

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 9, 2021: 7:00 PM

CALL TO ORDER

The meeting was held at Berlin Township Hall, 3271 Cheshire Road, and was called to order by Chairperson Steve Flaherty at 7:00 PM.

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

BZC members present: Chairperson Steve Flaherty, Vice-Chairperson Jerry Valentine, Darcy Kaplan, Christina Littleton, Angela Brown.

Also present: Zoning Inspector David Loveless, Zoning Secretary Cathy Rippel, Zoning Clerk Lisa Knapp, 1st alternate BZC member Jenny Sloas, 2nd BZC alternate Sherry Graham.

Mr. Flaherty stated that the adopted policy of the BZC has been included in the agenda.

AGENDA ITEM: PROOF OF PUBLICATION

Ms. Knapp said this meeting was advertised as a regular meeting in the Delaware Gazette at the end of 2020, and the hearing was tabled from a prior hearing that was held on 8/10/21

AGENDA ITEM: APPROVAL OF MINUTES

Mr. Flaherty made a motion to approve the minutes from the 10/26/21 BZC meeting, as presented. Mr. Valentine seconded the motion.

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

Motion carried, minutes were approved.

AGENDA ITEM: BZC 21-004 MAEVE MEADOWS

BZC 21-004 Maeve Meadows LLC, requesting to rezone ±23.838 acres from R-3/Planned Residential District (R-3/PRD) to Transitional Planned Unit Development (TPUD) Cheshire Road, to allow for a larger variety of lot sizes and open spaces subdivision, known as Maeve Meadows, formally Southwoods.

Todd Faris, with Faris Planning & Design, and Joe Thomas, with Metro Development, presented the application and answered questions from the BZC.

Mr. Faris said that changes to the application were made based upon the comments received at the last hearing. He clarified that before, the zoning requested was TPUD, but it is now an R-3 zoning, due to concerns about the TPUD including uses that may not be a good idea for this area. The R-3 standards have been applied to this and the zoning text is reflective of that.

Mr. Faris presented a slide show and reviewed the site location. He showed the current plan with 30 single family lots, a central area, and a pond. A variety of lot sizes were included ranging from 57' to 75' and the larger lots were at the back with the play area, and the overlook over the pond. That allowed the open space to be aggregated in certain areas so there can be more active and usable open area throughout the site.

Mr. Faris said many comments were received regarding lot sizes, density and setbacks; those were considered and changes have been made to the plan. The plan has been simplified so there is just one lot size at 75' deep and 130' long. The required 12.5' minimum side yard setbacks will be complied with, and the lot sizes are close to the

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51 minimum 10,800 SF lot size. The same amount of open space will be, and the gross
52 density will be 1.83 versus 1.85.

53

54 Mr. Faris said the open space has been shifted. In the prior plan, there was a larger buffer
55 to the south that was unusable. The mounds and screening have been kept, but the buffer
56 has been located more to the north to provide more of a buffer in that area. The pond and
57 the overlook to the east is now larger and more usable.

58

59 Mr. Faris said the character of the Piatt Road frontage has not changed from the park with
60 mounding and trees, but the open space and playground is located towards Piatt Road so
61 it will be more of a community space for everybody. The walking trail was carried up so
62 people on the trails along Piatt Road can sit on the benches and it becomes a focal point
63 for the subdivision.

64

65 Mr. Faris showed the overlook area and the green space area. Five lots have been
66 removed, the lot sizes have been increased, and the open spaces have been maintained.

67

68 Mr. Faris showed the details of the open space, including a radius of trees to make it an
69 enjoyable place for people to enjoy the pond overlook and woods.

70

71 Mr. Faris said he had already committed to a wire fence along the southern boundary and
72 along another portion of the property and that was included in the application.

73

74 Mr. Flaherty said the original approved plan had 30 lots, and the proposed plan shows 38
75 lots. The major change was from TPUD to R-3, which makes this proposal much more
76 palatable, and setbacks are indicate at 12.5'. He asked about sideload garages. Mr. Faris
77 said he was not able to accommodate that except perhaps on the two corner lots.

