

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, DECEMBER 15, 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, Mike Bardash, Christina Littleton (BZC 1st alternate, seated).

11 Not Present: Martin Johnson, BZC 2nd alternate Angela Brown.

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

14

15 Mr. Flaherty reviewed the adopted policy of the BZC, and noted that public comments
16 are limited to three minutes per person. He reviewed the procedures for this hearing.

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

18 Ms. Knapp verified that this meeting was advertised in the 12/04/20 Delaware Gazette as
19 follows:

20

BERLIN TOWNSHIP ZONING COMMISSION
NOTICE OF VIRTUAL PUBLIC HEARING

21

22

23 BZC 19-007, filed by Evans Farm Land Development Co., Inc., 1550 Lewis Center
24 Road, Suite B, Lewis Center, OH 43035. The applicant is submitting a Final
25 Development plan for an approved R-3/Planned Residential District, (R-3/PRD) 71 single
26 family homes known as Ross Estates, Parcels #418-340-01-049-000; +42.79 acres, 2174
27 Peachblow Road, Lewis Center, OH 43035.

28

29 BZC 16-001, filed by Evans Farm Land Development Co., Inc., 1550 Lewis Center
30 Road, Suite B, Lewis Center, OH 43035. The applicant is submitting a Final
31 Development plan for an approved Planned Residential District, (PRD) 125 single family
32 homes known as Evans Farm Section 4, Parcels #418-330-01-101-001; 418-330-01-104-
33 000; & 418-330-01-09-8000; 142.81 acres, Shanahan Road, Lewis Center, OH 43035.

34

35 BERLIN TOWNSHIP ZONING COMMISSION
36 Steve Flaherty, Chairman

37

38 **AGENDA ITEM: APPROVAL OF MINUTES**

39 Mr. Flaherty made a motion to approve the minutes as submitted from the 12/08/20 BZC
40 meeting. Mr. Bardash seconded the motion.

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

42

43 Motion carried, minutes were approved.

44 **AGENDA ITEM: BZC #19-007 EVANS FARM LAND DEVELOPMENT COMPANY**

45

46 *BZC 19-007, Evans Farm Land Development Co., Inc., requesting approval for a Final*
47 *Development plan for an approved R-3/Planned Residential District on +42.79 acres for*
48 *71 single family homes for a development to be known as Ross Estates at 2174*
49 *Peachblow Road, Lewis Center, OH 43035.*

50

51 Mr. Flaherty said the developments for these two applications are next to each other and
52 connected and they are both requesting final development plans, which means they are
53 preliminary plans that have come into the township through the zoning process already
54 and are back for final approval of the details.

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55 Tony Eyerman presented the application and answered questions. He introduced Bob
56 Ketterly with Evans Farm Land Development Company, and Tom Rees and Matt Gerkin
57 Terrain Evolution, engineers for the plan. Rees is the principal and Gerkin is the
58 manager of the phases being discussed tonight.

59
60 Mr. Eyerman said the first phase being discussed tonight is for the final development plan
61 for Ross Estates. It was not part of the Evans Farm development originally and was
62 brought in later. Its size is about 42.8 acres and located immediately north of Evans Farm
63 on the southwest corner of Piatt and Peachblow roads. The Ross family were longtime
64 residents of Berlin Township and their daughter Brooke Martin is in charge of their estate.
65 He has been working with Ms. Martin thought the rezoning, which was approved in July,
66 and also the preliminary engineering. He is here to request final engineering approval
67 and he has been working with the county engineer's office and the Delaware County
68 Regional Planning Commission for the platting.

69
70 Mr. Gerkin showed the cover page of the layout. There are 71 proposed lots and two
71 existing lots that abut the project that front Piatt and Peachblow Roads. There will be one
72 access out to Piatt Road opposite the entrance into Oldfield Estates, and also an
73 emergency access onto Peachblow Road as required by the fire department. Eventually
74 that will be the permanent emergency access and there will be a temporary access \that
75 goes out to Piatt Road.

