

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

1 This meeting was held virtually.

2
3 **CALL TO ORDER**

4
5 The meeting was called to order by Chairperson Steve Flaherty at 7:00 PM.

6
7 Mr. Flaherty led meeting attendees in the pledge of allegiance.

8
9 BZC members present: Chairperson Steve Flaherty, Vice-Chairperson Jerry Valentine,
10 Darcy Kaplan, Martin Johnson, Mike Bardash.

11 Also present: Zoning Inspector David Loveless, Zoning Secretary Cathy Rippel, Zoning
12 Clerk Lisa Knapp, 1st alternate member Christina Littleton, BZC 2nd alternate member
13 Angela Brown.

14
15 Mr. Flaherty reviewed the adopted policy of the BZC, and noted that public comments is
16 limited to three minutes each.

17 **AGENDA ITEM: VERIFICATION OF MEETING ADVERTISEMENT**

18 Ms. Knapp verified that this meeting was advertised in the 9/10/20 Delaware Gazette.

19
20 **BERLIN TOWNSHIP ZONING COMMISSION**
21 **NOTICE OF VIRTUAL PUBLIC HEARING**

22
23 The Berlin Township Zoning Commission will hold a virtual hearing September 22, 2020
24 at 7:00 p.m. in order to consider an application, designated as BZC 19-001, filed by
25 Peachblow Land LLC, Peachblow Land II LLC, Triangle Properties Inc., 470 Olde
26 Worthington Road, Suite 100, Westerville, OH 43082. The applicant is submitting a
27 Final Development plan for an approved R-3/Planned Residential District, (R-3/PRD)
28 single family homes known as Berlin Meadows, Parcels #41833001014000;
29 41833001016000; & 41833001094000; ±181.59 acres, 4458 North Road, 1162
30 Peachblow Road, 663 Shanahan Road, Lewis Center, OH 43035.

31
32 For questions call David Loveless, Zoning Inspector at 740.548.5217 x103. Also, you
33 can find the text and map on the Berlin Township website www.berlintwp.us. Please
34 note, this meeting in its entirety will be conducted virtually. Public will have the right to
35 comment by joining the meeting live with an invite link. The link for the meeting will be
36 made available on the township website and the township Facebook page before the
37 meeting date and time. The person responsible for giving notice of the public hearing by
38 publication is Cathy Rippel. Township residents are encouraged to join us virtually.

39
40 **BERLIN TOWNSHIP ZONING COMMISSION**
41 Steve Flaherty, Chairman

42
43 **AGENDA ITEM: APPROVAL OF MINUTES**

44 Mr. Bardash made a motion to approve the minutes as submitted from the 8/25/20 BZC
45 meeting. Mr. Valentine seconded the motion.

46 Vote: Bardash, yes; Valentine, yes; Johnson, yes; Kaplan, yes; Flaherty, yes.

47 Motion carried, minutes were approved.

48
49 Mr. Flaherty said that Ms. Rippel verified to him earlier that the letters were sent out the
50 adjacent property owners.

51
52

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

53 **AGENDA ITEM: BZC #19-001 PEACHBLOW LLC BERLIN MEADOWS PEACHBLOW**
54 **LAND LLC, PEACHBLOW LAND II LLC, TRIANGLE PROPERTIES INC.**

55 Todd Faris, with Faris Planning & Design, and Joe Thomas, with Metro Development,
56 presented the application and answered questions from the BZC. Mr. Faris said it has
57 been a long road to get to this point, and he is here for the final development plan for the
58 residential portion of Berlin Meadows. There has been a lot of activity in the area since
59 the preliminary plan was approved: the schools and the county have been busy getting the
60 site and infrastructure ready for the site.

61
62 Mr. Faris said he would review the changes made to accommodate the requests that have
63 been made throughout the process, as well as to highlight the slight differences being
64 presented due to engineering.

65
66 Mr. Faris said some items were discovered between the preliminary and final
67 development plans, including environmental issues such as wetlands delineations, stream
68 delineations, etc. As a result, there have been some minor adjustments to the plan that
69 are barely distinguishable. The township approved 336 lots and that number remains the
70 same.

71
72 Mr. Faris said more 80' lots have now been identified. The BZC had a requirement that
73 there must be 67 homes with side load garages. Originally, there were thirty 80' lots and
74 there are now 37. Combined with the corner lots, there are now 74 potential locations for
75 side load garages. That is the biggest change to the plan.