78

79 Mr. Flaherty said this is a unique development because it stubs into a development with
80 larger homes. This does have a natural space buffer for transition, but it still provides a
81 buffer area to that development. Ms. Rippel noted that Howard Farms is zoned R-4.

82

83 Mr. Flaherty said the requested divergences included a request to reduce the lot size from
84 10,890 SF to 10,125 SF. Mr. Faris said in addition to that, a divergence has been
85 requested for a reduction in the 80' frontage setback to 51.2, but the front build line is 75'
86 except for the corner lots, and also for a reduction of the 1.85 units/acre to 1.83 units/acre
87 gross density.

88

89 Mr. Flaherty said this is a better layout and use of the open space than the original plan,
90 although he does not agree with the technique. He asked whether there was any reason
91 why the path could not be extended north of Cheshire Road to the future pathway in that
92 area. Mr. Faris said it makes sense because there is supposed to be a multi-use path on
93 the south side, but he was not sure about the two residents on either side. Mr. Flaherty
94 wondered how it would be mounded to protect them. Mr. Faris said it could be situated
95 in a no-build area to help buffer it. It was confirmed that the two property owners were
96 not present at this hearing.

97

98 Mr. Flaherty said there will be an easement and a multi-use path in that area, so
99 connectivity is important from a community aspect.

100

101 Ms. Brown said she has wanted to have more sideload garages, and she asked whether it
102 could be made mandatory for the two corner lots to have sideload garages. Mr. Thomas
103 said that would be fine. Ms. Brown said lot 24 looks like it could have a cul-de-sac and
104 she wondered if that could have a sideload garage as well. Mr. Faris said that could be
105 done.

106

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107 Ms. Brown said she likes the area around the pond with the benches, etc. She likes the
108 play areas as well. She was not sure what the expense would be for the pavilion at the
109 size indicated. Mr. Flaherty said it would be 40' by 40'. Ms. Brown said that would be
110 the perfect place to have community events and she would like it to be close to Cheshire
111 Road and the playground area. She loves the idea of the overlook, but it may not make as
112 much sense for community gatherings. Mr. Faris said the layout could be modified.

113

114 Ms. Brown was pleased to see that the lot sizes were increased for the majority of the
115 lots. She asked about the fire department's comment regarding the hydrants not meeting
116 the 300'. Mr. Faris said revised information was just submitted to the fire department
117 today.

118

119 Ms. Littleton said the application still states TPUD. Mr. Faris said that would be
120 corrected.

121

122 Ms. Littleton said on page 12, there is a section about the temporary sign that states that it
123 will be at the corner of the entry road from Cheshire Road. Mr. Faris said that was
124 carried over from a prior application and it will be from Piatt Road.

125

126 Ms. Littleton asked about the mounding at the southern end and whether there would be
127 any trees in that area. Mr. Faris said it was just the mounding and there are many trees in
128 that area.

129

130 Ms. Littleton asked about the trees around the playground and whether they are shade
131 trees or ornamental. They are indicated as being service berries. Mr. Faris said that is a
132 medium tree and that is part of a combination of vegetation including an elm, which is a
133 very large shade tree. He noted that service berries can be 25' tall.

134

135 Mr. Flaherty asked whether vinyl was included as a divergence. Mr. Faris said vinyl is
136 not a divergence in R-3. Mr. Flaherty said that is still included as a divergence in the
137 text.

138

139 Mr. Flaherty asked what the BZC's feeling is regarding putting in a structure and
140 connecting to it. Ms. Littleton said she liked the idea, but wondered if it was a safety
141 issue crossing into Berlin Bluffs. If a path is planned on Cheshire Road, it may make
142 sense. Mr. Flaherty said a crossing could be done later by the county with flashing lights.
143 A barricade could be placed in the path temporarily.

144

145 Mr. Valentine said the total acreage indicated on page 1 is confusing because it says
146 28.83 acres in one place, and something else in a different location. Mr. Faris said the
147 correct figure is 23.83 acres.

148

149 Mr. Valentine said on the development plan, Common Open Space B indicates 1.49
150 acres, but it is the back side of lots 7 and 8 and so that did not make sense to him. Mr.
151 Faris explained the situation.

