

BERLIN ZONING COMMISSION

Regular Meeting

March 10, 2009, 7:00 PM

1 This meeting was held at the Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio
2 43015.

3
4 **CALL TO ORDER**

5
6 The meeting was called to order by Rick Sedlacek at 7:00 PM.

7
8 Township Trustee Tom D'Amico led the meeting attendees in the recitation of the Pledge
9 of Allegiance.

10
11 **BZC Members Present:** Rick Sedlacek; Jerry Valentine; Kristin Yorko; Rae Ann Kerlin;
12 Jim Hahn; Toni Korleski-second alternate.
13 Not Present: Betty Bringardner-first alternate

14
15 Mr. Sedlacek read the adopted policy statement as printed in the agenda for the meeting
16 and introduced the newly-appointed BZC second alternate member, Toni Korleski.

17
18 **PROOF OF LEGAL NOTICE PUBLICATION**

19
20 Zoning Clerk Lisa Knapp provided proof of publication for the legal notice for this
21 meeting, which was published in the February 26, 2009 Delaware Gazette, providing
22 notification of the meeting date and time, and items for discussion.

23
24 **LEGAL NOTICE**

25
26 **BERLIN TOWNSHIP ZONING COMMISSION**
27 **NOTICE OF PUBLIC MEETING**

28 The Berlin Township Zoning Commission will hold a meeting at 7:00 p.m., Tuesday,
29 March 10, 2009. The meeting will be held at the Berlin Township House, 3271 Cheshire
30 Rd., Delaware, OH to consider a motion initiated by the Berlin Township Zoning
31 Commission last month, which is proposed as a revision to the Berlin Township Zoning
32 Resolution. The proposed amendment is designated as Berlin Zoning Commission Case
33 Number 09-001 and would, if adopted, revise certain textual provisions contained in
34 Article 27 in order to bring them into compliance with the Ohio Revised Code. The
35 Berlin Township Zoning Commission will continue discussion of the home occupation
36 and signage issues from the Business Community Forum. Additionally, discussions will
37 begin on the methods and procedures for revising the text of the Berlin Township
38 Comprehensive Land Use Plan (CLUP). The person responsible for giving notice of the
39 public meeting by publication is Cathy Rippel. Questions concerning this matter should
40 be directed to the Zoning Office at 740-548-5217. Township residents are encouraged to
41 attend.

42
43 Berlin Township Zoning Commission
44 Rick Sedlacek, Chairman

45
46 **APPROVAL OF MINUTES**

47
48 Mr. Valentine made a motion to approve the minutes from the February 3, 2009 BZC
49 meeting, as presented at this meeting. Ms. Yorko seconded the motion. All in favor say,
50 "aye," all opposed signify with same sign. No opposition, motion carried.

51
52 **MEETING ATTENDEES**

53 Mr. Sedlacek asked meeting attendees to introduce themselves.

- 54
55 • Scott Sanders, Executive Director of the Delaware County Regional Planning
56 Commission
57 • Jack Knapp, 938 Winding Creek Lane, Delaware, OH 43015
58 • Elizabeth Kline, 5540 Bayside Ridge Drive, Galena, OH 43021
59 • Joe Korleski, BZA member, 584 Greenville Drive, Lewis Center, OH 43035

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- 60 • Toni Korleski, Zoning Commission alternate member, 3584 Greenville Drive, Lewis
61 Center, OH 43035
- 62 • Mike Morrill, 883 Dunham Road, Delaware, OH 43015
- 63 • Len Fisher, from Orange Township, 2020 Parklawn Drive, Lewis Center, OH, 43035,
64 said he was here to tell to inform the BZC what Orange Township is doing regarding
65 its parks and trails so Berlin Township could link up with them if desired.
- 66 • David Leahy, 1484 Dale Ford Road, Delaware, OH 43015
- 67 • Bruce Runyon, a principal with Fanning Howey Associates, Inc., working with the
68 Olentangy Local School District on Cheshire Elementary
- 69 • Andy Kerr, Executive Director of Operations and Facilities for the Olentangy Local
70 School District
- 71 • Tim O'Brien, 4081 Curve Road, Delaware, OH 43015
- 72 • Rick Gemienhardt, 881 Africa Road, Galena, OH 43021
- 73 • Tom D'Amico, Berlin Township Trustee, 971 Dunham Road, Delaware, OH 43015
- 74 • Barbara Sherman, BZA member, 1469 Africa Road, Delaware, Galena, OH 43021
- 75 • Don Sherman, 1469 Africa Road, Galena, OH 43021
- 76 • Ron Metzger, 1081 Dunham Road, Delaware, OH 43015

