

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING  
TUESDAY, AUGUST 23, 2022: 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.

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

Also present: Zoning Inspector Laura Borso, 1<sup>st</sup> alternate member Jenny Sloas.

Mr. Flaherty reviewed the BZC's adopted rules, including public comment rules.

**PROOF OF PUBLICATION**

Ms. Knapp stated that this hearing was advertised in the August 12, 2022 Delaware Gazette, as follows

*BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC HEARING*

*The Berlin Township Zoning Commission will hold a public hearing August 23, 2022, at 7:00 p.m. at the Berlin Township Hall located at 3271 Cheshire Road, Delaware, OH 43015 for the purpose of considering an application, designated as BZC 21-004 filed by Jim Hiltz, Pulte Group, 475 Metro Place Dublin, OH 43017. The applicant is submitting a Final Development plan for an approved R-3/Planned Residential District (R-3/PRD), Parcel #41831001068000, ±23.838 acres Cheshire Road, Delaware, OH 43015 known as Maeve Meadows.*

*For questions, call Sherry Graham, Assistant Zoning Inspector at 740.548.5217 x103. You can find the packet on the Berlin Township website [www.berlintwp.us](http://www.berlintwp.us) under the agenda tab for BZC meetings. The person responsible for giving notice of the public hearing by publication is Cathy Rippel. Township residents are encouraged to join us.*

*BERLIN TOWNSHIP ZONING COMMISSION, Steve Flaherty, Chairman*

**AGENDA ITEM: APPROVAL OF MINUTES**

Mr. Valentine made a motion to approve the minutes from the 8/9/22 BZC meeting, as presented. Ms. Kaplan seconded the motion.

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

Motion carried, minutes were approved.

Mr. Flaherty introduced and welcomed new full-time zoning inspector Laura Borso.

**AGENDA ITEM: REQUEST FOR APPROVAL OF FINAL DEVELOPMENT PLAN  
FOR BZC 21-004**

*Review of final development plan by Pulte Homes for an approved R-3/Planned Residential District (R-3/PRD), of ±23.838 acres on Cheshire Road, known as Maeve Meadows.*

Jim Hiltz, with Pulte Homes, 475 Metro Place, Dublin, Ohio 43017, presented the application and answered question from the BZC. Anna Vagedes, with Faris Planning and Design, 4876 Cemetery Road, and Kevin Kershner, with Kimley-Horn, and Joe Thomas, with Metro Development, were also present.

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55 Mr. Hilz said that Pulte Homes recently purchased the Maeve Meadows lots.

56

57 Mr. Hilz said he would start with the architecture of the plan. He said this is the largest  
58 home series that Pulte has built in the Central Ohio area. The homes are also being built  
59 in Powell, Blacklick, New Albany, and Liberty Township. The homes range from 2,700  
60 to 3,500 SF base, and only one model is under 3,100 SF. All homes offer a minimum of  
61 4 bedrooms, and the price range should be around \$600,000 to \$800,000.

62

63 Mr. Hilz said there is a mix of front and side-load garages. There were some changes  
64 made in the plan based on comments from the trustees and zoning commission and those  
65 are indicated in the plan. He requested approval of the plan from the BZC.

66

67

Commission Consideration

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69 Mr. Flaherty asked whether there were any changes from the preliminary plan to what  
70 has been presented tonight,

71

72 Ms. Vegedes said the only difference is some changes to the cross-buck fencing, which  
73 was moved from behind the setback to the front so it is now behind the multi-use and the  
74 road now. There will be wire farm fencing along several areas as well. A 3-way stop  
75 has been added and also crosswalks. Two of the lots have been removed so there are now  
76 35 lots instead of 37.

77

78 Ms. Vegedes said that 8 lots will have side-load garages that will face east, except for lots  
79 20 and 23. She pointed out the location of the mailboxes. She noted that evergreen trees  
80 were planted on the south along the mounding and that there is a gazebo and tot lot as  
81 well.

82

83 Ms. Brown said it had been discussed that the lots that would have sideload garages were  
84 lots 37, 36, 35, 21 and 24, but Ms. Vegedes just stated that there are 8 sideload garages  
85 and she asked which ones they were. Ms. Vegedes said they are lots 1, 2, 3, 20, 23, 33,  
86 34, and 35.

