

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

**REGULAR MEETING
TUESDAY, AUGUST 24, 2021, 7:00 PM**

CALL TO ORDER

The meeting was held at Berlin Township Hall, 3271 Cheshire Road, and was called to order by Vice-Chairperson Jerry Valentine at 7:00 PM.

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

BZC members present: Vice-Chairperson Jerry Valentine, Darcy Kaplan, Christina Littleton, Angela Brown, Jenny Sloas (1st alternate member, seated).

Not present: Chairperson Steve Flaherty, Zoning Secretary Cathy Rippel.

Also present: Sherry Graham (2nd alternate member), Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp.

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

AGENDA ITEM: PROOF OF PUBLICATION

Ms. Knapp confirmed that the meeting was advertised as a regular meeting in the August 10, 2021 Delaware Gazette, as follows:

BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC HEARING

The Berlin Township Zoning Commission will hold a public hearing August 24, 2021 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 21-005 filed by Berlin Village LLC, 470 Olde Worthington Road, Westerville, OH 43082. The applicant is requesting to rezone, Parcel #41831001037000 & 41831001038000, ±54.183 acres from R-2/Planned Residential District (R*2/RD) to R-31Planned Residential District (R-3/RD) Cheshire Road, Delaware, OH 43015 to allow for a larger variety of lot sizes and open spaces subdivision, known as Berlin Bluffs, formally Eaststone Crossing. For questions, call David Loveless, Zoning Inspector at 740.548.5217 x103.

You can find the text and nep on the Berlin Township website www.berlintwp.us under the public notices and zoning department pages. After the conclusion of the hearing, the rezoning matter will be submitted to the Board of Township Trustees for its action. 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

Ms. Littleton made a motion to approve the minutes from the 8/10/21 BZC meeting as presented. Ms. Brown seconded the motion.

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

Motion carried, minutes were approved.

AGENDA ITEM: BZC 21-005

BZC 21-005, request by Berlin Village, LLC to rezone 54.183± from R-2 to R-3 on Cheshire Road to allow a larger variety of lot sizes and open spaces in a subdivision known as Berlin Bluffs, formerly Eaststone Crossing.

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52 Todd Faris, with Faris Planning & Design, said he is here with Joe Thomas, with Metro
53 Development, who is the applicant and owner of the property. Mr. Faris and Mr. Thomas
54 presented the application and answered questions from the BZC.

55
56 Mr. Faris said he is here to request a rezoning for the property, formerly known as
57 Eaststone Crossing and now known as Berlin Bluffs. The approved zoning is currently
58 R-2 with an overlay, and the applicant is requesting a rezone to an R-3 with an overlay
59 district. He has met with the zoning commission informally, as well as neighbors and
60 residents to consider various plans prior to this.

61
62 Mr. Faris said it was recommended that this request be brought as a rezoning rather than
63 an administrative hearing due to the extensive changes requested. He presented a slide
64 show with more information and distributed a packet. He said the property is an odd
65 shape, which he described as a backwards S or Z shape. He pointed out Piatt Preserve
66 and Berlin Manor on the map, and said that Glenmead is located to the north.

67
68 Mr. Faris said there are existing residents to the south, as well as a stream/drainage ditch
69 that crisscrosses the site. Piatt Road has been extended to the north. He displayed the
70 previously approved plan with the R-2 standards and PRD overlay. The roads are
71 straight and there was not much open space. The access points were temporary per the
72 county engineer's office, and there were several stream crossings. It was inefficient and
73 there was no useful open space.

74
75 Mr. Faris said the proposal is a combination of recommendations from neighbors and
76 potential users of the site. After the last informal meeting, he learned that the county
77 engineer is fine with a full-service curb cut from Cheshire Road as shown. Prior, it was
78 to be temporary. That enabled the plans to be modified.

79
80 Mr. Faris said there was no variety of lots before, as they were all 100' lots. Builders
81 interested in these lots would like a variety of housing so they can have different types of
82 homes on the lot. He has proposed a variety of lot sizes, including from 57' to 100' lot
83 frontage throughout the site. In exchange for that, large portions of the site have been
84 freed up for usable open space. There is a through road that connected Piatt Preserve to
85 Berlin Manor, and that is seen as a focal area that could be a central area for a park or
86 gathering space for not only this community, but Berlin Manor and Piatt Preserve.