AGENDA ITEM – OTHER BUSINESS

CHESHIRE ELEMENTARY PRESENTATION

81 Mr. Sedlacek said that the meeting agenda mentioned “Any other business brought before
82 the BZC” and business has been brought before the BZC by the Olentangy Local School
83 District (OLSD) which will be addressed first. A new school is being built on Gregory
84 Road in the township, and the OLSD Board and Mr. Kerr have asked to address both the
85 township trustees and the BZC in an informal manner to inform them about their plans
86 for the school, although this is not required because of their status as a school. The
87 original intent for the BZC to attend a trustee meeting where the information would be
88 presented, but the trustees thought it would be beneficial for the OLSD representatives to
89 attend a BZC meeting and have one trustee attend that meeting.

91 Mr. Runyon thanked the township for the opportunity to show them what is planned for
92 the Cheshire Elementary School, which will be located on Gregory Road, about .4 miles
93 north of Cheshire Road, and he displayed a rendering of it. This will be the 14th
94 elementary school for the OLSD, and is the 10th such of the current prototypical design
95 which the district has been using for over 10 years. This design has been very efficient
96 and economical, and has also been very educationally sound for the school district over
97 the years. It has saved the taxpayers millions of dollars to continue the replication of the
98 prototypical design.

100 Mr. Runyon said the school site is about 21 acres in size, there are railroad tracks to the
101 west, and high-tension electrical lines cut across the property at its far eastern end. He
102 pointed out the location of the future roadway to be built by the future developer of the
103 adjacent property.

105 Mr. Runyon said the site is the flattest the district has ever had, and the biggest challenge
106 has been perfectly siting the building and finding a storm drainage solution for the site,
107 which is why a large storm water retention (note: this word was changed from “detention” by the BZC from for
108 clarity reasons) pond at the front of the site; the OLSD has worked with Delaware County
109 officials on this solution. He indicated the storm release point on the rendering, and said
110 it would be done via culverts under the road. Storm water is required to be held and then
111 released at a slow rate across the road. This situation dictated the building’s location on
112 the site, and it was pushed back away to be nearly 700’ from Gregory Road.

114 Mr. Runyon said that currently one entrance point is planned into the site off of Gregory
115 Road, and when and if the road is developed in the subdivision planned to be adjacent to
116 the school site, a second entry point will be created into the bus driveway/staff parking lot
117 area, and two other access points will be disconnected. The front door of the building
118 will serve as the parent and visitor drop-off, and cars will loop back out and around or

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119 park in the parking lot. Busses will come in, loop around the building, drop children off,
120 then loop back around and exit.

121

122 Mr. Runyon said the district prefers to split out the bus and parent traffic if possible, but
123 it does not have the opportunity to do that yet; however the site is designed to do that in
124 the future. The building will be single-story and about 72,000 SF in size, and is designed
125 for grades pre-K through 5 and 650 students. Amenities include softball fields, a general
126 play field for community use, and a full playground to the rear of the school with direct
127 access to the inside of the building. The playground will feature basketball courts, four-
128 square, funnel ball, a big toy, rubber surfacing, and some asphalt, and will have a
129 community use after school hours.

130

131 Mr. Runyon displayed a rendering of the building, which is the same as the most recent
132 elementary school, which is Johnnycake Corner Elementary School in Berkshire
133 Township. A new elementary is also under construction at Bale-Kenyon and Orange
134 Roads in Orange Township. The exterior is low-maintenance and will be made of
135 integral-colored concrete block exterior, in a combination of smooth-faced, scored, and
136 split-faced block. It will have a sloped metal roof with a large sloped gable area
137 identifying the entry area, which conceals a low-sloped rubber membrane roof which
138 cannot be seen by people.

