

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JANUARY 28, 2020 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 Tony Eyerman led meeting attendees in the pledge of allegiance.

9
10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy
11 Kaplan, Martin Johnson, Mike Bardash.

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

14 Not present: BZC alternate member Steve Flaherty.

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

17 **AGENDA ITEM: LEGAL NOTICE**

18 Ms. Knapp said this meeting was advertised in the 12/31/2019 Delaware Gazette as a
19 regular meeting.

20 **AGENDA ITEM: APPROVAL OF MINUTES**

21 Mr. Bardash made a motion to approve the minutes from the 1/14/20 BZC meeting as
22 presented. Ms. Kaplan seconded the motion.

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

24 Motion carried.

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

- 26 • Mandy Harless, 6656 Morningside Drive, Lewis Center
27 • Robert Pemberton, 117 Gifford Road, Columbus 43235
28 • Michelle Brooks, 4365 Eastbay Circle, Lewis Center
29 • Dan Griffin, 495 Wintergreen Way, Lewis Center
30 • Tony Eyerman, 1550 Lewis Center Road, Ste. B
31 • Joe Thomas, 470 Old Worthington Road, Westerville
32 • Jerry Secrest, 2174 Peachblow Road
33 • Joe Korleski, 3585 Greenville Drive, Lewis Center
34 • Barb Sherman, 1469 Africa Road
35 • Tom D'Amico, 971 Dunham Road
36 • Christina Littleton, 5310 Baker Road, Delaware

37 **CORRECTION TO BERLIN BUSINESS PARK BZC 19-004 & BZC 19-005**

38 Ms. Rippel said that after the BZC approves a zoning case, she creates a packet for the
39 trustees that includes a letter of conclusion along with the zoning office exhibits for their
40 consideration of the application. It was brought to her attention that she had made
41 scrivener's errors, meaning typos, in the conclusion letter sent to the trustees for the
42 Berlin Business Park 36/37 overlay, BZC cases 19-004 and 19-005. BZC case 19-004 is
43 the industrial application, and BZC case 19-005 is the commercial application; Ms.
44 Rippel had transposed those numbers in her Exhibit 2.

45
46 Ms. Rippel said assistant county prosecutor Chris Ballard has reviewed the situation and
47 suggested that the BZC make a motion to acknowledge the typos and to indicate that
48 they have been corrected, and then sign and date the motion, which will be immediately
49 turned over to Trustee D'Amico.

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50

RESOLUTION 2020.01.28 #A: CORRECT SCRIVENER'S ERRORS

51 Ms. Korleski made a motion to have the corrected scrivener's errors, subject line, Article
52 17 to 19, and Exhibit 2 and Exhibit 4, which is the BZC meeting 1/28/20. (Ms. Rippel
53 added that is when the errors were corrected). This will be handed over to the trustees
54 after the BZC chair and Ms. Rippel sign it.

55 Mr. Valentine seconded the motion.

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

57 Motion carried.

58

59 The document was signed by Ms. Rippel and Ms. Korleski and handed over to Trustee
60 D'Amico.

61

AGENDA ITEM: BZC 16-004 MAEVE MEADOWS

62 Joe Thomas, with Metro Development, 470 Old Worthington Road, Westerville, said he
63 is back again to request a one year extension of this application, Maeve Meadows,
64 formerly known as Southwoods. The subdivision is located on the east side of Piatt
65 Road, just south of Cheshire Road.

66

67 Mr. Thomas said there are a number of houses and lots on the market that are in
68 subdivisions that are adjacent to this development that have yet to be developed or sold.
69 He would like to delay this project for another year until Howard Farms or Berlin Manor
70 have an opportunity to sell some of their inventory, because the subject property has
71 similar-sized lots.

72

73 Ms. Korleski asked whether the Maeve Meadows development has been started. Mr.
74 Thomas confirmed that it had not, and that sewer service was just recently delivered to
75 the site. It had to be extended down Cheshire Road through Howard Farms to this
76 development. No site development has started. Ms. Korleski said it was her
77 understanding that they only have sewer on the front portion. Mr. Thomas said his
78 development has just 30 lots on the east side of Piatt Road. The sewer that has been
79 extended to the subject development will possibly serve other areas across Piatt Road,
80 between Piatt and the railroad tracks.