76
77 Mr. Faris said the trustees had requested some changes to the plan, including the mailbox
78 locations, which originally had been located throughout the development. The trustees
79 asked to centralize them in a few locations, including at the park area, the clubhouse and
80 one near the school. He met with the Lewis Center postmaster, who said he wanted the
81 fewest locations as possible, so they will be at the clubhouse and the park area. He has
82 the architectural elevations of the mailboxes, which have roofs so residents can park to
83 pick up their mail without being in the rain.

84
85 Mr. Faris said the trustees wanted all trees out of the right-of-way, so they are shown in
86 the plan behind the right-of-way line in the homeowner's yard. Trustees were concerned
87 with having too many homes that protruded too far forward of the main façade of the
88 house, so language was added on page 1 that includes a limitation based on whether there
89 is a porch.

90
91 Mr. Faris said the start date has been modified, but the school site is under construction,
92 and North Road will start in October. He is looking at a start date of fall 2021 on Phase
93 1, when Metro Development will be putting in the infrastructure and roadways. He has
94 included the architectural details on the pavilions, the clubhouse, the mailbox location,
95 and the typical home elevations.

96
97 Mr. Thomas said the site does not currently have sewer, but the county is under
98 construction for sewer at the corner of Hyatts Road and Route 23. The trunk line will be
99 brought from the east side of Route 23 behind the Speedway up to the property and then
100 up to the school as the very first phase of construction of the sewer. A Del-Co Water line
101 will be constructed directly up to the school.

102
103 Mr. Thomas said the county engineer has awarded the construction of North Road, which
104 will start on the north side and will connect to Shanahan Road first. Metro Development
105 is funding the first phase, from Shanahan Road to the traffic circle, which will come
106 down through the site, and that will be completed around June 15, 2021. The school will
107 be completed in July 2021.

108

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

109 Mr. Flaherty asked Mr. Thomas to briefly review Ex. C-5, the phasing plan. Mr. Thomas
110 said Phase 1A will be 79 lots on 46 acres with a clubhouse, starting at Shanahan Road,
111 and subsequent phases will backfill beyond that. If construction and sales go well, he
112 wouldn't hesitate to combine phases and move forward.

113

114 Mr. Flaherty asked him to go through Ex. H-1, which includes architectural views of
115 what people will see. Mr. Faris said the home would be an average of 3,000 SF in size.
116 He said there will be a pool for the residents, and a clubhouse with a large clubroom, with
117 3 additional bathrooms and a game room. Residents can rent the clubhouse.

118

119 Mr. Flaherty said there is a recreational area with a shelter house. Mr. Faris said there are
120 two shelter houses, and pickleball and bocce ball. Mr. Thomas said the common mailbox
121 area will have a roof, lighting and off-street parking.

122

123

Commission Consideration

124

125 Mr. Valentine asked whether the ponds are detention or retention, and he asked what the
126 depth would be. Mr. Thomas said they are all wet ponds, and the minimum depth of the
127 wet pond is above 6' in order to keep nuisance vegetation at bay. They are typically 6-8'
128 in depth with a deeper center. There is a safety bench around the ponds.

129

130 Mr. Valentine asked whether the ponds would be stocked with fish. Mr. Thomas said
131 most of the ponds ultimately become stocked through natural migration of geese and
132 ducks carrying fish eggs, but also residents bring fish to the pond, or property managers
133 insert fish that help keep nuisances under control.

134

135 Mr. Valentine asked what the price point for the development was. Mr. Thomas said it
136 would likely be \$400-600,000. The smaller lots are going for \$425,000, and the 80' lots
137 are going for as much as \$650,000-700,000.

138

139 Mr. Johnson said this plan seems to align with the original plans. He said the township
140 fire department had issued a preliminary letter that included a list of 7-8 items related to
141 fire hydrant spacing, and minimum turning radii for cul-de-sacs and stub roads. One item
142 was also regarding the entrance at Shanahan Road being two out, one in, and also a
143 request to get access to the property at the start of construction.

144

145 Mr. Johnson said the final application includes the old letter, and he asked whether the
146 township fire department has reviewed the updated plans and whether all of their
147 concerns had been addressed. Mr. Faris said he has had conversations with the fire
148 department, knowing that all the final engineering plans must be routed through them for
149 approval. A final approval would be premature at this point.