139

140 Mr. Runyon said there will be no exterior roof-mounted mechanical units for aesthetic
141 reasons, and all mechanicals will be located internally. He provided additional details.
142 The building will have perimeter classrooms which provide natural light for the children,
143 and the high-volume spaces which are used by the entire building, including the cafeteria,
144 gymnasium, media center, and music, are located in the large center area. There are two
145 mechanical platforms, which he pointed out, which are not located on the roof.

146

147 Ms. Kerlin said that her children have attended two schools which have the same design
148 as Cheshire Elementary, and she appreciates that the OLSD is replicating the design. She
149 expressed some concern about the safety of children and the pond.

150

151 Mr. Kerr said that typically ponds aren't installed at the school sites, but it is required at
152 this site in order to raise the buildings to provide storm water drainage as required by
153 Delaware County. The pond will be full and the fire department is extremely happy that
154 it will be located there because it will provide additional safety from a fire perspective.
155 The pond was placed away from where children's activities will be, and has been
156 screened using plantings.

157

158 Ms. Yorke said that the second access incorporating the bus access and turnaround looks
159 like it will work nicely when it is built. Mr. Runyon said he would prefer to have two
160 accesses right now, but that is the only current way to get to that side of the building, and
161 that access will be gated off when the second entrance is created. The developer of the
162 adjacent subdivision is aware of this plan and the district will work with the developer
163 and county officials on it in the future.

164

165 Mr. Kerr said that a crossover was added to the site per request of the fire department so
166 it still has access when the other access is eliminated without having to go out and
167 around. Mr. Runyon said that part of the playground has been designed and will be built
168 in a manner which also supports fire trucks and maintenance using heavy-duty asphalt, so
169 nearly 360-degree access will be provided.

170

171 Mr. Valentine asked if the district intended to build sidewalks around the school for
172 students to walk to the site when the development is built. Mr. Runyon said the
173 sidewalks will start at the drop-off location and curve around. If the adjacent subdivision
174 is developed in the future, it would be easy to connect into one of two locations to
175 provide access to the development. Mr. Kerr said that the district prefers that, as it likes
176 for children to be able to walk to school when they live very close by. As soon as the
177 development is built, the school will connect to it via a path.

178

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179 Mr. Hahn asked if the district had considered fencing around the pond because it will be a
180 natural attraction for children. Mr. Kerr said the plans currently call for a guardrail in a
181 certain area, and a grass barrier will be installed as well, which won't stop children, but
182 fences don't stop children from getting to the pond anyway if they really want to. The
183 current plan does not include a fence, and the fire department requested the guardrail
184 because it was concerned about cars possibly going into the pond. Mr. Hahn asked if the
185 insurance company was concerned about the situation. Mr. Kerr said, "No."

186
187 Mr. Sedlacek said he was concerned about the pond as well, and he asked why it was so
188 large. Mr. Runyon said it is due to lack of existing grade on the property. The release
189 point is very shallow, and per Delaware County a certain storage capacity is required, and
190 that dictates what can be done. The pond itself has to have a certain amount of capacity
191 and because the grade is very shallow more pond surface area is required. The depth of
192 the pond used for the overflow will only be a few feet to handle storm water events,
193 although the pond will be deeper than that for other reasons. The site is 21 acres and the
194 impervious area of the building and the parking lot area add to the storm water drainage
195 requirements.

196
197 Mr. Hahn said there is a lot of water flow which comes through from the north. Mr. Kerr
198 said that the OLSD has worked with the Delaware County Bureau of Soil and Water
199 Management on this issue. The building pad is elevated by nearly four feet, so a lot of
200 dirt is required to raise it.

201
202 Mr. Sedlacek asked how far the pond is from the road. Mr. Runyon said it was about 55-
203 60' in some places and about 80-90' in others. Mr. Sedlacek asked if it was definitely
204 going to be a wet retention pond. Mr. Runyon confirmed that it was.