76
77 Mr. Gerkin said the existing property is open farm field and there will be four phases. He
78 said the project will connect to water lines across Piatt Road where an 8" line stubbed out
79 from Oldfield Estates. The existing line along Piatt Road is not large enough to serve the
80 development. Sanitary sewer service will be through the lift station that they are
81 constructing on the northwest corner of Route 23 and Hyatts Road. Up until that point,
82 they will put in a temporary lift station that will be located near the southwest corner of
83 the property near Grant Lane.

84
85 Mr. Gerkin said there is no offsite drainage going through the property, and the site
86 drains from west to east. A pond in the southeast corner will discharge into the roadside
87 ditch along Piatt Road and across into the existing pond in Oldfield Estates. A pond in
88 the northeast corner will do the same thing and will also drain to an existing pond in
89 Oldfield Estates.

90
91 Mr. Flaherty asked Mr. Eyerman to explain how this development ties into Evans Farm to
92 the south near Grant Lane, and how it will leverage the amenities of Evans Farm. He
93 also asked whether it would have its own entrance or would seamlessly blend into Evans
94 Farm. Mr. Eyerman said this site is located at the very northern portion of Evans Farm
95 except for a small piece of property in the northwest corner. He acquired this parcel after
96 Evans Farm was rezoned.

97
98 Mr. Eyerman said to the east is Oldfield Estates, to the northeast is Gracepoint Church,
99 Evans Farm Delaware is located to the south, and across the railroad tracks to the west is
100 Evans Farm as well. Mr. Eyerman said there are 4-5 residents located on the north side
101 of Peachblow Road across the street. The stub to the south was requested as a secondary
102 access and it will tie into Grant Lane that abuts north out of Evans Farm. There will be
103 three access into the community including one emergency access. This was changed due
104 to a request by the county engineer.

105
106 Mr. Flaherty noted that the existing property is not part of this rezoning and will remain
107 in place as already zoned. Mr. Eyerman said the property on the north end is the original
108 Ross house. A man named Terry, who worked with Evans Farm Land Development
109 Company, and now his family, who continues to work with Evans Farm, lives there. The
110 property also has three outbuildings that will remain. That lot is separate from this
111 development, which consists of 71 new lots and one existing lot.

112 Commission Consideration

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113 Ms. Littleton noted that she was not involved in the review and approval of the
114 preliminary plan. She noted that there is no landscaping mentioned in the information
115 received for this hearing. She asked whether there were buffers and other landscaping
116 plans for the existing residents. Mr. Eyerman said there are, and that Evans Farm has
117 committed to landscaping along Piatt and Peachblow roads. There is an entry feature,
118 and a play area on the south side of the existing Ross property, and trails to be located
119 along Piatt Road and around the perimeter of the development as well. He displayed the
120 landscaping plan that was approved via the zoning process.

121
122 Ms. Littleton asked whether there was landscaping included for the existing parcel on the
123 southeast corner of the property. Mr. Eyerman asked whether Mr. Ketterly had the buffer
124 plan for the plantings around the Ross house on the north side. Mr. Ketterly said there
125 are no plantings there. Ms. Littleton asked whether there were existing plantings there.
126 Mr. Eyerman said he could not recall.

127
128 Ms. Littleton asked whether engineering would allow a landscaping buffer in order to
129 provide the existing property owner with more screening. Mr. Ketterly said there is an
130 open space and basin between that property and any roads. While there are not many
131 vertical features in there, there is distance. Ms. Littleton said one can still see across it
132 and if some landscaping features could be added they would appreciate that. Mr.
133 Eyerman said he would take a look at it.

134
135 Ms. Littleton asked whether there were street trees along the north and west of the pond
136 near the house. Mr. Eyerman said there would be some plantings around the pond to
137 break up the edge. At the time of the zoning he did not have the utility layouts and one
138 can see now there are many utilities in that area between the pond and the street. He was
139 very clearly told by the township that there could be no street trees in this community,
140 although Evans Farm has street trees throughout. He will work in some plantings in the
141 area and they would be out of the right-of-way. He noted that the area is naturally wet
142 and river birches would do there.