81

82 Mr. Johnson asked whether this was the final development plan. Ms. Korleski said this
83 was an extension to the preliminary plan. Mr. Johnson asked when the original plan was
84 approved. Mr. Thomas said it had been a few years. Ms. Korleski said it was a year
85 ago. Mr. Thomas said this would be the third year. Ms. Korleski asked whether two
86 extensions of one year have already been granted. Mr. Thomas said he has been back
87 previously for another extension, so this will be into the third year.

88

89 Mr. Johnson asked whether it was correct that nothing has changed on the plan. Mr.
90 Thomas said nothing has changed. Mr. Bardash asked whether he expected to develop
91 the property within the next year. Mr. Thomas was not sure.

92

RESOLUTION 2020.01.28 #B: APPROVE 1-YEAR EXTENSION FOR BZC 16-004

93 Ms. Korleski made a motion to approve a one year extension request for BZC 16-004.

94 Mr. Bardash seconded the motion.

95 Korleski, yes; Bardash, yes; Johnson, yes; Kaplan, yes; Valentine, yes.

96 Motion carried

97

AGENDA ITEM: EVANS FARM UPDATE

98 Dan Griffin, 495 Wintergreen Way, Lewis Center, and Tony Eyerman, 1550 Lewis
99 Center Road, Ste. B, presented the application and answered questions from the BZC.

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100 Ms. Korleski said she liked the sign currently displayed at the end of Piatt Road. Mr.
101 Griffin asked if she was referring to the ball fields. Ms. Korleski said she was talking
102 about the sports complex and she asked when that project was coming in. Mr. Griffin
103 said it won't be three years and that he won't be asking for an extension.

104
105 Mr. Eyerman said he is here this evening as part of his required opportunity to come
106 before the BZC to provide an update on the Evans Farm project. Last summer, Evans
107 Farm hosted the 2019 Parade of Homes, located in either side of Central Park, more
108 affectionately called the "hot dog" because of its shape.

109 Mr. Eyerman said around 35,000 people came through this Parade of Homes. The first
110 week was hot, but the second week it cooled off. From that event he has seen a lot of
111 growth. Currently there are 25-30 residents, another 30 or so houses under construction,
112 and another 30 or so houses where the lots have been sold and plans are in to assess the
113 buildings. He knows that because he is part of the architectural review team and there
114 are many "neat-looking houses." He said every home in the entire community is unique
115 and different. Mr. Griffin added that two of the Parade homes have gone into contract
116 over the last couple of weeks or so.

117
118 Mr. Eyerman said the prior Parade was held in Jerome, and he received word that the
119 first Parade home there sold the week of the Evans Farm Parade, so it was on the market
120 for an entire year. Those houses are pricier than the normal houses, he added. He said
121 the fact that Evans Farm has that many sold this early is quite the compliment to the
122 builder and the quality of what they are creating.

123
124 Mr. Eyerman said there are only a few lots left in Phase 1, and Phase 2 has been opened;
125 one can see construction beginning on the west side. His plan is to spend most of next
126 year building the majority of Phase 2 as well. He has been told that the building permit
127 applications for the townhomes in the commercial area will be filed next week, or by the
128 middle of February 2020.

129
130 Mr. Eyerman said he has seen the plans for Buildings 1 and 2 in the retail area and the
131 plans are nearly completed. The plan is to submit them for building permits by the end
132 of the first quarter of 2020, or by the first day or the middle of April. Things are moving
133 on the retail side, albeit not very quickly. Once that gets started, it will take off quickly.

134
135 Mr. Eyerman said it has been nearly a year of planning the sports park. It is under
136 design and the first wave of bids have come in for the 55-acre regional community
137 ballpark. The plans included four dedicated artificial turf lighted soccer fields, and those
138 will be managed by Columbus United Soccer Club. There will be six artificial turf
139 lighted ball diamonds, four of which will have outfields that will be used not only for
140 soccer but also lacrosse, field hockey, or other field sports.

141
142 Mr. Eyerman said there will be one ball diamond that will always be open and will not
143 be rented or leased to any ball organization, tournament or league. The developer had
144 promised the community a place where anyone who wants to play ball can play, and it
145 will always be open, although there may be a wait sometimes.