150

151 Mr. Johnson said he would like to include that as a condition of approval.

152

153 Mr. Johnson said the school construction has already started, and he asked whether the
154 developer was involved in the construction around the school. Mr. Thomas said the
155 developer is independent of that, and he was obligated to work with the Delaware County
156 engineer to provide North Road access. They are obligated financially to pay Savko for
157 the construction of North Road through Delaware County. They are also obligated to
158 construct the sewer and waterline to the school property's external property line. The
159 roadway connections will also include a stub that comes from North Road. The school
160 will be constructing their internal parking lots, which includes a fire lane that goes out to
161 North Road as well.

162

163 Mr. Thomas said regarding the fire department, all construction drawings will be
164 submitted to the fire department, who will review the fire hydrant location as well as the
165 two means of egress. Typically a permanent access would be done via Shanahan Road

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

166 and then a secondary means of access would be provided to either North Road or a
167 temporary access that is approved by the fire department. This is usually done in the final
168 engineering phase, which will be undertaken immediately following the approval of the
169 final development plan.

170

171 Mr. Flaherty said the developer will not be able to obtain road permits prior to fire
172 department review.

173

174 Mr. Bardash said the HOA will be turned over when 90% of homes have been built. He
175 asked whether vinyl could be used on the front of the homes, as the text does not
176 specifically say it cannot be. Mr. Thomas said “yes” and that that regarding the design
177 materials, vinyl siding has improved greatly. The product itself has come a long way,
178 and many Boards cannot discern the difference between a vinyl and natural product.
179 Within this product there will be a mixture of different products that includes vinyl.

180

181 Mr. Bardash asked whether vinyl was used in The Pines subdivision. Mr. Thomas said
182 “yes,” and he said that it had been a sticking point with M/I Homes for that development.
183 The long term maintenance aspect of the materials is important; residents are investing a
184 great deal and do not want immediate maintenance costs in the short term.

185

186 Mr. Bardash wanted to make sure the fire department’s concerns are addressed.

187

188 Ms. Kaplan said she also shared concerns about the fire letter. She understands the final
189 engineering will address much of that, but she would have expected to see the ingress and
190 egress lanes by this point to see the positioning.

191

192 Ms. Kaplan asked how many products M/I Homes would make available for this product.
193 There are many shown here, but with a development this large and just one builder, she
194 wanted to know how many products would be offered for this particular project. Mr.
195 Thomas said there are 17. M/I Homes has an internal “monotony” policy; they do not
196 allow the same type of home adjacent or across the street from each other. Each product
197 has 3-4 elevations, and a color palette that can vary. Most of the products have up to 25
198 different color palettes. Within the product itself there are 3 different series of home
199 offerings. Within the series, there are different fits and finishes within the interior.

200

201 Mr. Thomas said there may even be additional products offered that will have to be
202 approved by the township. Ms. Kaplan noted that 17 different home styles may seem to
203 be a lot, but with 336 homes, there will be 20 homes that are essentially the same. She
204 understands the colors and elevations may differ, but if she spent that much money on a
205 house, she would not want to have other homes in the neighborhood that look the same.
206 Ms. Kaplan asked whether there would be model homes for this development. Mr.
207 Thomas said there would be. Ms. Kaplan asked what lots they would be located on. Mr.
208 Thomas said they will be located off of Shanahan Road and off of North Road. Mr. Faris
209 said Sheet C-7 shows those options. He displayed that portion of the plan for the
210 audience.

211

212 Mr. Flaherty said pathways are included that connect to the school site, internal
213 sidewalks, and internal green spaces that have various features and connectivity. Mr.
214 Faris said that was correct, and that it was very similar to what had been shown in the
215 past.

216

217 Mr. Flaherty asked how the future commercial development on Peachblow Road stood
218 and whether that would connect in. Mr. Faris said he believes the developer has 3 years
219 to come back in for that, and that they would come back in every year with an update on
220 that. Rooftops need to come first before a commercial area can be successful. Once
221 North Road is in place and the school is operating, hopefully he will get some interest

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

222 from retailers. With the current market, nothing will happen, but hopefully all of this (the
223 pandemic situation) will be gone by then.

224

225 Mr. Flaherty said the PCD section had been intertwined in the beginning, but was
226 separated out from the residential section. Connectivity is important, but the
227 developments are now separated due to the North Road issue. Mr. Faris said there will
228 still be a pedestrian connection from the north. He confirmed there is not a roadway
229 connection.