143
144 Ms. Littleton asked whether there was signage at the entrance. Mr. Eyerman said he was
145 permitted one entry sign and that is shown on the landscaping plan. Ms. Littleton asked
146 about the play area on the south side of the Ross home; however, she thought there were
147 two play areas. Mr. Eyerman said one is shown in the cross-hatched area and one was
148 planned around the pond on the southeast corner.

149
150 Ms. Littleton asked about the placement of the cluster mailboxes. Mr. Eyerman said
151 Evans Farm and Ross Estates were approved prior to the postmaster required cluster
152 mailboxes. Mr. Eyerman noted the parking for the cluster mailboxes on the plan. Ms.
153 Littleton asked whether that would be for the entire Ross Estates. Mr. Eyerman said that
154 was correct. Ms. Littleton asked whether the kiosk would be covered to provide
155 protection from the elements. Mr. Ketterly said there would be no covering and that was
156 never part of the discussion. Ms. Littleton asked whether they would consider that. Mr.
157 Eyerman said he could look at it, but other single-family communities do not typically
158 have kiosks. Ms. Littleton said she would appreciate the coverings and most likely mail
159 carriers would appreciate it as well.

160
161 Ms. Littleton asked whether it was correct that all of the requests by the trustees had been
162 fulfilled and that nothing has changed since then on the plan. Mr. Eyerman said the plan
163 has not varied from the trustees' list of items that were a part of approval. Mr. Flaherty
164 said a roof over the cluster mailboxes is a preference and may be added to the zoning text
165 in the future. He opined that it would be a welcome addition to this development.

166
167 Mr. Bardash agreed that he would like to see roofs as well if the applicant would like to
168 do so.

169

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170 Mr. Bardash asked whether there would be signage coming into Grant Lane identifying
171 the fact that a person has left Evans Farm and entered Ross Estates. Mr. Eyerman said it
172 would flow naturally and there would not be a sign. He said that is the way its been done
173 with all existing subdivisions that abut Evans Farm, in order to make it more inclusive
174 instead of exclusive. Mr. Bardash added that it appeared that all requirements from the
175 trustees were included.

176
177 Mr. Valentine asked whether this is part of Evans Farm or whether it would have a
178 separate HOA. Mr. Eyerman said it would be a separate HOA with separate guidelines
179 and architectural standards. Mr. Valentine asked whether it was agreed to that the roads
180 would all be taken care of by the HOA. Mr. Eyerman said these would all be public
181 roads, with the exception of the emergency access.

182
183 Mr. Flaherty asked Mr. Eyerman whether it was correct that there was a New Community
184 Authority (NCA) over Evans Farm. Mr. Eyerman said that was correct. Mr. Flaherty
185 asked whether this development would be under that NCA as well. Mr. Eyerman said
186 Ross Estates will be part of the NCA but there are separate architectural guidelines,
187 development standards and HOA.

188
189 Ms. Kaplan said the mailboxes are off the emergency access road, abutting lot #71. She
190 asked whether there was pull-in parking. Mr. Eyerman said there is per trustee
191 requirement. Ms. Kaplan asked how many spaces there would be. Mr. Eyerman said
192 there are probably 5. Ms. Kaplan asked whether the playground was located across the
193 street from that. Mr. Eyerman said it was across the emergency drive. He noted that they
194 are rarely used and he stated that parents can drive into the parking lot with children to
195 play at the playground.

196
197 Ms. Kaplan said she had questions about the logistics of people pulling in to get their
198 mail while others were parking there to use the playground. Also, to get to the
199 mailboxes, one has to drive through the entire development. Mr. Eyerman said that
200 originally, they had wanted to locate it on the southeast corner of the development
201 entrance. However, the storm water requirements forced that basin to be much larger
202 than they had planned, and that forced the mailboxes to be relocated. The off-street
203 parking consumed enough space so that it had to be located on the north end.

204
205 Ms. Kaplan said the gross density was included on sheet 7, and she asked whether the net
206 density was noted anywhere. Mr. Eyerman said the gross is 1.66/acre and he thought the
207 net was about 1.9 units/acre. He said it adheres to the approved zoning.

