

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING**

**TUESDAY, NOVEMBER 24, 2020 7:00 PM**

1 This meeting was held virtually.

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3 **CALL TO ORDER**

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

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

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9 BZC members present: Chairperson Steve Flaherty, Vice-Chairperson Jerry Valentine,  
10 Darcy Kaplan, Mike Bardash, Christina Littleton (BZC 1<sup>st</sup> alternate, seated).

11 Not Present: BZC member Martin Johnson, BZC 1<sup>st</sup> alternate Angela Brown, Zoning  
12 Secretary Cathy Rippel.

13 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp.

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

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

18 Ms. Knapp verified that this meeting was advertised in the 11/06/20 Delaware Gazette as  
19 follows:

20 BERLIN TOWNSHIP ZONING COMMISSION  
21 NOTICE OF VIRTUAL PUBLIC HEARING

22  
23 The Berlin Township Zoning Commission will hold a virtual hearing November 24, 2020  
24 at 7:00 p.m. for the purpose of considering a zoning application, designated as BZC 20-  
25 001 filed by M/I Homes of Central Ohio, LLC, 4131 Worth Ave., Suite 260, Columbus,  
26 OH 43219. The applicant is submitting a Final Development plan for an approved  
27 Planned Residential District (PRD), ±62.7 acres, 91 single family homes, known as  
28 Berlin Farm, Parcel #41824001054005, Berlin Station Road, Delaware, OH 43015. For  
29 questions call David Loveless, Zoning Inspector at 740.548.5217 x103.

30  
31 Also, you can find the text and map on the Berlin Township  
32 website [www.berlintwp.us](http://www.berlintwp.us) Please note, this meeting in its entirety will be conducted  
33 virtually. Public will have the right to comment by joining the meeting live with an  
34 invite link. The link for the meeting will be made available on the township website and  
35 the township Facebook page before the meeting date and time. The person responsible for  
36 giving notice of the public hearing by publication is Cathy Rippel. Township residents  
37 are encouraged to join us virtually.

38  
39 BERLIN TOWNSHIP ZONING COMMISSION  
40 Steve Flaherty, Chairman

41  
42 **AGENDA ITEM: APPROVAL OF MINUTES**

43 Mr. Flaherty made a motion to approve the minutes as submitted from the 11/10/20 BZC  
44 meeting. Mr. Bardash seconded the motion.

45 Vote: Flaherty, yes; Bardash, yes; Valentine, yes; Kaplan, yes; Littleton, yes.

46  
47 Motion carried, minutes were approved.

48 **AGENDA ITEM: BZC #20-001 M/I HOMES OF CENTRAL OHIO**

49  
50 *BZC 20-001, M/I Homes of Central Ohio, LLC, request for approval of a final*  
51 *development plan for an approved Planned Residential District (PRD), 62.7± acres for*  
52 *91 single family homes on Berlin Station Road, to be known as Berlin Farm.*

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54 Josh Barkan, with M/I Homes, presented the application and answered questions from the  
55 BZC. He thanked the BZC for their time six months ago during the preliminary  
56 development plan approval process. Three meetings had been set with the residents and  
57 two with the trustees, and the application was approved.

58  
59 Mr. Barkan said he is back before the BZC for approval of the final development plan,  
60 and he said this was the future Piatt Road extension with the peanut round about and  
61 there are 91 lots. The final development plan meets the approved preliminary  
62 development plan in every way as approved by the trustees.

63  
64 Mr. Flaherty asked him if anything had changed between the last meeting of the BZC and  
65 the trustee meeting. Mr. Barkan said the trustees felt very strongly about a path on the  
66 north side of the property from Dale Ford Road. He argued against it because the BZC  
67 had not wanted it, but the trustees were forceful about it.

68  
69 Mr. Barkan said there were a few issues such as committing to a time frame for installing  
70 the fountains, inlets and outlets, the tot lots, the multi-use path, CBU (cluster box unit)  
71 restrictions, and also the placement of the side load units was specified.

72  
73 Ms. Kaplan asked whether there had been discussions about covers for the CBU's so they  
74 would not have to deal with the weather while getting their mail. Mr. Barkan said there  
75 had been discussions with the trustees, and the practical experiences they had with them  
76 over the past two years. He has found that covers are not helpful for a community of this  
77 size. He has not received complaints from the residents of existing communities, and it  
78 was decided not to have those. Ms. Kaplan said the mail carriers may also find the  
79 covers to be convenient. She said the BZC is leaning that way in the future although  
80 there is currently no standard.

