



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

June 6, 2024, 7:00 p.m.

Call to order:

Chairman, Damita Peery, called the meeting to order at 7:04 p.m. Delay due to technology difficulties.

Determination of a Quorum/Roll Call:

Members present were Jon Kerr, Damita Peery, Austin Slattery, Philip Pifer, and Matt Allen. Also present were Zoning Inspector David Weade and Meeting Secretary Alison Newton.

Motion to approve the minutes:

A motion was made to approve the meeting minutes from May 2, 2024, by Jon, seconded by Matt. The motion was approved with a 3-0 vote with Philip and Damita abstaining.

Announcements:

Our meeting this evening will conclude at 9:30 pm. Any unfinished business will be continued to July 11, 2024, at 7 pm at 1454 Rome Corners Road, Galena Ohio 43021. Our next regularly scheduled meeting will be July 11, 2024.

Statement of policy:

As is the adopted policy of the Berkshire Township Zoning Commission, all applicants will be granted an opportunity to make their formal presentation. Following the applicant's presentation preliminary questions or points of clarification from the commission will be allowed. The audience will then be granted an opportunity to comment. Each individual will be granted three minutes. We ask that you be brief and to the point. The Chairperson may limit repetitive comments and close public comments after a reasonable time. The commission will ask questions and take action if needed.

New Application:

Application #24-095 Elysian Northstar, LLC The applicant requests a MAJOR MODIFICATION TO THE FINAL DEVELOPMENT PLAN for the Greens at Northstar.

Applicant comments:

Joe Looby, 5500 New Albany Rd, Columbus Ohio

Introduced his team and presented updates to their original application that proposed 148 units (in 2008), and he acknowledged that they did not have the support of the existing residents at that time. After working with the

township and residents this new application has 104 detached homes in the single lot subdivision. This 104, plus the 22 existing totals 126

Morgan Knapp, 7968 Luckstone Drive, Dublin Ohio

Introduced herself as the President of Elysian Northstar. Began with a brief overview of Epcon Communities and their business with over 75 communities in central Ohio. They are focused on one demographic of active adults with priorities that included single stories, no burden of exterior maintenance, single detached home, and didn't want to sacrifice certain amenities for a "right sized" home. For Epcon communities North Columbus property values, average sale price of \$578k and for Berkshire township the average home value in the last 3 months was \$530k. The hope is to bring value to the community and bring active valued members of the community. They offer homeowners the chance to stay in their home longer with certain design features (wider doorways, walk in showers).. She provided photos, which show a "modern farmhouse" architectural style of design with high quality materials. Morgan also showed pictures of the clubhouse and the pool as well as a plan. Addressing questions about the landscaping, the homes have private courtyards for the primary homes with fences and gates that is private space. There was also a picture of the rear of the homes which is where the air conditioning unit is housed. Morgan concluded by noting that these homes are in high demand and would enrich the local community with property values and the demographic that will be brought in.

Joe mentioned again that this application is for 126 total units which is below the 148 that was initially proposed and approved. This plan is an amended version, rather than anything new with re-zoning. He notes that the application proposes 5ft sidewalks, 5ft tree lawn, 20ft driveways, and 12ft between units which has been approved by the fire department. He brings up that they have added more landscaping to the renderings as well. A traffic study was performed in 2005 and was approved for 148 which is more than what is proposed, and all of the turn lanes have been installed. He notes that there is sanitary available, running through the site and drainage. An existing meter is there for water which they will use. There will be a new HOA for the new development with a master association that will serve both groups (existing development).

Further, he notes that there are 3 phases to the project. The first is on the north side that will fill in with the development that is already there and consist of a loop that will also have the clubhouse and the pool. Emergency access will also be added to this part which the fire department needed right away. They are working on a construction only entrance for the first phase and it will become the emergency only entry after construction.

The second phase is further south with another loop that will go around the pond. Third phase will finish it off.

Board comments:

Per a question posed by Jon Joe clarified that the area north of Wilson Road is not included in this application. Jon then asked about the silo and was told it would be coming down soon.

Philip asked Joe to walk through the amenities of the clubhouse. It is proposed that there will be a pool, bocce court, umbrellas and tables, an interior with an area for large gatherings, an office, fitness center. Phillip asked what the interior depth of the garages would be, and Joe noted that it is 22ft, and that cars could fit in the driveway without imposing on the sidewalk, but they could consider going to 4ft sidewalks or 4ft tree lawn if they needed to.

Damita asked about parking, if there were no street parking, what would happen if someone had a party. Joe responded by mentioning that there are 43 additional spots throughout the community. She further asked how

the clubhouse would be used and if there is a fee to use and host a party. Morgan noted that there is a small fee/deposit which goes to the HOA.

Matt asked about the space in the clubhouse that transitions after all units are sold, and Morgan responded with a note about it being up to the homeowners, could be a library, storage, or anything else. Matt further asked about what the units will look like with 1 or 2 stories, Morgan described that the elevations are very similar and showed two pictures that compare them. Further he asked where the additional 43 parking spaces are located, Morgan and Joe referenced the pictures to show on the renderings.

