Mr. Johnson thanked Ms. Rippel for all of her help with the Comprehensive Land Use
358 Plan (CLUP) survey, including her manually entering all of the handwritten responses
359 that were received.

360

361 Mr. Johnson distributed a summary of the responses. The survey is now closed but it
362 was open for over 3 months.

363

364 Q1: Mr. Johnson noted that the vast majority who checked this option were from Berlin
365 Township (407) although there were also a few from Orange and Berkshire Township
366 residents and two who selected "other".

367

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Q1: Which township do you reside in?

Answered: 407 Skipped: 3



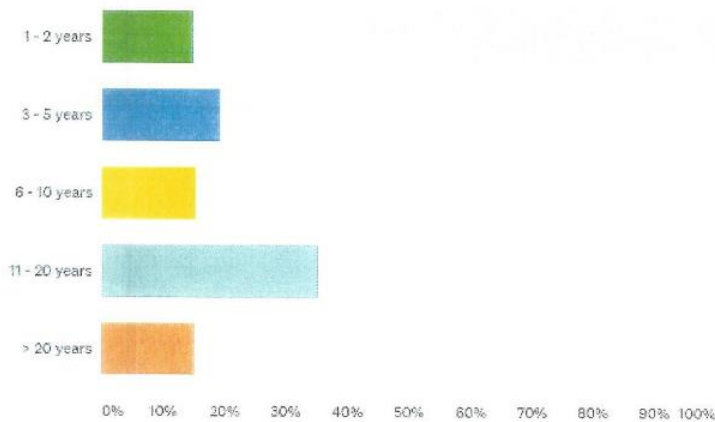
Answer Choices	Response Percent	Responses
Berlin	95.58%	389
Orange	2.21%	9
Berkshire	1.72%	7
Genoa	0.0%	0
Other	0.49%	2
Answered		407
Skipped		3

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Q2: Mr. Johnson said the majority of respondents (35.22%) have lived in Berlin Township for 11-20 years. Mr. Flaherty said the statistics show that 50% of the respondents have lived in Berlin Township more than 11 years.

Q2: What is your length of residency in Berlin Township

Answered: 406 Skipped: 4



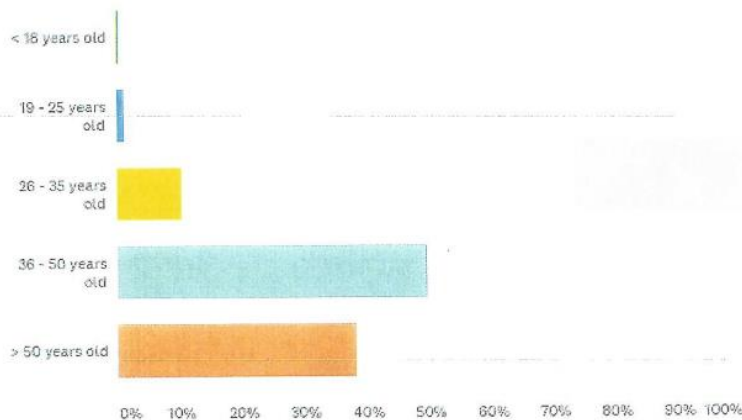
Answer Choices	Response Percent	Responses
1 - 2 years	14.78%	60
3 - 5 years	19.21%	78
6 - 10 years	15.52%	63
11 - 20 years	35.22%	143
> 20 years	15.27%	62
Answered		406
Skipped		4

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Q3: Mr. Johnson said that around 88% of the respondents are 36 years or older

Q3: What is your age?

Answered: 402 Skipped: 8



Answer Choices	Response Percent	Responses
< 18 years old	0.5%	2
19 - 25 years old	1.24%	5
26 - 35 years old	10.45%	42
36 - 50 years old	49.5%	199
> 50 years old	38.31%	154
Answered		402
Skipped		8

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379
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Q4: Mr. Johnson said over 60% of the respondents have households of 3-5 people. Less than 7% of respondents had households of more than 5 people.

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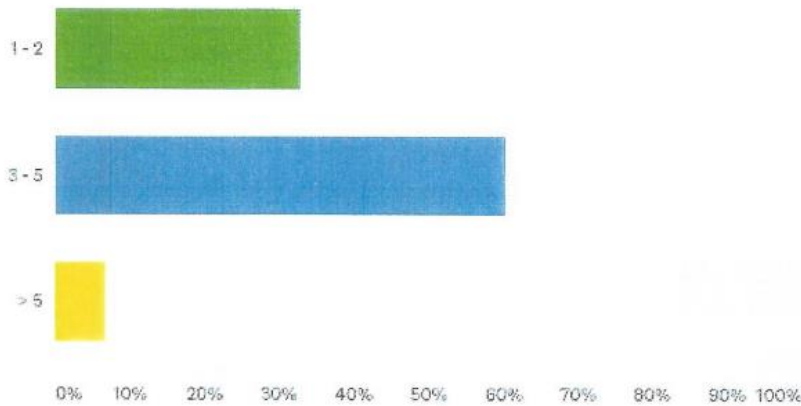
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Q4: What is the number of people living in your household?