81  
82 Ms. Kaplan asked about the buffering on the northeast side; there had been concerns that  
83 residents of Dale-Ford Road would see the backs of homes. Mr. Barkan said mounds and  
84 trees were added. These ponds are illustrative in nature and the size will be determined  
85 with the county engineer during final engineering. He will do as much buffering as the  
86 ponding permits.

87  
88 Ms. Kaplan said she was pleased to see an area for residents to pull over to get mail. She  
89 said the text states that there is parking in the garages and each driveway can  
90 accommodate two cars. She asked whether on-street parking would be allowed. Mr.  
91 Barkan said parking would be allowed on the non-hydrant side of the road.

92  
93 Mr. Valentine said to the north there are three lots with views of the development. He  
94 asked whether mounding and trees could be added there. Mr. Barkan said that is another  
95 area where that will be added if possible.

96  
97 Mr. Valentine asked whether all 91 homes would be two story, as he saw no reference to  
98 ranch homes. Mr. Barkan said that he is now offering two ranch homes within this  
99 development. Mr. Valentine said the text states there will be thirty side load garages.  
100 Mr. Barkan said that is correct, and there will be no more than three frontload in a row  
101 with the exception of one instance of four in the row, if engineering purposes require it.

102  
103 Mr. Valentine asked if there would be mounding near the peanut roundabout area because  
104 the corner pie lot will have a lot of traffic due to the peanut. Mr. Barkan said that is a  
105 good question. He is calling for much mounding all along the area and in several areas.  
106 As they get further along in the engineering process, the storm drainage for the peanut  
107 roundabout and for the Longhill project will drain down to a pond and the drainage is a  
108 bit tight. He felt that the shown mounding should be enough, and he will consider adding  
109 more buffering if possible. He will also ensure the storm drainage is adequate.

110

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111 Mr. Valentine asked when the planned start date is. Mr. Barkan said that he recently met  
112 with the county and he believes this will be built in the summer of 2022. The peanut  
113 round about and the extension must occur prior to the project due to the access point, and  
114 it appears as though the county is in the process of design, and acquiring right-of-way.  
115 They plan to start it at the end of the 2021-2022 school year, and it will take a few  
116 months. Sales will begin at the end of 2022, and residents will move in during spring or  
117 early summer of 2023.

118

119 Mr. Valentine asked what the price point was. Mr. Barkan said it would be around  
120 \$500,000, which is very similar to The Pines. Mr. Valentine thanked him for the  
121 application being so well laid out.

122

123 Ms. Littleton asked if, regarding the buffering on the north/northeast side, is there  
124 language stating that they will install that if engineering allows for it? Mr. Barkan said  
125 he would add that to the application. He asked whether the application would come back  
126 to the township for the platting process. Mr. Flaherty said it would go to the county. Mr.  
127 Barkan said he would consider adding the language.

128

129 Ms. Littleton said regarding the parking for the mailboxes on the cul-de-sacs and the area  
130 to the south, the text states that there may be parking added. She asked whether they  
131 were planning to install parking spaces or whether there would be parallel parking on the  
132 street.

133

134 Mr. Barkan said it would be parallel parking on the street. He said parking on both sides  
135 would be too crowded. Most of the CBU's will be in the central green area with a  
136 dedicated parking spot, and the second and/or third one will be at the end of a cul-de-sac  
137 or on single-loaded roads with less traffic. Ms. Littleton asked whether there would be a  
138 ramp for wheelchair accessibility. Mr. Barkan said he did not think so because a ramp  
139 requires one directly across the street, but that cannot be done in the middle of block in  
140 front of houses.

141

142 Ms. Littleton asked whether the corner would be cut so a person in a wheelchair can park  
143 there and get up that way. Mr. Barkan said that was correct and that there is a sidewalk  
144 there.

145

146 Ms. Littleton asked about the cul-de-sac area to the north, and asked whether there was  
147 room for two cars to park on the street. Mr. Barkan said "yes."