208
209 Ms. Brown noted that the coverings over the mailboxes was not just for the residents, but
210 also to protect the mail carriers. She would appreciate if that was provided.

211
212 Ms. Brown asked exactly where the southeast playground is. Mr. Eyerman said the
213 original playground was going to be fenced in on the northwest side of the pond, between
214 the pond and the sidewalk. The water and sewer line underneath are deep enough that it
215 will not affect the play area. The trustees did require the play area to be fenced.

216
217 Mr. Gerkin showed the playground area that was approved during the preliminary review
218 process. Ms. Brown said that is right up against a residential property, and there is just
219 one tree back there. She encouraged the developer to plant trees along that property line,
220 and said there definitely needs to be trees between a residential play area and an existing
221 home. Mr. Eyerman said that homeowner is a friend of his and she has been supportive
222 of the application. He will work with her on the plantings between her property and the
223 pond, and between her property and the play area. Ms. Brown said that future property
224 owners may not feel the same way.

225 Mr. Eyerman said the applicant will also add a structure over top of the mail kiosk as a
226 condition.

227

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228 Ms. Brown asked whether the property to the north would remain. Mr. Eyerman said
229 yes, and that the Ross home and the outbuildings will remain.

230

231

Public Comment

232

233 There were no comments from the public.

234

235 Mr. Eyerman said he would like to request approval of the application, that he would
236 work with the neighboring residents regarding the landscaping around the property, and
237 he committed to a roof over the mail kiosk. He noted that the zoning requirements
238 approved by the trustees and the BZC have been met. He is expecting final engineering
239 approval from the county in the new year. He expects construction to begin in spring
240 2021.

241

RESOLUTION 2020.12.15#A: APPROVE BZC 19-007 FINAL DEVELOPMENT PLAN

242

243
244 Mr. Flaherty made a motion to approve the final development plan for BZC 19-007 as
245 submitted with the follow conditions:

246

247

- A roofing structure will be added over top of the community mailboxes at the north of the property.
- The applicant will work with the existing property owner to the southeast regarding the landscaping plan and tree separation around the playground and drainage area.

248

249

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251

252

253 Mr. Bardash seconded the motion.

254

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

255

Motion carried.

256

257

BZC 16-001

258

AGENDA ITEM: BZC #16-001 EVANS FARM LAND DEVELOPMENT COMPANY

259

260

261

*BZC 16-001, Evans Farm Land Development Co., Inc., requesting approval for a Final
262 Development plan for an approved Planned Residential District on 142.81 acres to build
263 125 single family homes for a development to be known as Evans Farm Section 4, on
264 Shanahan Road, Lewis Center, OH 43035.*

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271

Mr. Eyerman said this property is located on Shanahan Road, across the street from
Shanahan middle school, west of the future North Road extension, and noted that the plan
received approval of the preliminary plan on 11/4/20. 125 single-family lots will be built
from the area west of North Road to the western property line, abutting Berlin Meadows
to the north and to the west. Mr. Eyerman said construction would begin in the middle of
2021.

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278

Mr. Gerkin said 125 lots are planned in this subdivision. The main access will be off of
Shanahan Road, with secondary accesses off of the future North Road. The county's
public improvement project is expected to be completed by around 2023. There will be
three separate phases. Until the north road connection is made, there will be an
emergency access off of Shanahan Road, via an existing residential driveway, although
improvements may need to be made per the fire department's requirements.

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285

Mr. Gerkin said there is a water line along Shanahan Road and a large diameter existing
water line along the property to the north within an easement that can be accessed via this
property. The gravity sanitary sewer system will go towards the lift station being
constructed at the northwest corner of Route 23 and Hyatts Road. Because that lift
station hasn't been completed yet, the sanitary department is allowing the applicant to
use a temporary pump station. It will be pumped south towards Shanahan Road and east

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286 to connect into an existing manhole within the North Farms development until the gravity
287 main is extended to the property.