146
147 Mr. Eyerman said there are trails, play equipment, practice facilities including batting
148 cages, concession stands, and a big picnic pavilion not only for people using the sports
149 park but for anyone that wants to come in. There will be dugouts and scorers stands and
150 the like. Additionally, to service that, there are opportunities to use this for a regional-
151 type of tournament, which he stated has always been part of the plan, and there will be
152 over 1000 parking spaces.

153
154 Mr. Eyerman said the site was intentionally designed so all the parking spaces will be
155 below the transmission lines up against the railroad tracks in order to keep the pressure,
156 unsightliness and noise away from the Evans Farm residents. It was designed with

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157 minimal impact on the neighborhood while still allowing maximum opportunity for
158 recreation for the entire community. He said he has been very clear from day one that
159 community refers not just to the residents of Evans Farm, and not just the residents of
160 Orange Township, but the community including the Berlin Township residents and
161 anybody else in the neighborhood, which can be as big as desired.

162

163 Mr. Eyerman said he has been working with the county on several items in Berlin
164 Township. Sanitary sewer in this region is extending through Mr. Thomas' development
165 and he has been working on that. He has been in constant conversations with the
166 Delaware County sanitary engineers' office on other access points, and there may be
167 opportunities to explore.

168

169 Mr. Eyerman said the Berlin Township trustees recently approved Ross Estates, and
170 sanitary sewer will have to be pumped across to a very shallow sanitary line with
171 capacity in Oldfield Estates. He said the holdup is the sanitary access, and if anybody
172 says anything different, they are wrong.

173

174 Mr. Griffin said the last time they were here, they told the BZC that they want to
175 accelerate the Berlin town center community, and they are working on plans and layouts.
176 He is waiting for sewer to be available to the area. The county is building a pump lift
177 station, which is supposed to begin construction this year. He said it is difficult to plan
178 when they should have been started last year. Eventually, the sewer will come up and
179 feed the area west of the track. In the meantime, he is trying to expedite the Berlin
180 Township development because the township doesn't want to wait for them to get here
181 and he doesn't either, so he is working with the county on options and temporary pump
182 stations.

183

184 Mr. Eyerman said he has been working with the county engineer's office as they realign
185 the North Road extension. He thought he had it right when he made the application for
186 zoning but the county came back and changed it. Mr. Eyerman said he started
187 engineering around it including sanitary, etc. but the county engineer's office changed it
188 again, so this is the third alignment. He believes it's the final alignment, but he is not
189 sure.

190

191 Mr. Eyerman said he and Mr. Griffin were at the city of Delaware council meeting last
192 night. He said this is something that he had no say in, nor did the Evans Family have
193 any say, but the piece up at the very top part north of Peachblow Road was part of an
194 agreement a long time ago between Delaware County and the city. He has been working
195 with the city as best as he can, and doing what they tell him to do. He first asked if the
196 piece could stay in the township and still access the city services, and he received a very
197 quick "no" reply. Now he is working with them to see what happens next.

198

199 Mr. Eyerman said it has been in the newspaper and it might be in there again soon, that
200 the city has their own New Community Authority (NCA) and so does Evans Farm, and
201 he is trying to figure out how to deal with that from both legal and fairness standpoints
202 from both sides.

203

204 Ms. Korleski asked where Hollenback Road was and where the walking bridge would be
205 located. Mr. Eyerman pointed out the location. Ms. Korleski said that is not shown on
206 the plan yet. Mr. Eyerman said that was correct and that this is the plan that he brought
207 in at the very end. Ms. Korleski said that was for updates. Mr. Eyerman said that was
208 correct but that he hasn't forgotten the bridge, and another is planned as well further
209 south. He will try to permit both at the same time.

210

211 Ms. Korleski asked whether he knew when Phase 1 in Berlin Township would start. Mr.
212 Eyerman said it all comes down to the accessibility of the sewer. As soon as he can
213 solve the sewer issues with the county and have access to sewer, there is a lot of interest

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214 in being in Berlin Township by not only them but nice builders. If that issue is solved,
215 Phase 1 will begin very quickly.

216

217 Mr. Griffin said their neighbors are bringing sewer up from the Speedway/Hyatts Road
218 area and it needs to be extended from there to a certain location by a certain date once
219 they get their zoning, although the zoning keeps getting delayed. This is all per an
220 agreement that he isn't privy to, although he was asked to be later.

