

RECORD OF PROCEEDINGS

Area one adopted
minutes recorded
with the PDF format
3411

Minutes of

DEAR GRAPHICS 800-325-8884 FORM NO. 10148

Held _____ " _____ 20____

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020 7:00 PM

1 This meeting was held at the Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio
2 43015.

CALL TO ORDER

6 The meeting was called to order by Toni Korleski at 7:00 PM.

8 Darcy Kaplan led meeting attendees in the pledge of allegiance.

10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy
11 Kaplan, Mike Bardash, Steve Flaherty (BZC alternate member, seated).

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

14 Not present: BZC member Martin Johnson.

16 Ms. Korleski read the adopted BZC policy statement.

AGENDA ITEM: LEGAL NOTICE

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

AGENDA ITEM: APPROVAL OF MINUTES

21 Mr. Bardash made a motion to approve the minutes from the 1/28/20 BZC meeting as
22 presented. Ms. Kaplan seconded the motion.

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

24 Motion carried.

26 Ms. Rippel introduced Christina Littleton, the new BZC alternate. She will begin her
27 term on April 1, 2020, and will replace Ray Armstrong.

AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES

- 29 • Joe Korleski, 3585 Greenville Drive, Lewis Center
- 30 • Christina Littleton, 5310 Baker Road, Delaware
- 31 • Josh Barkan, Vice President of Land with M/I Homes, 3 Easton Oval, Columbus,
32 Ohio
- 33 • Aaron Underhill, attorney with Underhill and Hodge, 8000 Alton Parkway,
34 Ste.260, New Albany, Ohio 43054, representing M/I Homes,

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RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

20

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020 7:00 PM

INFORMATION DISCUSSION WITH AARON UNDERHILL REGARDING STABLEWOOD
SUBDIVISION ON BERLIN STATION ROAD

35 Mr. Underhill thanked the BZC for allowing this informal discussion. He said M/I
36 Homes has been in the process over the last two years of developing The Pines
37 subdivision, which has been well-received and looks fabulous. Looking ahead, M/I
38 Homes wants to identify other opportunities in the township to do more of the same.

39 Mr. Underhill said that the Stablewood subdivision has been modeled after The Pines
40 subdivision, which includes bringing elements from The Pines to this subdivision. This
41 project is east of the Longhill project which was recently considered by the trustees.

42 Mr. Underhill said this is on the Piatt Road extension coming north. That is a planned
43 project by the county and they have had to wait for some things to get caught up, but he
44 wanted to get in front of the BZC early, prior to the formal zoning process. However,
45 there will be some road and utility work that needs to be done in order to develop the
46 project.

47 Mr. Underhill said M/I Homes was in contract to purchase the property from Trinity
48 Homes, who has owned it for a while. He has not calculated net density but it is just
49 under 1.5 units/gross acre. He believes he will be at the 1.85 units/net density
50 calculation. In the township's Comprehensive Land Use Plan (CLUP) it is an undefined
51 area, but this is similar to what has been seen at Longhill. He will provide 80' wide lots
52 and his intent is to port over into this project many of the same standards in place at The
53 Pines subdivision.

54 Mr. Underhill said he has done several things in this plan that are very unique and
55 important. With the exception of some lots on the north that are over towards the Piatt
56 Road extension, the roads will front on a street that he pointed out.

57 Mr. Underhill said there are also other instances of many homes that back up to open
58 space around the perimeter. On the southeastern portion of the side, there is a treed area
59 where prime lots will back up to the wooded areas.

60 Mr. Underhill asked for the BZC's opinions and for their support regarding this
61 subdivision.

Commission Comments

62 Mr. Bardash asked if this would be R-2 or R-3. Ms. Korleski thought it was R-3, and
63 Mr. Loveless said he believed it would be. Ms. Korleski said the density would be 1.85
64 units/net developable acre. Mr. Bardash asked whether any amenities were proposed for
65 the subdivision, other than just open space.

Held

20

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

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TUESDAY, FEBRUARY 11, 2020 7:00 PM

76 Mr. Barkan said there were not at this time, given the size of this community with just
77 over 90 homes. He said it would be tight. However, there will be usable open space in
78 the middle.

79
80 Mr. Bardash asked what amenities had been provided in The Pines. Mr. Barkan said
81 there was a tot lot provided. Mr. Bardash asked whether there could be a tot lot here as
82 well. Mr. Barkan said he would be willing to look at that.

83
84 Mr. Bardash said he has the most up-to-date schematic for the roundabout, and the
85 engineer's office said they have been in contact with M/I Homes. He said the plan
86 indicates it will take up a decent corner of a lot on the southwest side of the property, so
87 that area will need to be changed, possibly resulting in the loss of some lots.

88
89 Mr. Flaherty asked how far the first north/south road on the interior is away from Piatt
90 Road. It appears that there will be two stop signs in quick succession. Mr. Barkan said
91 he was not sure, although that is a good question. He said it is probably 100' off of the
92 Piatt Road right-of-way.