87

88 Ms. Brown said she really likes the 3 way stop for safety reasons. She asked how many  
89 of the homes had restricted sites. Mr. Hilz said the lots are 80' wide and none of the lot  
90 sizes should be restricted. Ms. Brown said because six of the lots are grouped together,  
91 she would not like the area in the front to look too "cookie-cutter." Mr. Hilz said Pulte  
92 monitors that and will make sure that does not happen.

93

94 Ms. Littleton said she really likes the changes requested by the trustees and made by the  
95 applicant, including the path that heads north and the path being moved from the tot lot to  
96 the pond. She said this will be a nice addition to the community.

97

98 Mr. Flaherty asked whether the stub to Cheshire Road will not be treated as another  
99 required fire access point. Mr. Hilz said it would not be. Mr. Flaherty said it would be a  
100 good asset with the amenities.

101

102 Mr. Valentine asked whether the stop sign could be flashing. Mr. Flaherty said that is  
103 dictated by the county. He did not think they want them inside of neighborhoods dues to  
104 the light pollution.

105

106 Mr. Valentine asked whether a splash pad could be built on the open space.

107

108 Ms. Kaplan asked about the wire fence and asked whether it was barbed wire. Mr.  
109 Thomas said that it is box wire similar to that included in some farm areas.

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111 Ms. Littleton said she likes the elevations for the houses and that they do not just look  
112 like boxes. These appear to have more interest and dimension.

113

114 Mr. Flaherty said Maeve Meadows has gone through many interactions. He thanked the  
115 applicant for providing community assets to the area, including active open space, not  
116 just fields. This is conducive not just to the nature of the neighborhoods, and also the  
117 rural charm and character of the township that he looks to extend as they grow in scale.

118

119 Public Comment

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121 Don Stuller, 2841 Cheshire Road, asked whether there are restrictions on construction  
122 noise, such as on the weekends. Mr. Flaherty said there are some quiet hours, but not per  
123 day. Mr. Thomas said that construction was typically Monday through Friday during  
124 normal business hours. There may be framers and roofers there late on Saturday during  
125 daylight hours.

126

127 Mr. Stuller asked whether there was access to digital files for the site utilities due to  
128 current flooding on his property. Mr. Flaherty did not think there was. He said  
129 everything was going down at the basin on the east side of the property. There is a storm  
130 tie-in and 18" and 12" tiles that that extend to the south property to divert water there.

131 Mr. Kershner said there may be mounds on either side of the paths.

132

133 **RESOLUTION 2022.08.23 APPROVE FINAL DEVELOPMENT PLAN**

134 **FOR BZC 21-004**

135 Ms. Brown made a motion to approve the final development plan for BZC 21-004. Ms.  
136 Littleton seconded the motion.

137

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

139

**AGENDA ITEM: OTHER BUSINESS**

140 Ms. Brown asked about the existing issues with the Old Cheshire area. Ms. Borso said  
141 she and Ms. Graham are working on it. Ms. Brown said some of the biggest concerns are  
142 how residents get blocked into the neighborhood and cannot exit or enter in case of an  
143 emergency.

144

145 Mr. Flaherty said the next BZC meeting will be Tuesday Sept. 13, 2022, which will  
146 include a hearing for the final proposed modifications to the draft of the township's  
147 Comprehensive Land Use Plan (CLUP). Input from the BZC members and the public is  
148 welcome prior to or at the meeting.

149

150 Mr. Flaherty said the biggest change is the placement of the business park additions in the  
151 CLUP. Several other minor updates were made as well. There may be a vote on the  
152 CLUP at that time. He will not be at that meeting or the one on September 27, 2022.

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154 Ms. Littleton noted that the second alternate BZC position has now been appointed by the  
155 trustees.

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Steve Flaherty, Chairperson

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Christina Littleton, Vice-Chairperson

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Jerry Valentine, member

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Darcy Kaplan, member

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Angela Brown, member

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Jenny Sloas, 1<sup>st</sup> alternate member

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