230

231 Mr. Flaherty asked where the playground is located on the map. Mr. Thomas displayed it
232 in the center to the north. Mr. Flaherty said that rendering provided scale showing how
233 large the green space areas are within the development.

234

235 First BZC alternate member Christina Littleton was concerned about the letter from the
236 fire department. She was also concerned that some of the other utility letters with dates
237 such as January 2019 need to be updated. A couple that have been updated stated they
238 were valid for a year or two. Mr. Faris said the letter with expirations have been updated.
239 The sewer and water have 18 months and he did update those just to make sure they are
240 available.

241

242 Ms. Littleton asked whether the school was no longer considered part of the overall
243 density of the plan. She asked whether in the final development plan on page 1, the plan
244 should still be indicated as R-3. Mr. Faris said the R-3 is for the residential area, and 1.85
245 units/acre is what is recommended for that area. 2.35 is what was approved.

246

247 Ms. Littleton was concerned about vinyl siding. Every development plan that she has
248 seen does not include vinyl as an option. She thought perhaps that should be eliminated
249 and stay consistent with the other development plans that have been approved in the
250 township. Mr. Thomas said the trustees had been concerned about the vinyl siding when
251 they approved the preliminary development plan. He made it very clear at that time that
252 an aspect of M/I Homes doing this development was to include the vinyl siding, as that is
253 integral to the type of product they are building. That was a major hurdle that was
254 overcome and the trustees approved it.

254

255 Ms. Littleton likes the gazebo structure over the mailboxes as she would much rather get
256 her mail from a structured area. She asked whether the mailboxes would be accessed
257 from the interior. Mr. Thomas said that was correct, and that they will be a concrete
258 walkway built up to a concrete area under the shelter that has the mailboxes, which all
259 face interior. The mail carrier has access to a large panel to distribute the mail. The
260 portion residents will use to access their mailbox is completely covered.

261

262 Ms. Littleton said the street trees are no longer located in the right-of-way, and she asked
263 whether each lot would have at least one tree in the front yard or whether some will not
264 have a tree. Mr. Faris said each will have one tree if not more, with spacing of 60' on
265 center. There are some 53' lots that have none, but the spacing is per the code. Ms.
266 Brown said if there are two 53'-wide lots side by side, they will each need to have one
267 tree on the lot.

268

269 Ms. Littleton asked whether the part that discusses small animals, such as goats and
270 chickens, leaves open the possibility of those animals being permitted in this
271 development. Mr. Faris said the trustees asked for that language because they do not
272 want small animals. Mr. Loveless confirmed they would not be allowed.

273

274 Ms. Littleton said the language regarding the "snout-house" garages states they cannot
275 extend more than 10' from the main body/foundation of the house, or 14' forward of a
276 porch. She asked whether that was 14' past the front edge of a porch. Mr. Faris said that
277 is correct. Ms. Littleton asked why they can go out further with a porch than without.

278

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

279 Mr. Faris said M/I Homes looked at some of their models and they determined that
280 during the trustee review of the plan. The thought process is that an extended porch
281 accentuates the front of the home and that alleviates some of the distraction of the garage
282 in front of that. If there is no porch, the garage will need to be much closer to the house.
283

284 Mr. Faris said there is one M/I Homes product that extends 14' from the porch which
285 does not sell often, but they did not want to exclude it in this development.
286

287 Ms. Brown said regarding the front yard trees, the date on the rendering is 2/10/16, and
288 they do show the trees between the sidewalk and the roadway. She asked whether there
289 would be a tree in front of every house or not. Mr. Faris said the rendering being shown
290 appears to show a tree in each yard. The spacing of the street trees at 60' on center
291 doesn't necessarily correspond to the lot size.
292

293 Ms. Brown asked whether some homes may not have a tree. Mr. Loveless said there is a
294 tree shown in front of every house except for those with an easement touching the corner
295 so they don't get into the easement. Otherwise, every lot has a tree. Ms. Brown said that
296 if there are two 53' lots side by side and there is a tree even as close as 8' from the end of
297 one lot, there would have to be a tree on each lot.
298

299 Ms. Brown said the street trees are now in the front yards versus between the two, which
300 she thought was better. The types of trees being planted appear to be the types that will
301 end up towering over the houses in 10-12 years. She asked whether the township was
302 ensuring that the trees were miniature so there isn't a 30-40' tall tree in the front yards,
303 which is just too massive.
304