205
206 Mr. Sedlacek asked how long parents and busses would have to share the driveway. Mr.
207 Runyon said it would be after the road is installed by the developer of the adjacent
208 subdivision, and he wasn't sure of a time frame. Mr. Kerr said that was unknown at this
209 time; one of the other options was to create another entry point on the site, but the county
210 didn't want a permanent entry point located that close to the intersection, and they asked
211 that the second entrance not be built until the roadway is installed and the second
212 entrance would connect there. That would provide enough separation.

213
214 Mr. Runyon said that although two access points are preferred, about half of the
215 elementary schools in the district do not have that due to site limitations, including the
216 Johnnycake Elementary, Freedom Trail Elementary, etc. The district makes these
217 situations work the best it can, and it has to take what the site gives it.

218
219 Mr. Sedlacek asked if a name has been selected by the district yet. Mr. Runyon said it
220 would be "Cheshire Elementary School" and there was no discussion or debate on that
221 issue.

222
223 Mr. Korleski asked if the school had plans to cut another access to the school for fire
224 truck access when the new road is built from the adjacent development. Mr. Runyon
225 said, "Yes," and pointed it out on the site. Mr. Korleski said he would like two accesses
226 to the school for fire trucks. Mr. Runyon said he has met with the Berlin Township Fire
227 Department and the fire chief and officers have signed off on the plan. The building has
228 sprinklers and is a fully fire-suppressed building, and to support that the district has
229 worked with Del-Co Water Company and a new water line is being brought up Gregory
230 Road to support the building. Dirt moving is expected to start around May 1. Mr. Kerr
231 said the building will be started around mid-June, and it should be completed in about a
232 year, for use beginning in fall of 2010.

233
234 Mr. Morrill asked if the OLSD has other school facilities with ponds. Mr. Kerr said,
235 "Yes." Mr. Morrill said that ponds required maintenance to keep the geese and algae out.
236 Mr. Sedlacek said he is worried about keeping the children out. Ms. Kerlin said she
237 didn't expect any trouble during school hours, because of the way the playground is set
238 up and school staff and teachers ensure that the location of the children is known at all

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239 times. Mr. Kerr said that is why the playground is located at the opposite end of the site,
240 behind the building. Mr. Runyon showed the location of the first residential lot in the
241 future adjacent subdivision, and said there won't be houses directly across the street from
242 the pond, and the areas which will attract children are located at the rear of the building.
243

244 Mr. Hahn said that during the soccer season, parents will park along the peripheral street,
245 and he asked if it would be wide enough for parking on it. Mr. Runyon said that he
246 wasn't able to comment on that because the streets are not within the district's purview.
247

248 Mr. Gemienhardt said that he was also concerned about the pond and children's natural
249 curiosity about water. He didn't understand why it would be prohibitive to install a 10'
250 tall open chain link fence around the pond, as the district already does that for its football
251 and baseball fields, and such a fence shouldn't be cost prohibitive. He said that after the
252 school opens there will be other parents echoing the same concerns, and he encouraged
253 the district to consider installing a fence that a 6-7 year-old child couldn't climb.
254

255 Mr. Kerr said the district will look at that, and he said the district also shares the concern
256 as the liability is on it and it wants to be safety-conscious. He noted that the other OLSD
257 schools with ponds haven't caused any problems. He would prefer that a pond wasn't
258 located there at all, but it is necessary due to the storm water requirements. He
259 commented that basins at some of the schools which are designed to stay dry most of the
260 time can be even more of an attractive nuisance when they have only a few feet of water
261 in them.
262

263 Mr. Gemienhardt said there is a big difference between having a pond at a high school
264 versus for an elementary school and it lends itself to curiosity. Mr. Sedlacek said that in
265 his opinion it is a safety issue, and liability is secondary.
266

267 Mr. Sedlacek thanked Mr. Kerr and Mr. Runyon for appearing before the BZC on an
268 informal basis on its own volition to keep the township informed, and he looked forward
269 to working with the district. The major issue seems to be the pond, and he asked the
270 district to revisit that to see if anything could be done in regards to safety.
271