87
88 Mr. Faris said the stub road was terminated into a parking lot for access from Berlin
89 Manor, and there will be a shelter there as well. There is a play area and formal lawn
90 area bordered by lakes that creates a nice central park area available to everybody.

91
92 Mr. Faris pointed out another area that will be reverted to a natural area with wildflowers
93 or forest, or could be mowed by the homeowners association (HOA). There is a portion
94 of land with proximity to Cheshire Road would make a nice pedestrian focal point and
95 access for the development and it could be accessed from the pathway system along
96 Cheshire Road. A formal green area screened with large mounding, fencing and trees
97 could be created, forming a buffer from the neighboring properties, rather than having a
98 road and homes on that side of the creek.

99
100 Mr. Faris said to the north, the lot depths were decreased so they could be pulled further
101 away from the existing tree lines on the north and the south, and there would be about 75'
102 of open space before the lots started on the north and the south. Thus, the tree lines on the
103 north and south could be preserved and it would be maintained by the HOA.

104
105 Mr. Faris displayed views of the areas along the site, with views of the natural corridor
106 just south of the stream. He displayed an overhead view of the north formal area along
107 Cheshire Road, which includes horse fencing to define the outside of the place, the
108 mounding with evergreen trees, and the pathway with bench seating that buffers homes
109 on both sides of the southern green.

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110 Mr. Faris showed a view of the central park area, including the southern pond and the
111 crossings. He showed the open space and playground area, and said it has now become
112 an amenity. He showed the two-part phasing plan and explained it. He showed the
113 mounding along the existing residential area along Cheshire Road.

114
115 Mr. Faris showed the entry feature and signage, which is similar to Berlin Manor but
116 nicer, and the playground area. Next was the highlights of the large open space on the
117 west side. The development was pulled in from the surrounding neighbors, and there are
118 larger 100' lots that back up to other homes. The smaller 57' and 62' lots back up to
119 larger open spaces, so what they do not get in yard space they get in larger open space
120 near the homes.

121
122 Mr. Thomas thanked the BZC for their time. He has had the property since 2017, when it
123 was rezoned for 57, 100' lots. He has spoken to developers in the area who are more
124 interested in lots that are suitable for different demographics in southern Delaware
125 County. This includes smaller, easier to maintain lots for empty nesters and younger
126 families with lower incomes.

127
128 Mr. Thomas said there would be 100' lots along the western boundary and larger lots
129 against the northern boundary, with open space between the smaller lots and Berlin
130 Manor, so there is some compatibility with other neighbors and also preservation area for
131 larger open spaces against existing or future homeowners surrounding the property.

132
133 Mr. Thomas the sales prices of homes have increased dramatically in Central Ohio and
134 across the United States. He showed a graph of the median average home price in
135 Southern Delaware County from 2017-2021. There was a large jump from \$325,000
136 average selling price in 2017 to \$475,000 in 2021. This does not include Berlin Manor,
137 The Pines, or Glenmead. The low end of those developments was \$419,000 to \$522,000,
138 and on the high end, \$532,000 to \$594,000, so there was an increase of \$60,000-100,000.

139
140 Mr. Thomas in other areas surrounding the development, the low end of the sales price
141 was \$524,000 and is now \$720,00. He is requesting home sizes that empty nesters can
142 afford in downsizing to smaller home and smaller lot sizes, as well as families who want
143 to move to this area with a more reasonable price range. There would still be larger lots
144 with a sales price of \$600,000-700,000.

145
146 Mr. Thomas said there is a mix of diversity of lot sizes, and also a transition built in. A
147 homeowner with small lot size would still have access to large green space. Berlin
148 Manor would have access to the park area with the playground and walking trails, and
149 possibly structure play area to the south for sports practices.

150
151 Mr. Thomas said he worked with the Delaware County Engineer to move the entryway
152 further to the west, closer to the Cheshire/Piatt Road intersection and further away from
153 existing homes. For the areas where there is connectivity to existing homes along
154 Cheshire Road, the buffer area was increased to include mounds and trees.

155

156

BZC Consideration

157

158 Ms. Brown said this application has come a long way from the beginning, when it was
159 shocking. She appreciates the extensive time and effort the applicant has put into this.
160 She was happy to see that the first road north of the cul-de-sac had more frontage.
161 Overall she was happy to see additional buffering between the neighbors.