Austin asked about the architectural looks. Steve Knapp from Elysian Northstar said that everything is designed as a 1.5 story. Mentioned that the backs of the houses are lined up on the rear build line so that the shorter and longer driveways provide variety on the front. Philip asked about the existing structures; it is confirmed that those are two stories.

PUBLIC PARTICIPATION

Ron Ernst identifies himself as president of existing HOA representing several people that was previously noted by David. Mentioned he would like a copy of the presentation; Morgan confirms that would be fine. He explains a bit of history with the back and forth with Epcon and previous discussions and requests. Their HOA has voted and fully supports the proposed application.

Fred Greenwall, introduced himself and said that he also supports the community and acknowledges the great relationship with the Epcon communities.

David Weade presented public comments that he received in the form of emails. First, Michelle Brine said that she is in favor of the community. Second, Tyler Teather who lives in a neighborhood across the street is also not opposed but had a request to increase the landscaping and screening because the neighbors don't want to look in back yards.

Board Comments:

Jon referenced tab 17, and questioned the bylaws that are included, Joe explains those are a template which act as a placeholder until future ones are developed.

Damita asked about the roof pitch, Tom from Elysian Northstar notes that they are 8/12, 6/12, or 10/12 but the majority of the houses are 8/12 and 10./12. There are very few 6/12.

Austin asked about the presence of streetlights—Joe references the pictures that depict them at intersections. It was asked if there could be some more at the parking spaces for safety reasons and Joe agreed. Also, he mentioned they could add landscaping as requested earlier. Austin asked if there is a minimum age for these communities, and Morgan explains that this is not age restrictive, but tends to be targeted towards people who have owned multiple/larger homes in the past and are looking to downsize. Austin then asked if there are restrictions to owner-occupied. Morgan mentioned that rentals are allowed, but homeowners could amend that as they see fit but it is generally not common.

Phillip posed a question about the external siding, of the houses matching the clubhouse, Morgan detailed the type of siding confirmed consistency on the clubhouse.

Jon asked for clarification on the proposed ponds. Joe explains that the ponds are for stormwater set up and references the diagram.

David mentioned the perimeter setbacks had been a changed in the application (Wilson Rd) and that should be reviewed by the board. Joe referenced that this is due to the placement of the air conditioners which is why there would be an encroachment on the setback. David referenced the specific section (page 9) where the no build and buffer guidelines are documented. It is confirmed that the air conditioners are considered accessory, and they could not be in the no build/landscape buffer setback as currently described. Austin posed concerns about the vagueness of the language, Joe said that they will take that language out of the entire application, and they will have to shift the plans for the perimeter views and if there would be a conditional approval tonight, he could work with David to create a clean copy of the text.

David asked about the 5ft sidewalk connectivity to the intersection, Delaware County will need crosswalks and ramps installed, Joe acknowledged. They do not have engineering approval from Delaware County on the construction entrance, so they need to make sure that they speak with the engineers to approve it and David gets a copy of that communication. David also stated that there needs to be a signed HOA agreement in place before Berkshire Township can sign off on the final property. Dameta wanted confirmation that the landscaping would be provided as requested by the resident. Joe confirmed that.

Motion for application. Philip motions to approve the application contingent on changes made tonight within 30 days. Changes are as follows:

1. Delaware county engineer will provide a preliminary approval letter.
2. Landscaping will be added at end of dead end/stub street.
3. They will strike bullet point 3 and 6 addressing AC units in setbacks and anywhere else in the application.
4. There will be streetlights added at visitor parking spaces.

Austin seconded, vote - motion passed 5-0.

Other Business: General code discussions

Damita made a motion, and seconded by Jon to initiate consideration, pursuant to Ohio Revised Code Section 519.12, a proposed amendment to the Berkshire Township Zoning Resolution which would, if adopted, include changes to the following sections:

Article 17 with regards to multi-family and single-family maximum density unit and any other additional proposed amendments.

All such proposed revisions are reflected in the zoning amendment text having a cover page entitled BERKSHIRE TOWNSHIP ZONING AMENDMENT CASE NUMBER 24-121 dated 6.6.2024 (a copy of which shall be appended to the minutes of this meeting). Furthermore and as part of this motion, the Berkshire Township Zoning Commission hereby directs that a public hearing on this proposed amendment be held on July 11, 2024 at 7:00p.m. at the Berkshire Township Hall Located at 1454 Rome corners Road, Galena Ohio, 43021, and further authorizes and directs the zoning inspector to transmit this proposed amendment to the Delaware County Regional Planning Commission for its recommendation, to make the amendment available

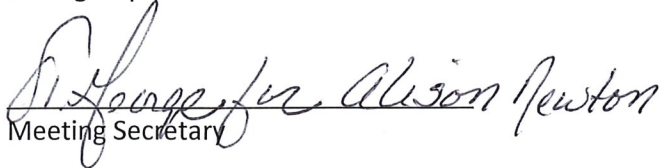
for public examination and to give notice for the public hearing by publication, all in accordance with applicable law.

Motion passed 5-0.

Adjournment: Motion to adjourn made by Damita at 8:42 p.m. Seconded by Jon. Motion passed 5-0.



Zoning Inspector



Meeting Secretary

Date 7-11-24









Zoning Commission Members