152

153 Mr. Valentine suggested that he eliminate lots 1 and 38 because the buffering along Piatt
154 Road is really close to the road. Eliminating those two lots would close that development
155 up and put him under 1.85 units/acre and that divergence would be eliminated.

156

157 Ms. Kaplan said she agrees with Mr. Valentine. She said it is hard to keep the density in
158 alignment with the R-3 district, but she does like the trails and overlook.

159

160 Ms. Kaplan said she did not see any renderings of what the homes would look like. The
161 BZC would like to see architectural variation, especially on lots 1-15, and across the
162 street on lots 37, 36, 38, and 21 down to 16. Mr. Faris said the next step would be to file

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163 a development plan and bring in the final architecture. Mr. Thomas said there would be a
164 monotony policy that would prevent homes nearby from looking the same.

165
166 Ms. Kaplan asked what the price point and size would be. Mr. Thomas said they would
167 start at about \$500,000 and probably 2,300 SF minimum up to 3300. Ms. Kaplan asked
168 about a homeowners' association (HOA). Mr. Thomas said there would be, and they
169 would probably combine with the Berlin Bluffs HOA.

170
171 Mr. Flaherty asked about the fire department issues that were brought up previously. Mr.
172 Thomas said he dropped off a full set of scalable drawings last week, and they sent a
173 letter to him, which he has addressed and submitted revised drawings today.

174
175 Mr. Valentine asked about the cluster box units located on lots 21 and 16, instead of in
176 common areas. Mr. Faris said they are next to the common walkway on Road D and
177 Road A, so it is a common space. Sometimes, he noted, an easement will be placed on the
178 property.

179
180 Ms. Graham said the trails, the gazebo and the playground are wonderful. However, the
181 open space is very open and no shade is being provided. She is also concerned about the
182 minimum 12.5' side yard setbacks, given the size of the homes at 3,000 SF, and how that
183 would look.

184
185 Ms. Sloas said she really likes the improvements to the open space, and everything is
186 really usable. She thinks this is a better plan than the original.

187
188 Ms. Littleton asked whether lots 1-15 could be moved. Mr. Faris said he could move
189 them 5-10'. Ms. Littleton asked whether lots 38 could be removed and lots 36 and 37
190 could be bigger, and there would be more room for the path between 35 and 36. Mr.
191 Thomas said that was acceptable. Mr. Faris noted that would create two more lots with
192 sideload garages.

193
194 Mr. Flaherty asked how wide the paths would be. Mr. Faris said they would be 8' wide.
195 Mr. Flaherty noted the 8' paths would connect to the 10' wide main paths.

196

197 **RESOLUTION 2021.11.09.#A: APPROVE BZC 21-004**

198 Mr. Flaherty made a motion to approve BZC 21-004 with the following conditions:

- 199 1. Lot 38 will be removed and lots 1-15 will be shifted to the east by 10', which
200 effectively removes divergence J for permitted density.
201 2. Lots 37, 36, 35, 21 and 24 will have sideload garages.
202 3. A 20' by 20' shelter with concrete pad and decorative columns shall be
203 constructed in the green space to the north or the south of the playground, and
204 trees will be planted to surround the area, rather than just the playground.
205 4. An 8' wide multi-use path shall be constructed from the inter-community loop
206 with protective mounding and landscaped screening, to the to the north to be
207 stubbed to the Cheshire Road right-of-way.
208 5. Application is changed from a TPUD to R-3/PRD zoning.

209 Mr. Valentine seconded the motion.

210 Vote: Flaherty, yes; Valentine, yes; Brown, yes; Kaplan, yes; Littleton, yes.

211

212 Motion carried, application was recommended for approval to the trustees.

213

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214 **AGENDA ITEM: INFORMAL MEETING FOR THE GREENERY, BZC 12-002**

215 *BZC 12-002 The Greenery was approved for an age-restricted 55+ community at*
216 *Shanahan Road and Route 23.*

217

218 Attorney Aaron Underhill, with Underhill and Hodge, representing the applicant,
219 presented the request.

220

221 Mr. Flaherty said this was presented and approved by the BZC and trustees in 2012
222 originally. They have been waiting for the approval for the sewer, which is getting
223 closer.