162

163 Ms. Brown said many of the lots of Glenmead have 99' of backage, versus 80', although
164 it is close. She likes the squared shape of the lots at the entrance, but as they proceed, the
165 homes will have stucco on the side due to the melting factor of the decreased 6' space
166 between homes, which she is very concerned about. She loves all of the green space, but
167 she is concerned about the space between homes.

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168 Ms. Brown said her biggest concern is the number of lots and the spacing between them.
169 Lots 12-19 back up to Piatt Preserve, and she asked whether they would have 6' or 12.5'
170 between homes. Mr. Faris said currently, a 6' side yard lot is requested, but they could
171 be larger. Ms. Brown said she was concerned about the lots with 57' wide frontage. She
172 understands the desire to have a variety of lot sizes, but there are to be long, skinnier
173 homes and she is concerned they were putting too large of a home on these lots.

174
175 Mr. Faris said the homes in Liberty Township are on 40' wide lots, while these lots are
176 larger. He noted that the 6' side yard is a minimum. That will probably accommodate the
177 larger size homes, but there will be a variety of housing separations.

178
179 Ms. Brown said it would seem that every one of those lots that back up to Piatt Preserve
180 would be front load garage lots. Mr. Faris said the 75-80' wide lots could have side load
181 garages. Newer home designs have the garages pulled back equal to or behind the front
182 of the house or the porch, so the garages become the secondary feature.

183
184 Ms. Brown suggested some lots should be made larger and could be more exclusive as
185 they are adjacent to a neighborhood with larger lots. She likes the parking lot and is glad
186 for the separation with park access. It does give a better feel to the smaller lots that back
187 up to the larger HOA greenspace areas.

188
189 Ms. Littleton was concerned about the request to reduce the side yard lots and whether
190 that would apply to all lots. She asked whether the applicant had considered having a
191 detached garage to the rear of the homes. Mr. Faris said he had not.

192
193 Ms. Littleton asked whether the applicant had heard back from the fire department
194 regarding the 6' side yards and vinyl siding. Mr. Thomas said they had seen the plans
195 and they are going to wait for final engineering plans to make recommendations. They
196 have not raised concerns about separation, as the state of Ohio regulations are just 5', as
197 is the National Fire Code. One can actually build within the 5' area as long as it is
198 fireproof materials.

199
200 Ms. Littleton said she would like to see the options for keeping a larger side yard setback
201 and having a narrower house.

202
203 Ms. Littleton said she was concerned about the pond for lots 55-59 as it was long and
204 skinny. She asked whether there would still be a fountain in that pond. Mr. Faris said it
205 would probably move to the open space to next to the street because it is too small, per
206 his civil engineer.

207
208 Ms. Littleton asked whether there were any plans for the size of the shelter. Mr. Faris
209 said he did not think there were. It would probably be a minimum of 20' by 20'. Ms.
210 Littleton asked whether there would be picnic tables. Mr. Faris said there probably
211 would be.

212
213 Ms. Littleton asked where the mailboxes would be located. Mr. Faris said they would
214 probably be between lots 79 and 78 for phase 1, on the right hand side of the road, next to
215 the pathway. Ms. Littleton asked about parking. Mr. Faris said he cannot do parking off
216 of the public street. It will be 27' wide, which allows parallel parking on one side of the
217 street, and it should allow plenty of cars. Having a parking lot is just something else the
218 HOA will need to maintain.

219
220 Mr. Loveless asked whether there would be a model home, as it would have a parking lot.
221 Mr. Thomas said those are typically temporary parking lots on a vacant lot. He said
222 separating mailboxes would seem to make more sense than 86 in one area.

223
224 Ms. Littleton asked whether there would be a shelter over the mailboxes. Mr. Thomas
225 said there typically would not be, but if all mailboxes are located there, they would put it

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226 in a kiosk. Mr. Faris said a 0' setback would be required for that. Ms. Littleton said she
227 likes the designs of the open space and how useful it is. Making such useful space could
228 warrant a slightly higher density than was approved here.

229

230 Ms. Sloas said she likes the park. She lives in Berlin Manor but she doesn't think all the
231 open space would be usable for residents and it would not be accessible or usable for
232 sports practices, and does not add to the value of the open space. The open space is all in
233 one place, and there is nothing separating the back of Berlin Manor to these homes in the
234 back area. In Phase 3 of Berlin Manor there are very large lots being built now, with
235 some being over 1 acre. The placement of the density they are looking for will look
236 strange and out of place here. She did not feel this is the place for higher density
237 housing.