148

149 Ms. Littleton said regarding the multi-use path on the north end, some residents were  
150 opposed to that. She asked whether there were discussions about putting a fence on the  
151 north edge if it did not affect the electric easement in order to prevent pedestrian traffic  
152 into their yards. Mr. Barkan said it was brought up, but putting a fence under the power  
153 lines did not seem feasible. He spoke to one of the neighbors to try to find a way to do  
154 something out there, whether it is an additional tree buffer or something else in order to  
155 delineate that. Ms. Littleton asked whether that could be added to the text as well. Mr.  
156 Barkan said he could do that.

157

158 Mr. Bardash said he likes there being no more than three front load garages in a row, but  
159 he did not see that indicated in the text. He said the fire department letter was included in  
160 the text and he asked whether he planned to adhere to all the recommendations of the fire  
161 department. Mr. Barkan said "yes"

162

163 Mr. Flaherty said the two conditions so far are to add language for buffering as available  
164 pending the county engineering around the ponds, and language for buffering or fence  
165 alongside the path to be added within the easement in Appendix A.

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Public Comment

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Jay Armstrong, 1390 Dale Ford Road, said he has lived here since 2003 in the first house south of the path onto Dale Ford Road. He was at the first community meeting on this, and he thanked Mr. Barkan for addressing most the residents' concerns. He said at the first meeting he had brought up concerns about walking paths, and had asked how foot and bicycle traffic would be handled, and whether anything was going to go around those irrigations ponds. He is not only concerned about the safety of the people using the paths, but also the security and privacy of his property.

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Mr. Armstrong said he was pleased with the answers he had received, but sometime between then and now the township decided to add this path. His property will be most affected by it and it would be just 12.5-25' off the edge of his lot line. He would like buffering and screening on the south side of the path, and he is very concerned about the foot traffic that this will add to Dale Ford Road.

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Mr. Armstrong said it is not safe to walk on that road, there are no sidewalks, and there is a 40 MPH speed limit. Dale Ford Road is a county road that was never designed to be a high-pedestrian road. The residents are trying to maintain the current neighborhood. The path does not make sense as foot traffic on Dale Ford Road is being connected to everything built off the Piatt Road extension. The Longhill project will be a much higher density housing development than this neighborhood.

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Mr. Armstrong said M/I has done a good job of adding screening, but he was surprised how the multi-use path came into being when it was not on any of the original development plans, and even M/I Homes did not appear to want to put it in. Yet somehow the township has decided that development needs to be connected to Dale Ford Road. Mr. Flaherty said this was discussed at the BZC and it was sent to the trustees, and they added the path to the application as part of their approval.

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Mr. Flaherty said that he understands the desire for pathways for the community feel. However, that usually sticks to the main artery such as Piatt Road, which runs through the township and extends to Roloson Road and eventually to 36/37. New lanes and bike paths etc. could be added to that road. Cheshire Road is a good example of a multi-use pathway being added at the time of development. He said this one doesn't make as much sense, as it stubs out to Dale Ford Road and cannot be taken past the right-of-way. He felt that it would encourage pedestrian traffic between Dale-Ford and the path, and it seems to be a path to nowhere. It would seem to be appropriate on the north that connects to a grass path that goes around the ponds, for the sake of the neighborhood.

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Mr. Flaherty was not sure what authority the BZC has, as the trustees added it as a condition for approval.

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Mr. Armstrong said one of his biggest concerns was about foot traffic bordering his property around the ponds, and now there is a grass path and a stub ending that runs into a deep ditch. He said all the neighbors that border to the north are concerns. He is happy to do a petition to the trustees or the county. This is not an attempt to stop development, he said.

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226

Mr. Armstrong said when he moved here in 2003, he knew there would be development behind him, but he never imagined it would be at this scale, as it was zoned FR-1. He knows M/I Homes needs to put as many homes in as possible to make it economically viable, but it undoes a good portion of the comments and concerns they voiced at the first BZC meeting.

Mr. Underhill said he was perfectly fine without the path and he was taken aback that the trustees were so adamant about including it because the neighbors were not in favor of it. It's a win-win, whichever way it ends up going. Sometimes the preliminary development

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227 plan approval does leave open the opportunity for changes in the final development plan  
228 as the process moves further along. He has never been in a position where there is a  
229 condition imposed by a trustees that is removed as a deviation from the plan, so he is not  
230 sure whether that is a remedy that is available. The application does not go back before  
231 the trustees at this point. He said they put a lot of time into the plan, but if they want to  
232 change their mind, that is acceptable to them.