224

225 Mr. Underhill said he is representing Onyx+East, which is a new entry into the Columbus
226 market and are based out of Indianapolis. He provided some documents that showed the
227 location of the property currently known as The Greenery. There is a long history of the
228 project being approved. Currently approved is a TPUD and PCD zoning on this site, and
229 they have been extended several times over the past 10 years.

230

231 Mr. Underhill said he is here to discuss the procedure to change the existing zoning. He
232 was hopeful that an amended development plan could be submitted and the needs of this
233 project addressed that way, rather than having to take more significant action. The
234 proposed project has enough similarities with the approved use so that may be a route
235 they can take.

236

237 Mr. Underhill said the project is just under 37 acres and is located just to the northeast of
238 US 23 and Shanahan Road. He said the PCD portion along Route 23 is not going to be
239 rezoned. To the east, the density is 2.3 units/acre gross, to the south is 7.3-7.4 units/acre
240 gross, and the subject property is just under 4 units/acre gross. He sees this as a
241 transitional area, given the proximity of the property to Route 23. He is trying to fit the
242 project in as being a transition in-between the adjacent uses.

243

244 Mr. Underhill said the current project is zoned for an age-restricted residential, and the
245 units would be sold to individual owners. Now proposed are single family homes that
246 would be owned by Onyx +East and rented out. Each unit would be on their own lot, but
247 would interact as one community owned by one owner. This is different than a
248 traditional multi-family project as it will appear to be a traditional single-family
249 neighborhood, with the difference being that the units will be for rent. The project would
250 have amenities for the community as a whole.

251

252 Mr. Underhill said one of the documents presented shows what is currently approved on
253 the property, and it shows that for comparison's sake, they have done a great job of
254 marrying what was approved, which were attached units, with what is now proposed,
255 which has a cluster design. The proposal is sensitive to open space and environmental
256 concerns, and has 51% open space. The plan is unique and very needed in the current
257 market.

258

259 Jake Dietrich, vice-president of development for Onyx+East, said his company is
260 headquartered in Indianapolis, with offices in Kansas City and in this area, which is
261 where he works. There would be 146 lots, and page 4 shows a couple of lighter yellow
262 lots, which indicates front load lots with the garage off the street. The lighter green units
263 are narrower and rear-load. The renderings show a village-type setting with an
264 architecture that is different than most suburban subdivisions. That would enhance the
265 architectural character of the entire community.

266

267 Mr. Dietrich said that a handful of those lots would be strategically placed along
268 Shanahan Road, as having front doors on that road is a more-traditional approach to

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269 development than the homes in past years that will set a tone for the rest of the
270 development. Most of the density would be pushed back off of Shanahan Road and it
271 more closely aligned with the adjacent uses.

272

273 Mr. Dietrich said the plan shows a pool, walking path and open space that would be
274 available for the development's residents. Each unit would have at least 3 bedrooms, all
275 would be two stories, and all would have two car garages. Each would have a private
276 outdoor space. The average rental would be about \$2,500 per month. This will appear
277 visually to be a single-family neighborhood, but would be managed like a condo
278 association, as the owner would be in charge of all maintenance for the development.

279

280 Mr. Dietrich said there will be no vinyl on the exteriors of the buildings, and it will all be
281 fiber, cement, stone or brick. There will be varied architectural styles so they would
282 appear less monotonous. He said that his company is excited that this project seems to fit
283 in really well in Berlin Township, it provides a transitional use, and they are excited to be
284 a part of the township.

285

286 Mr. Underhill said he is here for the BZC's feedback and to ensure they understand and
287 are supportive of the concept, to they come back with the details and plan the BZC wants
288 to see.

289

290 Mr. Flaherty asked whether the applicant was stating that the presented concept is not a
291 major modification from what is currently approved. Mr. Underhill said that regarding
292 the concept of homes being owned versus being rented, he was not certain whether that
293 can actually be regulated. So, the only real distinction between what was approved and
294 what is proposed is that it is rental versus for sale, and that the prior plan is age restricted,
295 while this one is not. The plan is generally compliant with the rest of the currently
296 approved requirements.