221

222 Mr. Griffin said once their zoning has been approved, the sewer has to be extended by
223 the required date, which may be 6 months after the zoning is approved, and if that does
224 not happen, then he and the county have the right to go get it and bring it to the site. He
225 thinks that is what will happen. That would be an 18 month process once they get their
226 zoning.

227

228 Ms. Korleski said she thought there was a complication on Hyatts Road that is stopping
229 everything. Mr. Eyerman said he is aware of no complication and he has not spoken
230 with Mike Frommer or Tiffany Jenkins of the Delaware County sanitary sewer
231 department. Mr. Griffin said Mr. Thomas or Delaware County knows. Mr. Eyerman
232 said he would be happy to find out, and if he finds anything out, he will bring it back to
233 the BZC. Mr. Griffin said he would talk to Ms. Jenkins.

234

235 Mr. Loveless said he thought he heard from attorney Mike Shade that there was a
236 deadline to get sewer to the new elementary school by 2022. Ms. Korleski said that is
237 based upon the approval of Berlin Meadows. Mr. Griffin said so many benchmarks have
238 been put into place that it's tough for anybody to move forward unless the other group
239 moves first. Ms. Korleski said she thought it was mentioned that they had to do
240 something with Hyatts Road. Mr. Loveless said they are trying to push it through
241 because they really want that school started. Ms. Korleski said there are two
242 applications on that other side that are waiting. Mr. Griffin said Olentangy
243 Superintendent Mark Raiff is one of his neighbors now, and he said the same thing, that
244 they are pushing it.

245

246 Ms. Korleski asked whether it was correct that Evans Farm was going into their seventh
247 year. Ms. Rippel said per the zoning approval, they have 10 years to start the first phase
248 of Evans Farm in Berlin Township. Mr. Eyerman said they haven't been approved for
249 seven years; they received their zoning in Orange Township in 2016 or 2017, and they
250 came to Berlin Township six months after that. Mr. Griffin said it will get going sooner.
251 Ms. Kaplan said it was April 2017. Mr. Bardash said they actually have 7 years left.

252

253 Ms. Kaplan said regarding the agreement for the upper west section, she remembered at
254 the time they knew there was an agreement. Now that they have decided to execute that
255 agreement, does that become an official annexation? Mr. Griffin said "Yes." Mr.
256 Eyerman said the city of Delaware has a policy, and he is not sure whether it's in writing
257 or just something that they exercise, but in order to tie into city services, they require that
258 the property be annexed to the city. He said the city of Columbus provides services to the
259 suburbs and they don't have that requirement, but the city of Delaware does. He asked
260 them whether they can stay in the township and use Delaware city services, but the
261 answer was a clear and quick "no."

262

263 Mr. Eyerman said one situation that has come up recently is that the city of Delaware
264 created the Glenn Road/Southeastern Delaware New Community Authority. The Evans
265 Farm property is pledged to pay the bonds back on Evans Farm, per the bylaws. The
266 city's proposal is to add another 7.5 mills on top of the existing NCA. Mr. Griffin said
267 the owner of a \$500,000 home would be paying an additional \$3,000 per year. Mr.
268 Eyerman said they just can't do that. He said they were in front of city council last night
269 to discuss the issue and they are working with the city manager and the head of the
270 development staff to see if there is a way they can resolve this, and he thinks there is.

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271 Mr. Eyerman said that he asked the city of Delaware that if there is no way to resolve
272 this, would they be willing to write a letter to Delaware County stating they cannot
273 service them? Then they would go back to the county and they would be able to do what
274 they want to do and develop that section. He said the county has stated that they can get
275 sanitary service to that site. Del-Co is already along Peachblow Road in that area.
276

277 Ms. Korleski asked whether the property was being annexed or not. Mr. Eyerman said it
278 had to be annexed per that agreement. Ms. Korleski asked whether they could annex
279 across the street. Mr. Griffin said they could. Mr. Eyerman said Bob Grden's property is
280 already in the city so they could come across. This is the southern quadrant of the city
281 and it was always planned to be there, and they are not coming any further. Mr.
282 Eyerman said he hasn't read the service agreement between the county and the city for
283 the last couple years, so he isn't sure whether that is the limitation on the annexation. He
284 suspected that if the city wanted it, they would have taken it already. Ms. Korleski
285 agreed.
286