305 Mr. Loveless said from the developer's standpoint, as well as from a planner/landscape
306 architect's standpoint, he wants the trees to be smaller. He doesn't want the small trees
307 with branches in people's faces; he would like them to arch over the streets like in Bexley
308 so there is a shading of the pavement, creating a more pedestrian-friendly environment.
309 Mr. Loveless said the township does not want small trees.
310

311 Ms. Brown said the roots can destroy sidewalks. Mr. Loveless said putting the trees in
312 the yard, they are less likely to harm the sidewalks, and also makes it more likely to
313 shade the house and save energy.
314

315 Ms. Brown said many buyers want more than a 2-car garage. She asked how many lots
316 would allow for a 3-car garage. She said the floorplan has a storage area, and she asked
317 whether they are an extra-large 2-car garage, so they can fit their vehicles, bikes, trash
318 cans, etc.
319

320 Mr. Thomas said M/I Homes has options for customer requests; the customer drives the
321 decision making for the 3-car garage. A minimum of 37 lots have an option for a 3 car
322 garage. Up to 67 homes may have 3 car garages. There is also an option for greater
323 storage in a 2-car a garage from side to side or back to front. Ms. Brown asked whether
324 that was an option for every floor plan. Mr. Thomas said it was not. Ms. Brown said
325 there are only 36-37 lots that will have side-load garages, and she asked how many have
326 the ability to have the additional storage space in the garage; she said that is a very large
327 concern of buyers. Mr. Thomas said that at least 40% of those floor plans have that
328 option.
329

330 Ms. Brown said she was surprised by the phasing plan; she asked whether it was due to
331 the timing of the school being developed. She was surprised that Phase 2 is in area B,
332 where the school is, and she asked why. She asked what the purpose of having Phase 3
333 not be earlier. Mr. Thomas said Phase 1 would be an access off of Shanahan Road. The
334 developer did not want to have to rely upon the county and the school to have North
335 Road completed with construction. Phase 2 is adjacent to the school so the roads would

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

336 be completed at that time, and access to North Road would be completed at that time,
337 immediately following up with Phase 3 that would have more of the public amenities.
338 Phase 1 has the pool and clubhouse, phase 2 has access to the school facilities, and phase
339 3 has some of the larger amenities that are adjacent to the entire community. Phase 4, 5,
340 and 6 include having North Road completed to the south with access points.

341
342 Mr. Faris said it also provides permanent access to the fire department so they don't have
343 to rely upon a temporary access.
344

345 Ms. Brown said she was also concerned about the development being an R-3 because the
346 divergences allow the density to be above 1.85 units/acre. She said this is no longer and
347 R-3. Mr. Flaherty said it is still an R-3 with a PRD. The density was approved to be
348 higher than a standard R-3. That is a negotiation process between the applicant and the
349 township.
350

351 Ms. Brown noted that part of the density change was due to the adjacency to Evans Farm.
352

353 Mr. Loveless said the border between the school and residential area in Ex. D-2 shows a
354 nice buffer row but he cannot tell if the back property line is a fence or if there is no
355 fence. A fence is required between residential property and a school. Mr. Thomas said
356 the school has a fence on their property.
357

358 Mr. Loveless asked whether there is a bike path or sidewalk that goes along North Road.
359 Mr. Thomas said there are multi-use trails and sidewalks on both sides of North Road
360

361 Public Comment

362
363 Alan Patterson said he works for UMH Properties, who owns the Worthington Arms
364 property to the west of this property. He was concerned about the drainage, as flooding
365 has been an issue at Worthington Arms since he acquired the property in 2013. He
366 wanted to ensure that all the ponds from this development will be draining down through
367 this watershed. He is the chokepoint along this stream and he wants to ensure the
368 drainage will not get worse.
369

370 Mr. Thomas said he and Mr. Patterson have had conversations years ago and also
371 recently, and he understands there is an existing creek as well as chokepoints at the park.
372 He will have to either put a culvert in at the corner of their property, or re-route the
373 existing stream down to the south and to the west around the property.
374

375 Mr. Thomas said there was a natural course that went from his property to the west and
376 that route has been altered so now it backs up in that area. He is working with the county
377 engineer's office as well as the Bureau of Soil and Water Conservation that will be
378 addressed. He will not only need to eliminate the concerns of that property but also those
379 of the adjacent property owners.
380