297

298 Mr. Flaherty said the prior plan was clustered homes. Mr. Underhill said the prior plan
299 was 6 units per acre net, and this is 6.2 units per acre. Mr. Flaherty said there were 116
300 units in the approved plan. Mr. Underhill said the 146 proposed is obviously above that.
301 The TPUD allows 6 units per acre net. The approved PCD use is interesting to him, and
302 he asked whether it was a divergence to allow the use. Perhaps it was due to a change in
303 the zoning resolution. He said part of the site is zoned PCD.

304

305 Mr. Flaherty confirmed that the PCD is not part of this request. Mr. Underhill said that
306 was correct. He said he is trying to work within the parameters of the approved
307 development plan, and those were brought together as part of a single plan. Mr. Faris
308 said it was first done as a PCD so they did a TPUD, so it is now a combination of both.

309

310 Mr. Flaherty asked whether the determination regarding whether this is a major or minor
311 change would come from the trustees or the BZC. Ms. Rippel said the trustees would
312 make the determination, and if it was major, it would come to the BZC, and then back to
313 the trustees. Mr. Flaherty said it would go to the trustees first for a determination. In his
314 opinion, it was a major deviation, and he thought the trustees would agree with him. Ms.
315 Rippel agreed.

316

317 Mr. Faris said it would not go to the county if it was a major modification.

318

319 Mr. Flaherty said the number of units would increase dramatically. Ms. Littleton noted
320 that the demographics would change as it would add pupils to the local school system.
321 Mr. Flaherty said 1.7 students are generated per single family home. Mr. Valentine said
322 that would mean 250 students (note: per the Olentangy Local School District, the current
323 average student yield per unit is .81 for single-family, and .18 for multi-family).

324

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325 Mr. Faris said each lot on the side of the front entry of this property have been purchased
326 by the same investors that have the parent property. So, those will not be residents but
327 will be rentals.

328

329 Mr. Flaherty said he sees this request as a major deviation and would require a new
330 application.

331

332 Mr. Underhill asked for feedback on the plan itself. Mr. Flaherty said forgetting what is
333 approved, this is a good area for TPUD, but he does not think this is the plan for it. 146
334 single family homes is not an appropriate use for this area. Mr. Dietrich asked if there
335 was a number that made more sense. Mr. Flaherty said he may be willing to consider it if
336 it is the same net density as the approved zoning, and it would also depend on what is
337 being brought to the community. The closest density that has been approved to this
338 density is at Evans Farm, which is still nowhere near this density

339

340 Mr. Dietrich asked what is the maximum density that would be permitted here. Mr.
341 Flaherty said he understand the investment in properties and that they need to make a
342 profit. The BZC considers the change in use of property to allow something to be built.
343 He noted that traffic issues are not a zoning decision. From a zoning perspective, they
344 know this is the southwest corner of the township and the closest corner to Route 23. He
345 suggested they take a look at the Berlin Business Park at US 36/SR 37, where this project
346 may fit in better. The density is high.

347

348 Mr. Flaherty said the TPUD is a unique product. The business park is an option, and it is
349 the highest density there will ever be in the township.

350

351 Ms. Kaplan said the lack of children to add to the school district and reduced traffic of the
352 approved 55+ community made The Greenery more palatable. She asked whether there
353 would be a centralized place where people would go to rent. Mr. Dietrich said there
354 would not be a traditional leasing office. However, there would be community function
355 spaces such as a pool room. Each home is specifically rented to a person, and they would
356 receive a tour of that specific home.

357

358 Ms. Kaplan asked where rental checks would be mailed and where representative would
359 be located. Mr. Dietrich said there would be employees at a field office nearby that
360 manages the property. Ms. Kaplan said she likes the rear alleys and what they're doing
361 with the frontage on Shanahan Road, and also the paths. She asked how large the lots
362 would be. Mr. Dietrich was not sure, but thought they were about 3,200 SF for the
363 narrowest lot. Ms. Kaplan said she would like to see the minimum number of
364 divergences requested. She noted that she considered this to be a major change.