93
94 Mr. Flaherty asked whether the streets would be curb and gutter. Mr. Barkan said they
95 would be. Mr. Flaherty said regarding the cul-de-sac, he assumed the subdivision won't
96 have access to where Piatt Road will meander, and that's the reason for the cul-de-sac,
97 instead of that road coming out as a third entrance.

98
99 Mr. Barkan said he did not want a third curb cut in such short proximity on Piatt Road.
100 He said he could probably pick up a lot by making it a T-turnaround, but having a cul-
101 de-sac will give it a nice feel. Mr. Flaherty said there will need to be a turnaround for
102 fire equipment. He wondered about having that be the north entrance instead. Mr.
103 Barkan said he would take a look at it. Mr. Flaherty said he would like to see a central
104 gathering area with a decent-sized gazebo or the like and a tot lot, to give the open space
105 an identity.

106
107 Mr. Flaherty asked whether there were no electrical lines passing through the
108 development. Mr. Barkan said they were to the east. Mr. Flaherty asked whether there
109 would be a path along Piatt Road. Mr. Barkan said that came up during informal
110 discussions and there would be a plan for a path along Piatt Road, whether from the
111 applicant or from the county.

112
113 Ms. Korleski asked whether the applicant has checked with the fire department regarding
114 the cul-de-sac. Mr. Underhill said he has not yet due to where this is in the process, but
115 he will.

116

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BEAR GRAPHICS 800-325-8094 FORM NO. 10146

Held

20

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020 7:00 PM

- 117 Ms. Korleski asked how large the green space in the middle was. Mr. Barkan said it is
 118 just over a half acre. Mr. Underhill said overall green space is 19.7 acres, which is
 119 31.5% of the development.
 120
 121 Ms. Korleski asked whether there would be sidewalks on both sides of the street. Mr.
 122 Barkan said there would be. Ms. Korleski asked whether the trees would be located
 123 outside of the right-of-way. Mr. Underhill said they would be.
 124
 125 Mr. Underhill asked whether street lights would be required. Mr. Barkan said it was his
 126 understanding that they are not desired. There was a brief discussion.
 127
 128 Ms. Korleski asked whether fountains would be installed in the ponds. Mr. Underhill
 129 said they would be. Ms. Korleski asked about walking paths within the development.
 130 Mr. Barkan said he is open to doing that and that there will be walking paths. The
 131 geometry of the property still needs to be determined. Mr. Barkan said he has
 132 incorporated the 50' required perimeter buffer into the plan. He will try to put additional
 133 paths in the plan, and he likes to keep them out of yards.
 134
 135 Mr. Loveless asked whether it would make sense to provide access from the
 136 development to Dale Ford Road via a path. Mr. Barkan said he was hesitant to put a
 137 path behind people's homes, but he will take a look at it.
 138
 139 Ms. Korleski asked what was next to the greenery area and whether it was a road. Mr.
 140 Underhill said it was a shared driveway.
 141
 142 Ms. Korleski asked whether the only path would be on Piatt Road and it would be jointly
 143 built with the county. Mr. Barkan said there would also be sidewalks, and he said he
 144 would look into whether there could be additional paths. Ms. Korleski asked whether
 145 there would not be a path on Berlin Station Road due to the distances. Mr. Barkan said
 146 he did not plan to because all of the accesses were coming off Piatt Road. However, if
 147 that is a strong preference, he could take a look at it.
 148
 149 Mr. Valentine said that recently, the BZC has requested a minimum of 25% side load
 150 garage. Mr. Barkan said the requirement at The Pines was a third, and he would carry
 151 that over into this development. Ms. Korleski asked whether there are 92 lots. Mr.
 152 Underhill said that was correct.
 153
 154 Ms. Kaplan said the acreage is 62.6 acres and she asked what the buildable percentage is.
 155 Mr. Underhill said he is not sure but he will get the calculations. Ms. Kaplan asked
 156 about the dotted lines on the plan. Mr. Barkan said that was outlining a wetland area.
 157

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BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020 7:00 PM

158 Ms. Korleski said she thought up to 96 lots would be allowed at the 1.85/units net
 159 developable acre density. Mr. Valentine said that may be the gross. Mr. Underhill said
 160 some was taken out for slopes, utilities, etc. but he wasn't sure how much it was. Ms.
 161 Korleski said it's typically 15% if there aren't heavy slopes, etc. Mr. Underhill said he
 162 would keep the number of lots at 92.

163
 164 Mr. Valentine said there will be more traffic on Berlin Station Road in the future and he
 165 asked about putting a tree line there. Mr. Underhill said he may be able to do that and he
 166 will be meeting with the county to see if they can accommodate that.

167
 168 Ms. Korleski said she would like see more amenities for the residents in the plan.

169

170

Public Comment

171

172 Mr. Korleski congratulated the applicant on The Pines. Mr. Loveless said one feature
 173 people like is that everybody has privacy in the back and they feel like they have huge
 174 lots because they don't have anybody looking in their windows. The subject property
 175 does not have that, and he suggested incorporating some of that feeling into this
 176 development. He suggested additional bikeways so people can bike to the high school
 177 and elsewhere. Mr. Barkan said the county has a bikeway plan as well that he would
 178 review again.