272 **AGENDA ITEM: BZC 09-001, ADOPTION OF CHANGE TO THE BERLIN**
273 **TOWNSHIP ZONING RESOLUTION**
274 **ARTICLE 27, SECTION 27.01, 9TH PARAGRAPH.**
275

276 Mr. Sedlacek said that at the last BZC meeting on 2/3/09, Res. 09-02-03-02 was passed
277 by the BZC, which he read for the Commission and meeting attendees as follows:
278

279 *Resolution 09-02-03-02 – Initiate Change to the Berlin Township Zoning*
280 *Resolution*

281 *Ms. Kerlin made a motion to initiate a change to the Berlin Township Zoning*
282 *Resolution, Article 27, Section 27.01, 9th paragraph, which shall be deleted as it*
283 *currently reads:*
284

285 *“Within twenty (20) days after such public hearing the Trustees shall either*
286 *adopt or deny the recommendations of the Zoning Commission or adopt some*
287 *modification thereof. In the event the Trustees deny or modify the*
288 *recommendation of the Township Zoning Commission the unanimous vote of*
289 *the Trustees shall be required.”*
290

291 *And the following paragraph shall be inserted in its place:*
292

293 *“Within twenty (20) days after such public hearing the Trustees shall*
294 *either adopt or deny the recommendations of the Zoning Commission or*
295 *adopt some modification thereof, pursuant to Section 519.12 of the Ohio*
296 *Revised Code.”*
297

298 *Ms. Yorke seconded the motion.*

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299 *VOTE: Kerlin, yes; Yorko, yes; Bringardner, yes; Valentine, yes; Sedlacek, yes.*
300 *Motion carried.*

301
302 Mr. Sedlacek said this change was being made because the Ohio Revised Code has
303 changed and no longer is a unanimous vote required, but rather a majority vote is now
304 required. Rather than put the terminology of majority in, the BZC decided to modify the
305 paragraph to reference that portion of the Ohio Revised Code.

306
307 Mr. Sedlacek said that the resolution was passed unanimously and the process was
308 situated. It was then sent to the DCRPC, which approved it.

309
310 There were no questions from the Commission or the audience.

311

312

Resolution 09-03-10-#01:

313

Accept Resolution 09-02-03-02 and Forward to Township Trustees

314

with Recommendation of Approval

315

Mr. Hahn made a motion to accept Res. 09-03-02-02 and forward it to the township
316 trustees for further consideration with the Commission's recommendation of approval.

317

Mr. Valentine seconded the motion.

318

VOTE: Hahn, yes; Valentine, yes; Yorko, yes; Kerlin, yes; Sedlacek, yes. Motion

319

carried, Resolution will be forwarded to the township trustees.

320

321

AGENDA ITEM: STATUS REPORT FROM SUB-COMMITTEES

322

323

Mr. Sedlacek said that additional work has been done by Commissioners outside the
324 regular meetings via various sub-committees, which were also designed to inform the
325 residents which tasks were being undertaken and generating help. Mr. Sedlacek said that
326 notifications about the CLUP update were put in the newspapers via press releases and a
327 tri-fold mailer survey was sent out to the residents. He asked for updates from the sub-
328 committees.

329

330

VILLAGE OF CHESHIRE HISTORICAL AREA – SUBCOMMITTEE UPDATE

331

Mr. Sedlacek said the township held a Business Community Input Forum a few months
332 ago which about 30 people attended and provided information on their needs and how the
333 township could help them. This is all being done in conjunction with the CLUP update.

334

335

Ms. Kerlin said she set out to gather the local Cheshire-area merchants to discuss the
336 items which came up during the Business Community Forum held recently by the BZC.
337 Some of the items were related to the CLUP and some were related to small business
338 owners' needs. She met with the business owners on 2/24/09 and many of the topics
339 which were discussed at the Forum were revisited. It was noted at the meeting by that in
340 order to get some of the things done which are beneficial to the community and the
341 merchants, the merchants would need to organize into some kind of a business committee
342 or association to speak as one voice to the township trustees, the BZC, etc. She has tried
343 to get this point across to the business owners for a while; they would like to have a lot of
344 things done, but they are not all moving in the same direction. The meeting was
345 successful and a lot of help was provided. She distributed a synopsis of the meeting.