233

234 Mr. Flaherty said he believes that if it was a condition by the BZC it may be able to be  
235 adjusted. However, as it was a condition of approval by the trustees, he did not think it  
236 could be removed. He said the application could be tabled and continued so the county  
237 prosecutor's advice could be sought. Mr. Armstrong said the neighbors have to live with  
238 this. He has invested in many trees to build his own buffer and they are ready to plant.  
239 He asked that the BZC consider whatever they can to help.

240

241 Mr. Barkan said the trustees felt this was a safety issue and that it would help with  
242 connectivity, and pull pedestrians off of Dale Ford Road and onto the sidewalk. He said  
243 tonight's vote is regarding whether this plan matches what was approved by the trustees.  
244 He said if the trustees were willing to waive the path requirement, he would be willing to  
245 come back for that. A zoning amendment would probably be required because this is a  
246 planned district.

247

248 Mr. Barkan said there were some neighbors who wanted the path. He suggested the  
249 neighbors put together a formal request from the neighbors to the trustees to see whether  
250 they are willing to budge on the issue, and they would do what they need to do to make it  
251 right.

252

253 Mr. Armstrong said his concern is that if the plan is approved with the sidewalk, it will be  
254 a lot harder to get it out of the plan later. Mr. Barkan said the plan is already approved  
255 with the sidewalk in and that tonight's vote on the final development plan is just a vote  
256 that the final development plan submitted is in compliance with the preliminary  
257 development plan and zoning text.

258

259 Mr. Barkan said the approval tonight is very different than that received by the trustees.  
260 Mr. Underhill said the question tonight is whether the zoning is being applied the way it  
261 was approved. This approval process is an administrative action. The zoning law put  
262 into place did require the sidewalk. He said M/I Homes is willing to listen and work with  
263 the BZC, but that was a condition of approval and it has been met, but he did not believe  
264 it was the basis of tabling or disapproval.

265

266 Mr. Bardash said there never will be a multi-use path along Dale Ford Road in front of  
267 those residences. He believed that when the trustees approved it, they believed that  
268 someday it would connect to a path which he believed will never exist. He is aware that  
269 it is a stipulation of approval, but he would like it to be ended with a turnaround to be  
270 installed. There is no reason to carry it out to Dale Ford Road.

271

272 Mr. Flaherty said per the trustee meeting minutes, they were quite adamant about the  
273 path; it was not just a side note but a major discussion. They approved the application  
274 with this condition and if that's being altered, the approval is being altered. He recessed  
275 the meeting in order to make phone calls.

276

277 There was a brief recess. The meeting was returned to session.

278

279 Mr. Flaherty said he just spoke with Berlin Township trustee Ron Bullard, who informed  
280 him that the trustees were very adamant about the path being included; it was a condition  
281 for approval with a unanimous vote. They felt it was in the best interest of public safety  
282 because there is nowhere to walk on Dale Road. This is a way for people to get onto that  
283 path and connected over to Piatt Road down to the high/middle/elementary schools in a  
284 safe manner

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285 Mr. Flaherty said the trustees were adamant about this and it was marked as a condition  
286 for approval. There is no recourse for the BZC to overstep that. He said Trustee Bullard  
287 told him that several people who live on Dale Ford Road thanked them for the decision to  
288 have the path installed.

289  
290 Mr. Flaherty said the path was approved as part of the process. This is different than the  
291 developers coming back and submitting a plan that deviates from what was approved  
292 through this process. The BZC does not have the authority to overturn that. It can be  
293 done via an amendment to the zoning plan later, which he will clarify with the county  
294 prosecutor's office later. He said residents could request the change and the trustees may  
295 choose to allow the applicant to amend the plan.

296  
297 Mr. Armstrong asked if the path is required that screening be installed, or perhaps the  
298 path be pushed back a bit so it is not right on his lot line. Mr. Barkan said if the path was  
299 moved, the neighbors on the other side may object. He said the path is located in an  
300 electric easement which is subject to change by the utility. He will do everything  
301 possible to make the bike path as palatable as possible.

302  
303 Mr. Flaherty said that the path is conditional upon the acceptance by AEP.