Answered: 407 Skipped: 3



Answer Choices	Response Percent	Responses
1 - 2	32.92%	134
3 - 5	60.2%	245
> 5	6.88%	28
Answered		407
Skipped		3

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Q5: Mr. Johnson said 243 respondents provided email addresses to receive periodic updates from the township and 167 did not. These email addresses can be used to reach out and elicit feedback and communication from these residents.

Q5: Are you interested in receiving periodic, e-mail updates from the township? If yes, please provide your e-mail address(es)

Response provided - 243

Skipped /No Response - 167

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Q6: Mr. Johnson said the residents were asked to rate the different kinds of development from 1 (most desirable) to 2 (least desirable). The vast majority (83.5%) of the respondents rated the retail/restaurants as a 1 or 2. The vast majority (90.7%) of the respondents rated the restaurants and office/professional/medical as a 1 or 2. Industrial and distribution/logistics received very low responses.

Q6: Please rate the following Commercial Development types from 1 (Most Desirable) to 4 (Least Desirable)

Answered: 404 Skipped: 6

Answer Choices	1	2	3	4
Retail / Restaurants	224	93	38	25
Office / Professional / Medical	118	222	23	12
Distribution / Logistics	11	40	257	50
Industrial	16	11	46	301
			Answered	404
			Skipped	6

• Key Observation:

- Vast majority of respondents rated Retail/Restaurants and Office/Professional/Medical as preferred
 - 83.5% of respondents rated Retail/Restaurants as either #1 or #2 priority
 - 90.7% of respondents rated office/Professional/Medical as either #1 or #2 priority

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Mr. Loveless said the problem with that information is that when asked what they prefer, most people will ask for something they can use. Most people will not use industry, distribution or logistics but they will want to eat every day. Thus, it could skew the percentages. Mr. Flaherty noted also that “industrial” was not defined. Mr. Loveless said respondents could envision something like a huge spewing plant.

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402 Mr. Loveless noted that sometimes condos are mentioned but residents think they are
 403 condos even when they are stand-alone units. Mr. Johnson said he was not surprised to
 404 see the weighting towards residential units. Mr. Flaherty said that plays into the TPUD
 405 and mixed use developments that people like to see.

406
 407 Q7: Mr. Johnson said regarding residential development characteristics, there was a
 408 fairly even distribution. There seems to be a very general consensus that all of these
 409 items have a fairly equivalent level of importance across the board. Ms. Korleski was
 410 surprised that the walking trails and bike paths were 18%; she thought it would be
 411 higher. Mr. Flaherty asked whether that percentage was correct as 183 out of 406 rated
 412 it as 1 or 2 and that seemed to be more than 18%.

413
 414 Mr. Johnson said that is not necessarily a percentage of the total number responded but
 415 of these two combined. Mr. Flaherty said it should be 46%. There was additional
 416 discussion. Mr. Johnson said he would look into it.

Q7: Please rate the following Residential Development characteristics from 1 (Most Desirable) to 5 (Least Desirable)

Answered: 406 Skipped: 4

Answer Choices	1	2	3	4	5
Lot Size / Development Density	189	51	31	37	73
Visual screening from existing, ad	36	76	53	98	112
Active green space (playgrounds,	19	50	120	100	91
Passive green spaces (grassy area	62	117	95	57	42
Walking trails / bike paths	94	89	79	78	47
				Answered	406
				Skipped	4

Rated as either #1 or #2 most desireable	
Lot Size / Development Density	63%
Visual screening from existing, adjacent properties	47.90%
Active green space (playgrounds, ball fields, etc)	47.30%
Passive green spaces (grassy areas, nature areas, etc)	29.90%
Walking trails / bike paths	18%

- Key Observation:
 - Very even distribution across all the characteristics with Lot Size/Density, Visual Screening and Active Green Space being most rated as #1 or #2 preferred

417
 418 Q8: Mr. Johnson said this is a fairly even distribution as well. Ms. Korleski said nobody
 419 seemed to want to increase the tax base. Mr. Johnson said there is a disagreement
 420 regarding the opinion to grow a commercial and industrial tax base and that probably
 421 plays back into the preferences the BZC sees. Mr. Flaherty said a qualifier question is
 422 needed such as “knowing that there can either be an increase in the tax base or an
 423 increase in taxes, which would you prefer?” Without a commercial and industrial tax
 424 base, the township will eventually run out of money which means if residents want
 425 roads, parks, etc. there needs to be a way to pay for it. Would the residents rather have
 426 an increase in taxes or rather have the commercial and industrial uses pay for those
 427 things?
 428