381 Mr. Thomas said his company is constructing the sanitary sewer that comes through that
382 property directly to the west and they have concerns about adequate drainage for that area
383 and that will be addressed in the final engineering plans. Mr. Patterson said that was his
384 only concern, and the submitted plans are beautiful.
385

386 Mr. Flaherty said it is unlawful in the state of Ohio to redirect any water onto another
387 property.
388

389 Mike Dew, 553 Shanahan Road, asked how far the pond closest to Shanahan Road sits
390 from the property line. Mr. Faris said it was 30-40' from the property line. He said a
391 small wetland was found south of the first lot that moved the pathway a bit, but he has
392 tried to maintain the privacy of his home.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

393 Mr. Dew asked him to show him where the sewer was being run to the development. Mr.
394 Thomas pointed it out on the map. He said it starts north of Shanahan Road, meanders
395 further south and then goes out to Route 23.

396
397 Rachael Zysk, 924 Peachblow Road, said she had not been aware of the retail in this
398 development. She asked where it would be located. Mr. Thomas pointed it out on the
399 map. Mr. Flaherty said it originally was part of the same development as a PCD district
400 overflow. Peachblow Road is already zoned with industrial and commercial use, and that
401 fits into the planned zoning. The applications were separated out. The shops will be
402 smaller. The final development plan deadline was extended by 3 years and each year, the
403 developer is required to come in and provide an update on the property.

404
405 Ms. Brown asked what the maximum height of the commercial area would be. Mr.
406 Loveless said it was 35'. Mr. Thomas said it would most likely be single-story retail such
407 as a restaurant, garden store, dentist office, etc.

408 **RESOLUTION 2020.09.22 #A: APPROVE BZC #19-001, FINAL DEVELOPMENT PLAN**

409 Mr. Johnson made a motion to approve BZC 19-001, Final Development Plan, with the
410 following condition:

411 ➤ The fire departments concerns will be addressed.

412 Mr. Bardash seconded the motion.

413 Vote: Johnson, yes; Bardash, yes; Kaplan, yes; Valentine, yes; Flaherty, yes.

414 **AGENDA ITEM: OTHER BUSINESS**

415 Mr. Loveless said the township's first agri-tourism business called Alum Creek Farms is
416 being built on Griesemer Road off Route 36/37. It's an existing property and the
417 business owner grows flowers and does weddings. He did a site inspection with the fire
418 department and the county engineer and it looked very well thought out. An agri-tourism
419 permit is being created.

420
421 Mr. Loveless said there was a request by a person asking to build two room additions on
422 his house, but he made the mistake of stating that he wanted to bring in additional
423 families.

424
425 Mr. Loveless said there has been a lot of dumping in the back of the new subdivisions.

426
427 Mr. Loveless said a resident was found to have been building a room addition without a
428 building permit.

429
430 Mr. Flaherty said that is a good reminder to residents that there are requirements within
431 the township for sheds, additions etc. and a permit must be applied for and granted.

432
433 Ms. Rippel said Steve Quinn has been named as the first alternate to the Board of Zoning
434 Appeals, and he is present to observe this meeting. The township is still seeking a second
435 BZA alternate. Mr. Quinn thanked her for introducing him. Mr. Flaherty thanked him
436 for stepping up.

437
438 Mr. Flaherty asked if there were any applications for the next regular scheduled meeting
439 on Tuesday Oct. 13, 2020. Ms. Rippel said there is not at this time, although there has
440 been talk that Longhill may be bringing in a final development plan for a couple of
441 phases, but they have not requested a definite date yet.

442
443 Mr. Flaherty said he is looking into zoning training by the county.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, SEPTEMBER 22, 2020 7:00 PM

444 Ms. Rippel said that the trustees passed the Berlin Farms development on September 14,
445 2020. She noted that the township newsletter will be going out soon.

446
447 There was no further business to come before the BZC.

448 Motion to adjourn. Meeting adjourned.

449

450

451

452

Steve Flaherty, Chairperson

453

454

455

Jerry Valentine, Vice-Chairperson

456

457

458

Darcy Kaplan, member

459

460

461

Mike Bardash, member

462

463

464

Martin Johnson, member

465

466

467

Christina Littleton, 1st alternate member

468

469

470

Angela Brown, 2nd alternate member

471

472

Attest: _____

473

Lisa F. Knapp, Berlin Township Zoning Clerk