287 Mr. Johnson asked what city services are being provided for that parcel. Mr. Griffin said
288 as part of the annexation, they will provide water, sewer, police, and fire. He said it
289 makes sense from that standpoint as it is an island and the property stops at the railroad
290 tracks. Mr. Eyerman said he had nothing to do with this; the Evans family didn't know
291 anything about it, and they have owned the property for a long time. It was done without
292 their knowledge.
293

294 Mr. Griffin said he would appreciate anything that could be done to boost sewer
295 availability up here.
296

297 Joe Korleski, 3585 Greenville Drive, Lewis Center, said it was his understanding that if
298 they want sewer, they will get annexed. Mr. Eyerman said it was only on that piece
299 there. Even if they don't want sewer, they still have the right to annex it. Mr. Griffin
300 said the county is bringing a lift station down to service the rest of the area to keep it in
301 the township. Mr. Korleski asked who is in control of the lift station. Mr. Griffin said
302 the Delaware County commissioners are over the sanitary engineer's department, and
303 they have already started the lift station.
304

305 Mr. Eyerman said ultimately it will flow from Peachblow Road south, west of the
306 railroad tracks, flows down into the Olentangy and then goes down the Perry-Taggart
307 pipeline down to the treatment plant just north of Mt. Air on the west side of the river,
308 opposite Highbanks Metro Park. If the sanitary sewer plays out the way the agreement is
309 written, that will flow to the north up to the city's treatment plant along Route 23
310 opposite Selby field on the east side.
311

312 Mr. Korleski asked about the sewer line they are planning under Route 23 north of the
313 Speedway station. Mr. Eyerman said that is being done by the county and it will go
314 down to the Olentangy environmental center on the west side down by the county line.
315 Mr. Korleski asked whether that helps them or hurts them. Mr. Eyerman said it helps
316 them as it will serve much of the area. Unless the city releases that, it is part of an
317 agreement between the county and city and it has been signed for a long time. Mr.
318 Griffin said it was over 20 years ago.
319

320 Ms. Rippel said Evans Farm has seven years left to begin their first phase in Berlin
321 Township. She apologized for the error. She asked whether there is still an elementary
322 school planned for Evans Farm as well as the one in Berlin Meadows. Mr. Griffin said
323 that was correct.
324

325 Ms. Rippel said she read recently about the YMCA at Evans Farm being on hold and she
326 asked for clarification. Mr. Griffin said it is still the Y. Mr. Eyerman said about a year
327 ago, Steve Ives was the CEO for the Central Ohio YMCA, and he took a job with the

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328 YMCA down in Houston. For six months, the Central Ohio Y pursued finding a new
329 CEO to replace him and they hired Tony Collins, who used to be the park director in
330 Gahanna, and before that he was the Parks Director for the City of Columbus, and before
331 that he worked for the Y in northeastern Ohio.

332

333 Mr. Eyerman said for the last few months, Mr. Collins has tried to grasp everything that
334 is going on, and he has met with him 2-3 times at Evans Farm. Mr. Eyerman said Mr.
335 Collins is really interested and excited to have a Y in this region. Mr. Griffin said their
336 board has approved the Y and they have done drawings and they are getting ready. He
337 said somebody from the paper interviewed the Y, and they got calls the next morning.
338 He said he called Mr. Collins, who had a meeting the next day with Orange Township to
339 talk about the Y. He thinks the reporter asked Mr. Collins whether the Y was definitely
340 coming to Orange Township, and Mr. Collins said he was weighing all their options in
341 an attempt to stay neutral. The reporters decided to make it look like the Y had backed
342 out.

343

344 Mr. Eyerman said as is the case in all the communities that are pursuing the Y, and all
345 the communities that the Y is pursuing, it is very clear that it is all about the money.
346 They are not going to build a Y that is not able to be sustained and to be built to the
347 quality that the regional community expects. Fundraising was discussed at the last
348 meeting they had together. Ms. Rippel asked where the Y was located and Mr. Eyerman
349 pointed it out on the map. Mr. Griffin said he has talked to them; they know they need
350 it, they know the region needs it, all the studies were done, and they offered to build it
351 for them while they are doing their fundraising and make it a joint venture, so they can
352 get in earlier. They are working on it.

353

354 Christina Littleton, 5310 Baker Road, Delaware, said she thought annexation had to be
355 initiated by the property owner. If the Evans Family didn't know anything about it, how
356 was their property annexed? Mr. Griffin said he initiated it after he got through the
357 township zoning. The county and the city said if they want to do anything there, they
358 had to annex it to get sewer due to the agreement. Mr. Eyerman said they don't have to
359 formally annex it, and it could remain as agricultural land in perpetuity. However, if
360 they want sewer, they will need to annex it.