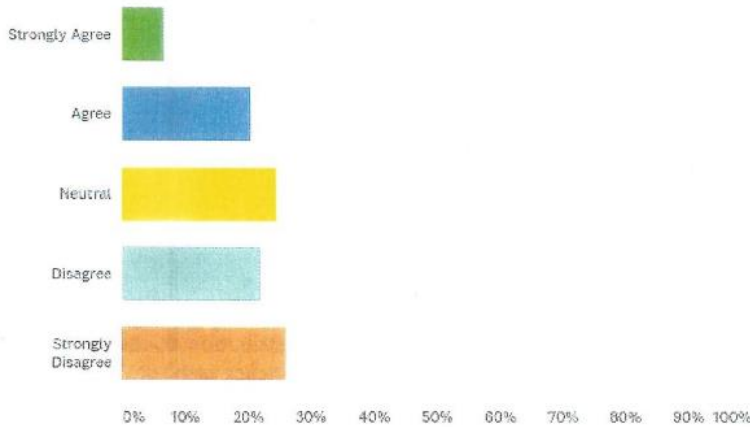
BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

**REGULAR MEETING
TUESDAY, FEBRUARY 12, 2019 7:00 PM**

Q8: Please rate your feeling with current plans to increase commercial/industrial tax base within the township

Answered: 405 Skipped: 5



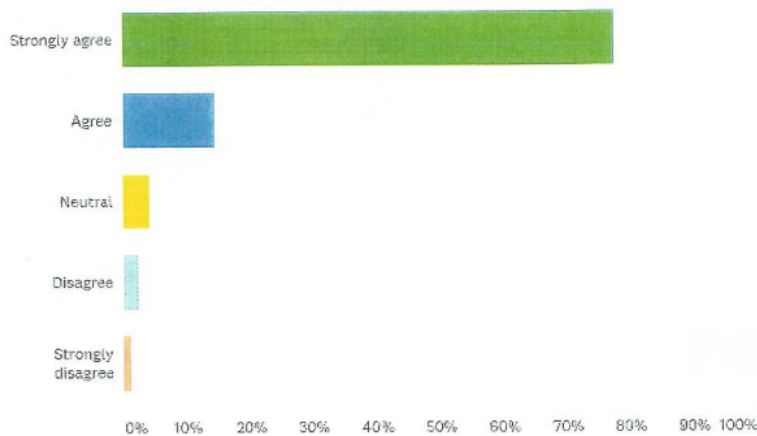
Answer Choices	Response Percent	Responses
Strongly Agree	6.67%	27
Agree	20.49%	83
Neutral	24.69%	100
Disagree	21.98%	89
Strongly Disagree	26.17%	106
	Answered	405
	Skipped	5

429
430
431
432
433

Q9: Ms. Korleski said this item agrees with Q8. Mr. Johnson said that was probably not a surprise to anybody. Ms. Kaplan said she would like to hear from the 5 people who strongly disagree.

Q9: Please rate your feeling with current plans to retain a more rural feel within the township

Answered: 407 Skipped: 3



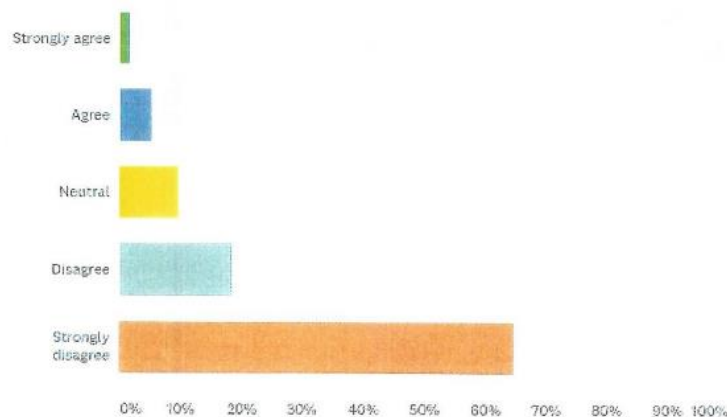
Answer Choices	Response Percent	Responses
Strongly agree	77.64%	316
Agree	14.5%	59
Neutral	4.42%	18
Disagree	2.21%	9
Strongly disagree	1.23%	5
	Answered	407
	Skipped	3

434
435
436

Q10: Mr. Johnson said the answers regarding multi-family construction overwhelmingly show that the residents are not advocating for those kinds of developments.

Q10: Please rate your feeling with current plans to include some development for multi-family construction (apartments / condos)

Answered: 408 Skipped: 2



Answer Choices	Response Percent	Responses
Strongly agree	1.72%	7
Agree	5.15%	21
Neutral	9.8%	40
Disagree	18.38%	75
Strongly disagree	64.95%	265
	Answered	408
	Skipped	2

437

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

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438 Q11: Mr. Johnson said this is more evenly distributed.