304  
305 Beverly Rodeheffer, 1360 Dale Ford Road, asked about buffering on the north end of the  
306 pond. She said there is an opening where she will be able to see into the backs of the  
307 houses. She would appreciate efforts to get buffering on the north end of the pond.  
308 Regarding fences, there are none in the area and she would be averse to fences. She  
309 would like green items such as trees and mounding to be used.

310  
311 Mr. Barkan said it would be a 2-board horse fence, if any. Ms. Rodeheffer said she  
312 would not like fences at all. She said people live out here because they do not want  
313 fences. Mr. Barkan said the fence came from the neighbors and it is to provide a clear  
314 delineation from the path. Ms. Rodeheffer said she does not want a fence along that  
315 walkway or to cover up the north end of the pond. A fence is offensive to her.

316  
317 Ms. Rodeheffer said this is the first opportunity for her to view the walkway and this is  
318 the forum for her to view her opinions. She prefers green over fences. Mr. Flaherty said  
319 that several residents have requested fences. He said the path was a condition of  
320 approval. The BZC is voting tonight on the approval of the plans, to ensure they are not  
321 change or altered, as part of the two-step zoning process. The preliminary plan process  
322 occurs, and this is the final development plan approval, which involves verifying that it  
323 meets the preliminary plan and that it is able to go to the county for plotting.

324  
325 Mr. Flaherty said some residents want fences and others do not. He will make a note that  
326 if the easement allows for it, buffering and/or a fence will be added alongside the path to  
327 separate as available.

328  
329 Shadd Parker, 1364 Dale Ford Road, asked where the proposed entryway would be onto  
330 Dale Ford Road as there is a 3-4' deep ditch right next to the road. Mr. Flaherty said it  
331 would be terminated.

332  
333 Mr. Parker said if the sidewalk simply ends, that will force people onto his property as  
334 they cannot walk through a ditch with water in it. Mr. Flaherty said the BZC has no  
335 authority to overturn the trustees' condition for approval. He said he agreed that the path  
336 is encouraging people to be in the area where the BZC did not want them to be. The job  
337 of the BZC is to determine whether this plan meets the zoning specifications as approved  
338 during the BZC and trustee hearings for the preliminary development plan.

339  
340 Mr. Flaherty said some small changes such as an addition of buffering is acceptable, but  
341 the BZC cannot move a conditional for approval. That would need to be via an  
342 administrative consideration by the trustees. He believes it would need to be a zoning

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343 amendment from the trustees, or the applicant requesting an amendment to the plan. That  
344 would be either a major or minor change and would come back before the BZC.

345

346 Mr. Flaherty said that the BZC wants to protect this rural core and its residents, and the  
347 path seems to be counter to that goal as it does not contain people inside the  
348 development. Mr. Parker said that he feels that this is a “petty slap back” at the residents  
349 by the trustees for making a stink. This path forces people to trespass on other people’s  
350 property and he did not know how the trustees can make that unilateral decision.

351

352 Mr. Parker asked how he can get the trustees to be answerable to them and meet with  
353 them, and also have them explain how the path does not violate their property rights. Mr.  
354 Flaherty said the trustees are elected by the people, for the people and they answer to  
355 them. Their contact information is posted on the township website. Mr. Parker said in  
356 his opinion, they do not seem to answer to them and he does not feel they are listening.

357

358 Mr. Flaherty said he would like to have better multi-use pathways throughout the  
359 township and the major arteries, and that should be part of the township’s comprehensive  
360 plan and the plan that the county is working on.

361

362 Mr. Parker said he owns part of the property at the northern area and there have been  
363 many discussion about the easements and the inability to build that area up due to the  
364 AEP easement. He asked whether part of his property alongside of the shared driveway  
365 could be used for screening such as mounding. Mr. Barkan said he was welcome to do  
366 that, but it is within an easement area of the power line. Mr. Parker asked whether M/I  
367 Homes would be willing to pay for screening and trees to run along the shared driveway.

368

369 Mr. Barkan said he would be willing to discuss that, but he thought they wanted the  
370 buffering on his property at that time. Mr. Parker said that there are so many unknowns  
371 at this point, especially with AEP and the easement, and he thought using some of his  
372 property may be a better solution. Mr. Barkan asked them to contact him and they could  
373 discuss further the possibility of installing buffering on his property.