238

239 Ms. Kaplan said she likes the way the layout works. She likes the additional green space,
240 but she questions its usability because it is remote. She asked whether the meadow area
241 would be a sports playing field. Mr. Thomas said it would not, and that he was intending
242 for the oval to the south to be the recreational space. The northern center oval is the
243 playground and shelter/walking trail area. The trade-off is the parking lot for Berlin
244 Manor, and the accessibility of the trail to get people to other aspects of the area.

245

246 Ms. Kaplan said that would be underutilized because it is remote and goes through the
247 meadow area. She asked how wide the trails would be and what they would be
248 constructed of. Mr. Faris said it would be concrete or asphalt, and would be 8' wide. Ms.
249 Littleton said the plans state 5'. Ms. Kaplan said that was not wide enough.

250 Ms. Kaplan said the Delaware County Regional Planning Commission (DCRPC) staff
251 gave conditional approval, but they made staff recommendations that included reducing
252 the density to 1.25 units/acre. Mr. Thomas said he would be back to where they started.
253 He understands they are going by the comprehensive land use plan (CLUP)
254 recommendations. The increase in density was a tradeoff with the increase in amenities
255 that many other neighborhoods have not offered.

256

257 Ms. Kaplan asked whether there would be a certain percentage of side load garages. The
258 75-100' wide lots could accommodate those. Ms. Kaplan said she was concerned about
259 the homes being so close together. She is not fond of the density and said it does not fit
260 in with the area.

261

262 Mr. Valentine said the CLUP was designed as R-2 in that area; R-3 is on the other side of
263 Cheshire Road. Nearly every development in this area is 1-1.25 units/acre density, and
264 this is 1.85. He likes the open space, but originally this was for 74 lots on 74 acres when
265 it was one subdivision. Now it is split into 2 with 22 houses on 19 acres, and 54 acres
266 with 85 homes. That is an increase of 33 homes on the same property discussed 3-4 years
267 ago.

268

269 Mr. Valentine asked how much the average price of a lot was. Mr. Thomas said it is over
270 \$100,000 to develop each lot and that is the cost at the lower end. The wider lots would
271 be more like \$148,000-\$156,000. Mr. Valentine said that would be about a half million
272 dollar difference. Mr. Thomas said the lot pricing was about \$1,000 per square foot four
273 years ago, and it's now \$2,000 per square foot. He was concerned about the lot size, with
274 nearly half of them being 7,000 SF. 10,000 SF is the minimum in the R-2 area, so that is
275 a 1/3 reduction. He is also concerned about the 12' separation between homes.

276

277 Mr. Thomas said this is not new to him, as these have been built in Orange, Liberty,
278 Concord townships, although he knows it is new to Berlin Township. Not everybody
279 wants to maintain large lots anymore. Mr. Valentine said there is 2000 acres along 36/37
280 available. Mr. Thomas said the overlay area needs extensive infrastructure, and that will
281 have to be brought to those areas first or it becomes unaffordable. Some developers build
282 only spec homes now due to the increased costs to develop and the volatility of the
283 building market.

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284 Ms. Graham said those are valid comments about the cost of development. She does like
285 the amenities but not the increase in number of lots. The amenities are not common in
286 this area.

287
288 Ms. Graham moved here from Atlanta in 2017, where a neighboring subdivision with
289 great amenities had smaller homes at the front of it. Homes at the front of the
290 neighborhood were packed on top of each other, but the streets were lined with cars and it
291 was difficult to drive through because they had to park on the street due to small lot sizes
292 and small driveways. The vibe of the area was brought down due to the beginning
293 homes, and it did not give the aesthetics of the homes further in the neighborhood with
294 larger lots and larger homes, but people had to drive through that area to get to those.
295 Many of the homes were rentals.

296
297 Ms. Graham said her neighborhood had a townhome section but they were 3-4,000 SF
298 with a hub that was appropriately designed. It flowed together better. She is concerned
299 with the .17-acre lots. People at the back of this subdivision are paying a lot more money
300 for their homes and they will want a neighborhood that is more balanced versus brought
301 down at the front of the neighborhood. She said empty nesters are attracted to low
302 maintenance homes/cluster homes, and she didn't think this development would attract
303 them. She does not want to see the overall rural vibe sacrificed.