365

366 Mr. Valentine said the renderings are nice, but he did not see any garages. He said he
367 liked the fact that The Greenery's 55+ designation meant there would be few additional
368 children added to the school district. He said one of the people who were here in 2012
369 said there were 1.7 students per household. Also, increasing for from 116 to 146 units
370 means 30 additional units.

371

372 Mr. Underhill said the number of children generated per home seemed high to him. Mr.
373 Flaherty said that figure was from superintendent Mark Raiff.

374

375 Ms. Graham asked what the target market was for this development, and how long the
376 leases would be. Mr. Dietrich said there would be some flexibility in lease terms, but
377 they are typically between 15-24 months. Some residents may be renovating or building a
378 home in the district, and some may be divorced parents. There may also be couples with
379 no children or with children who are not ready to purchase a home yet. This would allow

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380 them to have some of the same amenities they would have in an apartment community
381 but not have to get up at 4:00 AM to shovel snow.

382
383 Mr. Flaherty asked whether this would be Section 8 housing. Mr. Dietrich said it would
384 not be.

385
386 Mr. Flaherty said he would look at this proposal as a whole new plan. The school district,
387 utilities, and fire department would be weighing in on the plan.

388
389 Ms. Littleton was concerned about the number of home and the impact on the schools.
390 She likes the amenities including walking path. She about the path and ravine overlook,
391 and she asked whether there was an elevation issue there. Mr. Flaherty said there was a
392 large ravine there.

393
394 Ms. Littleton asked whether it was known what would go into The Greenery commercial
395 area, and whether it would be beneficial to connect this neighborhood to that
396 development, in order to make it walkable. Mr. Dietrich said he was not controlling that
397 and noted that there is significant topography on that property that would create a
398 challenge to access it. Mr. Faris said there is a floodway in that area so a free-span bridge
399 would be required. Mr. Underhill said when they apply, they can provide the elevations.

400
401 Ms. Littleton said she likes the concept but is concerned about the density and the small
402 side yards. Mr. Underhill said it would similar to Clintonville or Bexley.

403
404 Ms. Brown said she feels this is the right place for this kind of development. She likes
405 the concept of the clubhouse, but she anticipates the development will have parents with
406 one or two kids. A pool is great, but it is open just 4 months a year and she would like to
407 see a playground so the kids can play, especially given the lack of open space. She said
408 two playgrounds, one at the front and the back, would be ideal. She likes the overlook
409 over the ravine. Overall, this is something the township needs because there is a shortage
410 of housing in the Olentangy school district that can be rented, and she said people would
411 prefer to rent a home rather than a traditional apartment.

412
413 Mr. Flaherty said Berlin Township prides itself on having lower densities than some other
414 townships in the area.

415
416 Ms. Sloas asked how many difference elevations there would be, in order to break up the
417 monotony. Mr. Dietrich said he was not sure, but there would be “fewer than 100, but
418 more than 10.” Ms. Sloas said she preferred a variety of colors and designs in order to
419 make it look different than other rental areas and to make it look like more of a traditional
420 neighborhood. She would also like to see a shelter, playgrounds, a fire pit, volleyball or
421 similar amenities.

422
423 Ms. Graham said she also thinks the amenities are important due to the high density and
424 lack of yard. This is a unique community that Berlin Township has not seen before, and
425 this may be the location for it. However, she said the density is too high and needs to be
426 tweaked.

427
428 Mr. Flaherty asked whether there would be basements or slab. Mr. Dietrich said they
429 would be slab. Mr. Flaherty asked what the expected time frame for submittal would be.
430 Mr. Underhill said it would be 4-5 months. Mr. Flaherty said amenities would be an
431 important part of the plan.

432
433 Mr. Valentine said he would prefer to see no divergences. Mr. Underhill wondered
434 whether the standards would be applied under the existing or the prior zoning.