288

289 Mr. Gerkin said there is some offsite drainage that comes through the property; that will
290 be picked up and taken to the detention basin on the west side. There is also one on the
291 east side that will be utilized for detention and for aesthetics and a borrow pit. The main
292 discharge points will be to the west through the property immediately west of basin M-1,
293 and basin L-1 down by Shanahan Road will discharge into the existing roadside system
294 along the north side of Shanahan Road.

295

296 Mr. Eyerman said each mail shed will be located in different areas around the community
297 in pods of 200-250 residential units. Each will be different architecturally from the
298 others, and each will be located in open space including in Phase A.

299

300 Mr. Eyerman said there is adequate space at the corner of Darcy and Eleanor streets in
301 Phase A to incorporate a structure that would be enclosed with a lockable door for
302 residents' access, and it will be lighted and have electricity, although it will not be heated.
303 It will be used for community activities such as food vendors, activities etc. and it will be
304 a base area. Another possible area is along North Road. For the time being, he will say
305 that it will be in Phase A. Those two areas will allow everybody walking access to the
306 mail kiosks within 2 blocks. This has been received incredibly well in sections 1 and 2 of
307 his community so far.

308

309 Mr. Ketterly said as final engineering and final plats come through on the smaller phases,
310 there will be some temporary situations where the mailboxes need to "hop around" as
311 they will not have built their way to the final location yet. Mr. Eyerman said that is what
312 happened in phase 1 of Evans Farm as well. The kiosks were located in an open area in
313 the commercial portion until the mail shed was completed, just prior to the Parade of
314 Homes.

315

316 Mr. Eyerman said street trees were approved throughout. He said the trees being planted
317 in the first section of Evans Farm were grown in the nursery, including river birches that
318 were grown from seeds. He will plant as many as possible that were grown in the
319 nursery. Many of the seeds were collected locally.

320

321 Mr. Eyerman said Evans Farm has received some "grief" over the years regarding why
322 they don't have the typical entry feature signage like more typical Delaware County
323 subdivisions have, such as a 4 x 4 post with a hanging sign or a brick wall, but it seems it
324 is more understood now. The reason Evans Farm does this is because when one drives
325 into a town center area such as Westerville, Powell or Worthington, there is no
326 subdivision sign.

327

328 Mr. Eyerman said there will not be typical subdivision signage here but there will be
329 landscaping along Lewis Center Road at the entrance, and a pylon feature at some of the
330 main entrances to the community, but it is not intended to look like a subdivision sign. It
331 will be a seamless connection between subdivisions and they will stand on their own
332 architecturally and be connected via sidewalks and streets. It will be more of an integral,
333 larger regional community instead of individual subdivision. There will be some
334 plantings on Hoster Way, and there will be 10' tall "silo-looking" feature on North Road.

335

336 Commission Consideration

337

338 Mr. Flaherty said Evans Farm was originally presented here in 2016, when North Road
339 was in a different location; it was adjusted during the zoning process for a different
340 subdivision. He thinks the county did the township a disservice and he did not like the
341 way that it was handled. The zoning plan had been approved and North Road was shown
342 to the west of where it was. There is a two-step process for a reason; he understands

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343 engineering can change plans, but that was drastic. That is one of the reasons for the shift
344 in this plan, but this appears to be similar to the original plan.

345

346 Mr. Eyerman said that he wasn't sure whether this particular area was exactly the same,
347 but there will be the same number of total lots in Berlin Township as the number that was
348 originally approved.

349

350 Mr. Flaherty said the North Road extension was designed as a no-load road, meaning that
351 it was not carrying garages or driveway. The applicant adapted and adjusted well. The
352 end result may be acceptable, but the process and the way it was handled at the county
353 level was disappointing. He hopes that will not happen again.

354

355 Mr. Valentine asked whether there are any walkways that cross Shanahan Road to get to
356 the main events at Evans Farm. Mr. Eyerman said there are sidewalks throughout the
357 subdivision, and along North Road there are plans for a multi-use trail. The original
358 zoning included a commitment to pursuing a pedestrian bridge across the railroad, and he
359 is still committed to that. That would connect everything developed on the west side to
360 the commercial town center on the east side. He noted that dealing with the railroad can
361 be difficult, and there are two there: CSX and Norfolk Southern. Orange Township has
362 tried to build a pedestrian walkway over the tracks at Orange Road for about 20 years.
363 Quiet zones are also being discussed.