304
305

Public Comment

306 Chris Hendrickson, 3160 Glenmead, said he is in the middle of the north side of Phase 2.
307 There is a 50' building setback there and it seems that 3-4 of the homes overlap the north
308 side phase 2 quite a bit, and he asked whether those lots do not have the 50' setback. Mr.
309 Faris said the 50' setback line is a requirement of the zoning, so most of the lots do not
310 even go back to the 50'. A lot can be located within the 50', but a building cannot.

311 Mr. Hendrickson said there was a lot of thought put into the common areas at Berlin
312 Manor. Regarding the separation from the Glenmead subdivision, there are mature trees
313 that provide some buffer about 8 months out of the year. He is concerned about the 6'
314 minimum side yard setbacks. On the north side of The Pines subdivision there is a nice
315 berm with pine trees across the top that separates the established community and the
316 homes from The Pines. He suggested something like that here to provide additional
317 privacy.

318
319 Mr. Hendrickson said there may be an opportunity for larger lots on the corner of the
320 road in the upper right corner so the transition blends better.

321
322 Christie Dorto, 3100 Glenmead Drive, said she is concerned about safety and parking.
323 There is already a lot of overflow parking from baseball games, and she is concerned that
324 there may be overflow parking from this neighborhood. She said the developer had
325 stated that everything in this area is selling out so fast due to demand, and she asked how
326 other developers are able to adhere to the zoning regulations in the same market and sell
327 out.

328
329 Ms. Dorto said she appreciates the shelter house, but 20' by 20' is very small; the shelters
330 down at Orange Township are about 20' by 80' or 20' by 100'. The shelter provided here
331 would not be comprehensive and would not provide a community environment.

332
333 Don Stuller, 2841 Cheshire Road, said he lives in the cut-out section of the plan and there
334 are no homes around him. He asked whether the path would need to go in front of his
335 home. Mr. Thomas said it would not.

336
337 Mary Stuller, 2841 Cheshire Road, said she appreciates the green area that was added and
338 it is needed in the community. She asked how people would have access to use that area.
339 In the past, people would usually park on the street. Mr. Thomas said it would be

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340 pedestrian access by the people who live in that area or in the surrounding
341 neighborhoods. Ms. Stuller said people would park in front of her home in the past when
342 the area is remote because there was nowhere to park. Mr. Thomas asked if he should get
343 rid of the park. He said he is trying to bring an amenity to the area.

344
345 Ms. Stuller said she is thinking about what the practical use of that area is. For example,
346 kids practicing there would have nowhere to park, so they would park along the road,
347 including next to her home. She asked whether there is a need to give other homes access
348 to this, as there would already be 80 homes here that would use the green area. Giving
349 access to it to two other communities would bring in even more people into that area.
350 The maintenance and the use of the area will increase. Mr. Thomas said he could just get
351 rid of it, and that “you can’t have everything.”

352
353 Ms. Stuller said she thought she had everything, coming out to live in the country. Mr.
354 Thomas said the person she bought her lot from also sold this property to the applicant.
355 Ms. Stuller said she took two years to find the lot, and the seller did not inform her of
356 that. Mr. Thomas said it was her responsibility to understand what the future plans are
357 for the surrounding properties are before she bought her property.

358
359 Mr. Thomas said her home is still great. He stated that he is looking out for her interests
360 by increasing the screening, trees, and the buffer. An alternative road connection was
361 planned in-between her home and another, and that was moved back to the west. He is
362 trying to be as considerate as possible. Ms. Stuller said she is happy that the creek and
363 the trees around it would remain. She appreciated that they respected that area as they
364 developed.

365
366 Ms. Stuller said she knows others who live in very large homes in places like Liberty
367 Township but the homes are too close to each other and people are leaving them to live
368 elsewhere.

369
370 John Leach, 2600 Russell Woods Drive, in Berlin Manor, said he was not happy with a
371 thoroughfare to a parking lot coming through his neighborhood. The only access to the
372 parking lot would be through Berlin Manor, although it is more for this development’s
373 use. Mr. Thomas said the parking lot was placed there so people would not park on their
374 streets.

375
376 Mr. Leach asked whether they had talked to the Berlin Manor residents and they stated
377 that they want a parking lot there. Mr. Thomas said he did have a neighborhood meeting.
378 Mr. Leach asked who he spoke with. Mr. Thomas said he wasn’t sure who the
379 representatives were, but he put together a neighborhood group where it was discussed,
380 and he thought the neighborhood group he spoke to had invited everybody.