374

375 Craig Cerny, 1092 Dale Ford Road, had a question about the ponds. He had been  
376 concerned about the minimum lot frontage and setback between the houses, and it was  
377 stated that there were concessions made for the setback between the houses in exchange  
378 for rocks in the pond. He could not find any documentation that rocks would be placed  
379 around the pond.

380

381 Mr. Barkan said that referred to the rocks at the inlet and outlets, and that was included  
382 on page 11 of the text at the top. “For each pond within the subdivision, the fountain  
383 contained therein and the stone facing for the inlets and outlets serving the pond shall be  
384 completely installed....”

385

386 Nicole Moyer, 1522 Dale Ford Road, asked whether there could be a discussion directly  
387 with AEP and M/I Homes to get information regarding what is appropriate within the  
388 easement, versus the “what-if” scenarios being discussed. Mr. Flaherty said typically the  
389 utilities will do a basic review and usually it’s not a good idea to call too much attention  
390 to screening plans.

391

392 Mr. Underhill said AEP is a large monolith and an approved plan needs to be submitted  
393 before they can even react to it. It really is not possible to ask in advance about  
394 additional scenarios.

395

396 Jay Neff, 1368 Dale Ford Road, said there are about 15’ on the side of his driveway  
397 where perhaps mounding and trees may be the solution.

398

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399 Mr. Barkan said if the trustees would like the path to be removed, he would be willing to  
400 come back and work with the township on that. He asked for approval of the final  
401 development plan tonight.

402  
403 Mr. Flaherty reviewed the conditions.

- 404
- 405 1) Buffering as available pending the county engineer's final plotting and
  - 406 engineering around the pond.
  - 407 2) Within the easement and subject to the easement holder, allow for buffering
  - 408 and/of fencing to be added alongside the path at the applicant's leisure.
  - 409 3) Allow for buffering and/or fencing along the common access drive, subject to
  - 410 county engineering, at the applicant's leisure.

411  
412 Mr. Valentine asked whether the ranch homes should be included in the conditions as  
413 part of a change to the text. Mr. Flaherty said there is text limiting the height. They have  
414 provided sample drawings of homes but he did not think they were restricted to those.

**RESOLUTION 2020.12.07#A: APPROVE BZC 20-001 FINAL DEVELOPMENT PLAN**

415  
416  
417  
418 Mr. Flaherty made a motion to approve BZC 20-001 as filed, with the following  
419 conditions:

- 420
- 421 1) Buffering as available pending the county engineer's final plotting and
  - 422 engineering around the pond.
  - 423 2) Within the easement and subject to the easement holder, allow for buffering
  - 424 and/of fencing to be added alongside the path at the applicant's leisure.
  - 425 3) Allow for buffering and/or fencing along the common access drive, subject to
  - 426 county engineering, at the applicant's leisure.

427  
428 Mr. Valentine seconded the motion.

429 Vote: Flaherty, yes; Valentine, yes; Bardash, yes; Littleton, yes; Kaplan, yes.  
430 Motion carried.

431  
432 Mr. Flaherty thanked the residents and the applicants for their patience during the virtual  
433 zoning process. This is the first zoning process that has occurred from beginning to end  
434 virtually in the history of Berlin Township. When the regular meetings resume, he would  
435 like to continue broadcasting them live to allow for greater transparency in government.

436  
437 Mr. Flaherty said the next meeting is the Organizational Meeting on December 8, 2020 at  
438 7:00 P.M. and it will be held virtually. There will also be a meeting on December 15,  
439 2020 at 7:00 P.M., when Evans Farm and Ross Farms will be heard.

440  
441 Mr. Flaherty said that Zoning Secretary Cathy Rippel is vital to township operations and  
442 she has been the face of Berlin Township for many years and many residents take pride in  
443 that. He asked that everybody keep her in their thoughts and prayers as she is going  
444 through some tough times.

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

447 Motion to adjourn. Meeting adjourned.

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Steve Flaherty, Chairperson

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Jerry Valentine, Vice-Chairperson

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**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING**

**TUESDAY, NOVEMBER 24, 2020 7:00 PM**

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Darcy Kaplan, member

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Mike Bardash, member

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Martin Johnson, member

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Christina Littleton, 1<sup>st</sup> alternate member

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Angela Brown, 2nd alternate member

Attest: \_\_\_\_\_  
Lisa F. Knapp, Berlin Township Zoning Clerk