179

180 Ms. Littleton said there was a big discussion last night about the mailbox placement and
 181 she asked whether there were any positions on that yet. Mr. Barkan said there have been
 182 some considerations of that. At this point there would be one in the central area and
 183 another one in the cul-de-sac, and there would probably be 2-3 locations. He said they
 184 have worked out well so far.

185

186 Mr. Underhill said the postal service is making developers do that. Mr. Loveless said he
 187 is concerned about the mailboxes, and said that the kiosks need to be located so that cars
 188 aren't parking to pick up their mail and blocking the road. Ms. Littleton asked whether
 189 off-street parking was being considered. Mr. Loveless said in one case, a model home's
 190 parking lot was cut in half and the kiosk was placed at the back, making use of the six
 191 parking spaces already in place for the model home. He noted that could take one of the
 192 lots from the plan.

193

194 Ms. Littleton was worried that roads would be blocked at certain times and could prevent
 195 emergency vehicles from getting through. Mr. Barkan said that would be included in the
 196 plan.

197

198 Mr. Flaherty asked what kind of entrances there would be. Mr. Barkan said he wasn't
 199 sure yet but it probably wouldn't be as grand as The Pines; however, it will be nice.

Held

20

BERLIN TOWNSHIP ZONING COMMISSION (BZC)*OF DELAWARE COUNTY, OHIO***REGULAR MEETING****TUESDAY, FEBRUARY 11, 2020 7:00 PM**

200 Mr. Barkan said this was helpful and thanked the BZC for their time. He said he would
201 spend 30 days organizing this and then submit the application to the township

202 AGENDA ITEM: OTHER BUSINESS203 Changes to the Zoning Resolution

204

205 Mr. Loveless said the Ohio Township Association Winter conference was very helpful.

206

207 Ms. Korleski asked him about the changes to the zoning resolution and asked whether he
208 has talked to Scott Sanders, Delaware County Regional Planning Commission executive
209 director. Mr. Loveless said he did, and he recommends adding language to the zoning
210 resolution regarding agri-tourism, microbreweries, etc. so that those uses can be more
211 controlled when they come in. Ms. Korleski said she could make a list of such items.

212

213 Ms. Korleski said she thought Mr. Sanders does the wording for that. Mr. Loveless said
214 he does, but it is all new so the wording hasn't been created yet. For example, if
215 somebody grows hops in their backyard, can they have a microbrewery and sell beer out
216 of their garage? The biggest challenge in other places has been people building new
217 barns and using the agricultural exemption to hold weddings and other events. They are
218 then skirting the required permits, although they are not exempt from the fire code.

219

220 Satellite Panes, Paver Patios & Solar Panel Permits

221

222 Ms. Korleski asked about satellite dishes, solar panels and raised patios. Mr. Loveless
223 said the raised patios have not been defined. However, the solar panel language can be
224 easily added. Height and other details need to be defined for the raised patios. It would
225 be a clarification in the zoning resolution. Mr. Sanders did not have any example
226 language from other townships for that language.

227

228 Ms. Korleski asked whether there were any applications on the February 25 or March 10,
229 2020 agenda BZC. Ms. Rippel said there were not, but on March 24, 2020, the tabled
230 Valerie Rowe/Piatt Preserve will be heard. She said regarding Berlin Manor, Todd Faris
231 told her this morning that they would probably be coming in within 6-7 months.

232

233 Mr. Valentine asked whether the CLUP should be discussed at a near meeting. Ms.
234 Rippel said it was on hold pending the Berlin Business Park. Mr. Valentine said there
235 were around 300 surveys received.

236

237 Mr. Loveless said he just received the application for the Piatt Road pump station. They
238 are expected to begin in June. He asked what the schedule for Cheshire Road was. Mr.
239 Flaherty said it was mid-summer.

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DEAR GRAPHICS 800-125-8084 FORM NO. 10198

20

Held

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020 7:00 PM

240 Berlin Business Park

241 Ms. Rippel said there is a link on Facebook about the Berlin Business Park meeting. A
242 resident has posted the video, and she noted that residents were referring to the CLUP
243 survey. She noted that Trustee Ron Bullard sat down with 7-8 residents to review the
244 NAICS codes. Ms. Littleton said that was very helpful in order to explain the residents'
245 reasoning and points of view.

246
247 Mr. Bardash said one major change from the plan recommended by the BZC that the
248 trustees are conceding to is to go from R-6 and R-14 down to R-4 and R-10. Ms.
249 Korleski said there are many reasons to keep it the way it was recommended. Mr.
250 Bardash said the county supported the changes.

251
252 There was no further business to come before the Commission. Motion to adjourn.
253 Meeting adjourned.

254
255
256 _____
257 Toni Korleski, Chairperson

258
259
260 _____
261 Jerry Valentine, Vice-Chairperson

262
263
264 _____
265 Darcy Kaplan, member

266
267
268 _____
269 Mike Bardash, member

270
271
272 _____
273 Martin Johnson, member

274
275
276 _____
277 Steve Flaherty, 1st alternate member

278
279
280 Attest: _____
281 Lisa F. Knapp, Berlin Township Zoning Clerk