364

365 Mr. Valentine asked whether any of the 125 lots would have side-load garages. Mr.
366 Eyerman said he did not believe there was a mandate for that as these are the smaller lots
367 at just 55'-60.' Some are larger as the development extends to the north. The further
368 away from the town center, the larger the lots are.

369

370 Mr. Valentine asked whether there are any alleyways in this area. Mr. Eyerman said
371 there were not in this area. The alleys service the 40-45' lots around the
372 commercial/retail town center area.

373

374 Mr. Bardash said he is thrilled to see the plan in front of the BZC and it is everything they
375 thought it would be. Regarding the North Road property, he agrees with Mr. Flaherty.
376 They have made it work and it will end up being fine in the end. This plan meets
377 everything from the preliminary plan.

378

379 Mr. Eyerman said Evans Farm has a commitment to Berlin Township that they will
380 report back to them each year regarding what has occurred in the past year while
381 construction is pending. This is the first phase of Evans Farm in Berlin Township. He
382 would be happy to come in each year after this as well. Mr. Bardash said he would
383 appreciate that and it would be helpful.

384

385 Ms. Littleton asked whether this phase was just homes, detention ponds, and the mail
386 sheds, and that there are no additional features such as playgrounds. Mr. Eyerman said
387 that is correct, and there are trails around the ponds. There is an area to the east that is a
388 55-acre regional community park/ag center, which is different than any other park in the
389 area. This was done at the family's request about 13 years ago, as they wanted livestock
390 to be able to be kept there. The intent is to keep a focus on 4-H and the agricultural
391 approach that the family had invested in for 70 years. There will also be community
392 gardens and ball diamonds.

393

394 Ms. Littleton asked where the ag center ended. Mr. Eyerman said if there is not a need
395 for 50 acres of ag space it could be used for uses such as ball fields or playground
396 equipment.

397

398 Ms. Littleton said regarding the trails, she was able to find the preliminary trail plan on
399 the county's website and she asked whether the trail was coming south along the North
400 Road extension on the east side of the road and it will cross North Road into this Phase 4.

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401 Mr. Eyerman said the crossing occurs at the northern end of section 4 just south of Darcy
402 Way. Ms. Littleton asked whether it would be on the west side of North Road and
403 extending north. Mr. Eyerman said he is not involved with the area extending north.
404 There is a brand-new soccer complex in Orange Township on North Road in the area
405 south of Shanahan Road and there is a trail on the west side of North Road that extends
406 all the way down there where it is built. His intent is to tie this trail into that and tie it
407 further north so there is a continuous trail all the way up north.

408
409 Ms. Littleton asked whether the design standards for the homes were part of the
410 preliminary plan. Mr. Eyerman said the architectural guidelines for all of Evans Farm
411 were approved in 2016. That application also included even more restrictive architectural
412 guidelines than were approved. Different areas will have slightly different looks, but the
413 architectural qualities will never be less than what was approved in zoning.

414
415 Mr. Eyerman said the plan is still in total compliance with the preliminary plan that was
416 approved. Ms. Littleton asked what he met by architectural qualities. Mr. Eyerman said
417 that refers to the building materials as well as the design. He said he is focused on the
418 architectural style of the house that is being built and he asks the architect to name the
419 style because it has certain inherent qualities/guidelines/standards. For example, the total
420 black house at Evans Farm. The home to the south of that was a white stucco house.
421 Some people were not pleased with the white house because it didn't have a front porch.
422 However, it was an English cottage house, and they do not have porches but stoops
423 instead. The house won many awards. The style of the house is reflected in the materials
424 and the qualities throughout.

425
426 Ms. Littleton asked whether Section 4 will be a mix of different styles. Mr. Eyerman said
427 that was correct. He said there were 4-5 different styles in this area. One condition of the
428 entire 2,000-lot Evans Farm development is that no two homes will be identical. They
429 were approved for the entire Sherwin-Williams paint pallet in both townships. Ms.
430 Littleton said he likes that about Evans Farm.