381
382 Mr. Thomas said one option originally had been a roadway that went through there, with
383 an access off of Piatt Road to Cheshire Road, which would have created more through
384 traffic in the area. He said the neighborhood group had discussed the options, and he
385 listened. Mr. Leach said he and his neighbors were not aware of these discussions. He
386 does appreciate them looking out for them.

387
388 Mr. Leach said he drove around to look at other developments. The surrounding R-2
389 neighborhoods have sold out quickly, so that does not match what the developer is
390 stating. Per the zoning map, north of Berlin Station is the Longhill development, which
391 is a huge R-3 development. There is an opportunity for people to buy there. Mr. Thomas
392 said there is a not a diversity of home prices, as those are \$550-700,000.

393
394 Mr. Leach said Mr. Thomas had stated that they should be informed buyers when
395 purchasing their homes. Prior to purchasing, he reviewed the zoning applications and the
396 minutes from when the development was approved for R-2, and he was pleased with that

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397 and fine with his property backing up to that. Those were to be \$600,000 homes in 2017.
398 Mr. Thomas said the larger lots do back up to his home.

399
400 Mr. Leach asked whether he had actually seen homes that are just 12' apart, and he
401 suggested they go to Olentangy Meadows to see. There is mold that grows in-between
402 the homes due to little sunlight, and there are rows of homes. The end product does not
403 match what the buyer thought they were getting. He is concerned about the drastic
404 change.

405
406 Mary Brown, 2925 Cheshire Road, said she does not want additional houses, and she
407 liked the prior plan with 57 homes. There is so much traffic on Cheshire Road that she
408 has to wait to get out of her driveway. The additional homes add so much more traffic,
409 and some homes have up to 4-5 cars. She said green space never looks the way it is
410 shown to be in the plans; it ends up being weeds and ugly.

411
412 Hun Yi, 3230 Glenmead Drive, said his home backs up to the north side of Berlin Bluffs.
413 He is concerned about the density, especially if it continues to develop at this rate. He
414 moved here from an area in Virginia where he had 5 acres. He likes the feel of wide-
415 open spaces. He said the traffic has increased drastically with Piatt Road opening; it is
416 nearly impossible to make a left off of Piatt Road to go to work when the cars and busses
417 are going by. He did not want to see more traffic and people in the area.

418
419 Ms. Stuller said it is very important to keep the character of the area; there is a difference
420 between country and city. The character of country has beautiful, large lots with a
421 country feel, and people have saved money for many years to have because they
422 experience something they do not experience in the city. She asked that this be
423 respected.

424
425 Mr. Thomas said he would like to table the application. He said he understood that the
426 densities, lot sizes, and reduced side yard setbacks are of concern.

427
428 Ms. Graham said the green space oval was placed there because it provided a common
429 green space for practices, etc. She said if that is an area that could become a retention
430 pond, it would not need to be maintained. Perhaps some of the water could be shifted
431 there. Mr. Thomas said it would be better to have preserved open space. Mr. Faris
432 agreed and said there is no need to provide detention area there because there is no
433 development in that area.

434
435 Mr. Loveless said the density seems to be an issue, but the open spaces look great. If the
436 density is decreased, the oval area is gone and/or parking added, it would become more
437 accessible to people on bicycles. Ms. Mary Brown said she would rather have the open
438 space. Mr. Loveless said too many cars on the street look trashy, and also people store
439 items in their side yards.

440
441 Mr. Valentine made a motion to table BZC to October 12, 2021 at 7:00 PM. Ms. Littleton
442 seconded the motion.

443 Vote: Valentine, yes; Littleton, yes; Brown, yes; Sloas, yes; Kaplan, yes. Motion
444 carried.

445 **AGENDA ITEM: OTHER BUSINESS**

446 Mr. Loveless said there has been some interest in properties at Greif Parkway and
447 Columbus Pike, and some properties with tall weeds that were finally mowed.

448
449 There was no further business to come before the BCZ. Mr. Valentine adjourned the
450 meeting.

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452

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Steve Flaherty, Chairperson

Jerry Valentine, Vice-Chairperson

Darcy Kaplan, member

Christina Littleton, member

Angela Brown, member

Jenny Sloas, 1st alternate member

Sherry Graham, 2nd alternate member

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