439

440 Mr. Flaherty said that 49% agree or strongly agree.

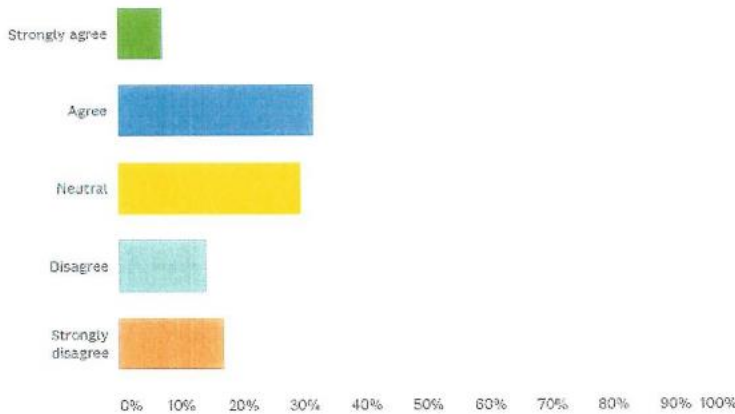
441

442 Mr. Loveless said regarding retirement facilities, the one in Delaware is nice and well
443 done and is not large, but there is one in Dublin that is a block and a half long and a
444 block wide. It's a nice facility but it is huge.

445

Q11: Please rate your feeling with current plans to include some development for retirement / empty nest communities

Answered: 408 Skipped: 2



Answer Choices	Response Percent	Responses
Strongly agree	7.35%	30
Agree	31.62%	129
Neutral	29.66%	121
Disagree	14.22%	58
Strongly disagree	17.16%	70
	Answered	408
	Skipped	2

446

447

448 Q12: Mr. Johnson said several comments were received. It seems there is some
449 percentage of those people who have some misunderstanding regarding the areas of
450 responsibility or authority of the BZC.

Q12: Please provide any additional comments

Answered: 172 Skipped: 238



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451

452 Ms. Kaplan said one comment asked, how many banks do you need? She asked whether
453 there are any banks in Berlin Township. It was agreed there are probably no banks in
454 Berlin Township at this time.

455

456 Mr. Johnson said regarding Q6 and Q7, key observations that he made are, should the
457 BZC be making observations, or simply post the numbers and statistics and let people do
458 their own interpretations? Also, what is the BZC obligated to do and what does the BZC
459 want to do with the information? He has all of the raw data. He asked whether the
460 information or a summary report should be posted online. Mr. Flaherty said all of the
461 information is public record.

462

463 Ms. Korleski said she wouldn't post the comments. Mr. Flaherty and Mr. Armstrong
464 said the information is all public record and should be posted.

465

466 Mr. Armstrong said it was published 10 years ago as well and the information should be
467 put out publicly now. The number of responses has doubled. He said providing this
468 information could also result in additional involvement with the township by the public.
469 Mr. Flaherty said there is an obligation to publish results but what is done with the
470 results is up to the township. He said this is good information to give to the county

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471 because it is the landowners and the county's economic development department that is
472 out there marketing properties and they need to know who they are going after.

473

474 Mr. Flaherty said US 36/SR 37 is going to be moving quickly, within 3-5 years. The
475 county is already getting land under contract for upcoming work.

476

477 Mr. Armstrong said the information should be used during the meetings for the CLUP,
478 which is what it was intended for. Ms. Kaplan agreed. There was a discussion regarding
479 what should be posted. It was agreed that the information presented for this meeting will
480 be posted including the summary and the comments. Mr. Johnson said he would provide
481 the raw data to the zoning office for storage.

482

483 The BZC thanked Mr. Johnson for all of his work on the survey.

484

485 Mr. Flaherty asked that the information be sent to Bob Lamb and Jenna Jackson at
486 Delaware County.

487

488 Ms. Korleski said the next meeting is Tuesday 2/26/19 at 7:00 p.m. for BZC 19-001 and
489 19-002, formerly BZC 17-007, the Berlin Meadows development on the Peachblow
490 Road property. One is PCD and one is PRD. Ms. Rippel said the first one was 17-007
491 but they have now added section 2, which is PCD.

492

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

494 Meeting adjourned.

495

496

497

498

Toni Korleski, Chairperson

499

500

501

502

Jerry Valentine, Vice-Chairperson

503

504

505

506

Darcy Kaplan, member

507

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Mike Bardash, member

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514

Martin Johnson, member

515

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518

Steve Flaherty, 1st alternate member

519

520

521

522

Ray Armstrong, 2nd alternate member

523

524

525

Attest: _____

526

Lisa F. Knapp, Berlin Township Zoning Clerk