361

362 Mr. Griffin said with the Grden property next door annexing and bringing the sewer
363 across close to Glenn Ross, it was time to get it set up.

364 Mr. Loveless asked what the lot count for Berlin Township was. Mr. Griffin said it was
365 around 1243 lots.

366

367 Mr. Johnson said with the North Road extension and reconfiguration, is the county also
368 doing the Shanahan Road realignment to take out the 90 degree angle? Mr. Griffin said
369 they were not.

370

371 Mr. Eyerman said as things have progressed, the county engineer has changed the plans
372 and brought it further to the north and over, so it cuts through lots; 50-60 lots were
373 impacted by the new alignment. He thought a certain alignment would work well
374 because it would allow them to build the bridge while Shanahan and Piatt Roads
375 continued to operate. The county has decided instead of swinging it up, they will cross it
376 with a bridge at grade crossing sometime in the future, and a road will turn and swing up
377 further south. The Shanahan/Hollenback alignment may change as well.

378

379 Mr. Eyerman said he would be happy to provide updates on the sanitary sewer situation
380 if desired.

381

382

383

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AGENDA ITEM: OTHER BUSINESS

385 Paver Patios & Solar Permits

386 Mr. Loveless said he would like to see paver patios added to the fee and permit list and
387 he asked if that needed to be introduced to the BZA. People used to think of paver patios
388 as flat concrete patios, but so many people are building elaborate patios that are raised
389 off the ground with walls, and that could cause future problems. There are no permits
390 currently for paver patios. Ms. Korleski said the BZC would initiate an action to add it
391 to the zoning resolution. Then a permit could be created and the trustees would approve
392 the associated fees.

393

394 Mr. Loveless said that another popular request is solar panels, for which the township
395 has no regulations. Currently, he has been allowing them on roofs without any permit as
396 long as they don't exceed 35', but if it is on the ground, it is treated like a shed, so there
397 is a permit and fee and the panels must meet the required setbacks.

398

399 Mr. Loveless said he thought solar panels should be permitted with a fee. For those
400 placed on a rooftop, setbacks have already been secured by the foundation permit. When
401 they are in the backyard, however, they should meet the setbacks. Mr. Loveless said a
402 new category should be created to the permit list. He said they are treated like sheds
403 because neighbors don't want to look at them, so he used the regular setback
404 requirements.

405

406 Ms. Korleski asked whether residents seems to object to treating the solar panels like a
407 shed. Mr. Loveless said that most people roof mount them, but there are some people
408 whose roofs are not angled the right way and they have to place them on the ground
409 instead.

410

411 Mr. Loveless said the paver patios would fall under the same permit as a deck; the fee is
412 already there, but the language is not on the permit. Mr. Johnson asked whether that
413 would cover concrete patios as well. Mr. Loveless said the measurement of the raised
414 portion of the concrete is what would determine that.

415

416 Mr. Valentine said the township has an annual consultation with Delaware County
417 Regional Planning Commission executive director Scott Sanders, and something like this
418 could be discussed with him. Mr. Loveless said he has a meeting tomorrow with Mr.
419 Sanders at 8:30 a.m., and these subjects will be discussed.

420

421 Ms. Kaplan said paver patios that have pillars and walls are structures and they are
422 becoming very elaborate. Mr. Loveless said technically, somebody could build a
423 retaining wall all the way around their backyard on the perimeter and raise it up 6' and
424 place a concrete patio over the entire yard without obtaining a permit. Ms. Korleski
425 asked him to get appropriate wording from Mr. Sanders so the BZC can initiate that
426 action, possibly at the next meeting.

427

428 Ms. Korleski said the next BZC meeting will be at on February 11, 2020 at 7:00 p.m.
429 Mr. Johnson noted that he will out of town that day.

430

431 There was no further business to come before the Commission. Motion to adjourn.
432 Meeting adjourned.

433

434

435

436

Toni Korleski, Chairperson

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Jerry Valentine, Vice-Chairperson

Darcy Kaplan, member

Mike Bardash, member

Martin Johnson, member

Steve Flaherty, 1st alternate member

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