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435

DISCUSSION ITEM: INFORMAL MEETING WITH KARI LINDBERG

436 Ms. Rippel said the next person is not on the agenda but will be at the meeting on
437 December 14.

438

439 Kari Lindberg, 538 Uxbridge Ave., Columbus, OH 43230, said she grew up on Bale
440 Kenyon Road. Her family wanted to come back now and “start a family thing” at 5529
441 Cheshire Road, which is 11 acres. She is proposing an agri-hood, which is a combination
442 of agricultural and neighborhood, like a small market farm, with about 6 homes so it
443 would be one house per acre. She said a developer is currently looking at the property.
444 She distributed some photos and information.

445

446 Mr. Valentine asked whether there would be 6 lots. Ms. Lindberg said that was correct,
447 and that about 2 acres would be for a small urban farm. She noted there is an agri-hood in
448 Detroit that is about 2 acres and they produce about 20,000 pounds of food per year. She
449 wanted to do something to give back to the community, and she has the ability to help a
450 young, energetic farmer to start off. That would provide food for the residents and also
451 for a farmer’s market.

452

453 Mr. Flaherty asked whether the property would remain as currently zoned. Ms. Lindberg
454 said she would like to work with the current zoning, which is commercial residential.
455 Mr. Flaherty noted that it is currently zoned Neighborhood Commercial.

456

457 An audience member asked how an agri-hood worked. Ms. Lindberg said the ones in
458 operation are of a larger scale. This would be on a much smaller scale.

459

460 Mr. Valentine said an agri-hood has been approved across the street from Berlin High
461 School. Ms. Lindberg said this is just a preliminary plan to provide a visual
462 representation of what could be built. Mr. Valentine liked the density. Ms. Lindberg said
463 there would not be much traffic, and some would come in to work the farms, but the
464 selling would occur elsewhere. The goal is to have low-carbon, green footprints for the
465 homes and for it to be a sustainable project. It could include a reclaimed barn from
466 central Ohio for a community center or lodge.

467

468 Ms. Lindberg noted that she is a recently-retired firefighter, and her family would like to
469 move back to the area. She would like to keep the area natural and preserve as many
470 trees as possible.

471

472 Mr. Flaherty said this would seem to fit in with the area. It provide a unique identity and
473 project for the area, and he really likes the sustainable materials. Mr. Valentine said this
474 would be the first development in a long time without a homeowners’ association
475 proposed.

476

AGENDA ITEM: OTHER BUSINESS

477 Mr. Loveless said there has been some interest recently shown in the Berlin Business
478 Park. A public meeting will be held in January to iron out the details of the procedures.

479

480 Mr. Flaherty said he met with Delaware County Commissioner Gary Merrill this morning
481 to discuss the proposals he has met informally about. He noted that they are putting
482 together a concerted effort to recruit applications, and are acting as economic
483 development for the township. He asked to be included in those meetings so he can meet
484 with potential applicants. Mr. Loveless said he would make sure he stayed informed.

485

486 Mr. Valentine asked about the TJ Maxx to be located near the Kroger Distribution
487 Center. There was a discussion.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 9, 2021: 7:00 PM

488

489 Mr. Flaherty said the procedures for the Berlin Business and Commercial Parks are being
490 developed. A meeting will be held that the public can attend, and the prosecutor will
491 attend in order to help the BZC get up to speed on the process.

492

493 Mr. Flaherty said the next BZC meeting will be on December 14, 2021, but he will not be
494 at that meeting. An informal meeting will be held with Jordan Yates for 37 acres on US
495 36/SR 37, and it will also be an organizational meeting.

496

497 The zoning training by the prosecutor's office will be held on December 4, 2021 at the
498 Delaware Area Career Center, from 7:45 AM to 12:30 PM. Attendees need to register in
499 advance.

500

501 There was no further business to come before the BZC. Motion to adjourn and second.
502 Meeting was adjourned.

503

504

505

506

Steve Flaherty, Chairperson

507

508

509

Jerry Valentine, Vice-Chairperson

510

511

512

Darcy Kaplan, member

513

514

515

Christina Littleton, member

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517

518

Angela Brown, member

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521

Jenny Sloas, 1st alternate member

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524

Sherry Graham, 2nd alternate member

525

526

527

Attest: _____

528

Lisa F. Knapp, Berlin Township Zoning Clerk