431
432 Ms. Littleton asked whether all street trees were out of the right-of-way, including around
433 the northwest pond. Mr. Eyerman said all street trees are within the right-of-way and that
434 was part of the preliminary plan. The sidewalks are on the outside of the street trees,
435 which provide a shade and heat island buffer. It also provides a vehicular buffer for
436 people walking on the sidewalk. Each street has a different tree in case a particular tree
437 ends up suffering some kind of blight.

438
439 Ms. Littleton asked whether all the homes would have front load garages. Mr. Eyerman
440 said they would.

441
442 Mr. Flaherty asked whether the mail pickup area would have a requirement for off-street
443 parking. Mr. Eyerman said there is no requirement for off-street parking as most people
444 will walk there. There are frequently food trailers parked in front. The park along
445 Eleanor Drive should be large enough for the 14 x 14 mail kiosk in phase 1.

446
447 Mr. Flaherty said he has been to Phase 1 many times and that is an element that helps
448 create a sense of community. He's excited to have that up in Berlin Township. Mr.
449 Eyerman said this area will grow quickly but it is dependent on sanitary availability.

450
451 Public Comment

452
453 Danessa Morrow, 1219 Shanahan Road, said she owns the property on Shanahan Road
454 where the existing driveway is labeled as a temporary access point. That driveway goes
455 to the back of her property to a garage and she asked whether that driveway is going to
456 stay there as she does not see it on the future plans. Mr. Eyerman said that is a good
457 question because that is the same driveway that serves Eleanor Loo's house. He did not

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REGULAR MEETING

TUESDAY, DECEMBER 15, 2020 7:00 PM

458 know whether there was an easement or not, but he would make sure that access to the
459 garage is maintained.

460

461 Ms. Morrow asked about the property next to the existing driveway and her house, and
462 asked whether there was anything that would block her view of the homes. Mr. Eyerman
463 said he is not sure yet but he would work with her in the future to help buffer her property
464 from the future neighbors to the east. Perhaps Loos Lane could be shifted slightly to the
465 east to create an additional buffer.

466

467 Ms. Morrow asked what the price range of the homes would be. Mr. Eyerman said he
468 was not sure at this time.

469

470 Mr. Bardash said that based on everything he has seen in the past couple of years, he did
471 not expect any of the homes to be any less than \$400,000.

472

473 Mr. Eyerman requested approval of the application.

474

RESOLUTION 2020.12.07#B: APPROVE BZC 16-006 FINAL DEVELOPMENT PLAN

476

477 Mr. Flaherty made a motion to approve BZC #16-006 as submitted. Mr. Bardash
478 seconded the vote.

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

480

Motion carried.

481

AGENDA ITEM: OTHER BUSINESS

482

483
484 Mr. Loveless said he is getting a lot of activity from people acquisitioning commercial
485 property, including questions regarding how properties can be developed.

486

487 Mr. Flaherty said that is a trend that will continue for the next few years, as Berlin
488 Township is in the thick of it and have been for a number of years. Houses will be built
489 and the approved commercial and retail development portion in Evans Farm will be built.
490 This is an exciting time to be here.

491 Mr. Flaherty thanked everybody for their cooperation and dedication during the situation
492 of the past year including virtual meetings. He noted that BZC meetings will continue
493 virtually until further notice.

494 Mr. Flaherty said the next regular meeting will be virtual on Tuesday, January 12, 2020 at
495 7:00 P.M., when an application for an amendment for rezoning of Celebration Kia on
496 Route 23 will be heard. He wished everybody a Merry Christmas and Happy New Year.

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

498 Motion to adjourn. Meeting adjourned.

499

500

Steve Flaherty, Chairperson

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502

503

Jerry Valentine, Vice-Chairperson

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505

506

Darcy Kaplan, member

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Mike Bardash, member

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BERLIN TOWNSHIP ZONING COMMISSION (BZC)

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Martin Johnson, member

Christina Littleton, 1st alternate member

Angela Brown, 2nd alternate member

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