346

347

Mr. Sedlacek said it was important that the business owners knew that the Commission
348 was putting some of the onus back on them; it is not reasonable for them to attend just
349 one BZC meeting and ask for many changes. They were asked to organize and come to
350 the Commission with a united front, asking for what they would like the Commission to
351 help with.

352

353

Ms. Kerlin said she stressed to the meeting attendees that any changes must go through
354 the correct process and could take a while, and that is hard for some people to understand.
355 The group also discussed that some of the things they would like to do take funds, and
356 there is no revenue stream which comes to the Cheshire area, as it is not incorporated and
357 doesn't get tax dollars.

358

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359 Ms. Kerlin said this group would like to increase the awareness of their businesses, and in
360 order to do that they have requested signs. However, ways to increase awareness of the
361 businesses was discussed that also did not involve signage, because the township would
362 like to remain rural and non-commercial. Some ideas included lowering the speed limit
363 on the roads heading into the Africa/Cheshire Roads intersection.

364
365 Ms. Kerlin said that Ms. Kline, and Sandy Nienkirchen, owner of Piranha's Grill, will
366 look into what it takes to designate an area as being a historical landmark. Ms. Kline said
367 she spoke to a representative of the Historical Preservation for the City of Delaware, and
368 also the Delaware County Historical Society, who provided information on what it means
369 to be an historical district, the types of designations and what it takes to get those
370 designations and other information. He also provided contact information for the Ohio
371 Historical Society, as well as for the City of Delaware and the Planning Department.

372
373 Ms. Kerlin said that the township can set some of the criterion by working to decide what
374 it considers to be historical within it and then proceed. She hopes that this designation
375 may increase opportunities to do things such as lowering the speed limit, providing some
376 tasteful signage which could increase awareness by people driving through, and also
377 encourage more community-oriented businesses to prosper and stay in the township.
378 Another idea was to have area merchants sponsor cleanups along the roadways and they
379 would have road sponsorship signs which would encourage interest.

380
381 Ms. Kerlin said that the township worked very hard on its signage regulations and it
382 wasn't desirable to go the wrong direction with signage, and perhaps zoning text could be
383 written just for the Cheshire area which wouldn't be applicable to other areas of Berlin
384 Township. Mr. Sedlacek said that information included in Article 22 of the zoning
385 resolution would be applicable to the entire township, so if special documentation was
386 included in the resolution it wouldn't necessarily affect the rest of the township.

387
388 Mr. Morrill said that the township needs to check with the Delaware County Prosecutor
389 on this issue, because he read in an article once that a government set up a district which
390 allowed different signage in it, and the court found that it was discriminatory to have a
391 different sign code for different areas. Ms. Kerlin and Mr. Sedlacek said that would
392 definitely be done. Ms. Kerlin said that she hoped that designating the area as historical
393 may assist in that.

394
395 Ms. Kline said that she does environmental risk assessment for banks, but in doing so has
396 a lot of experience with land use and examining historical districts, although she has
397 never worked on having something designated as being historical.

398
399 Mr. Morrill said that the township was working with the Delaware County Economic
400 Development Director, and he asked if that position was still valid in the county. Mr.
401 Sanders said the position was vacant and has not been filled yet. Mr. Armstrong added
402 that the position has been vacant for over a year.

403
404 Ms. Kerlin said that since 1999 when the CLUP was put into place that it mentioned that
405 the township desired to develop the Cheshire area as the heart of the township. The
406 population has grown since that time and perhaps it is time now for changes to be made.
407 She said that local property owner Nancy Kaiser did attend the meeting and said that she
408 was considering another building project such as a condo/professional building which
409 could attract a doctor, dentist, optometrist, lawyer, etc. which would be convenient for the
410 township and which would provide necessary services.

411
412 Mr. Morrill said there may be some grant or stimulus money to provide infrastructure in
413 the Cheshire area. Ms. Kerlin said the onus was put back on the merchants because the
414 BZC's authority only goes so far, and the BZC is trying to help them help themselves.
415 She asked for help from the audience to further this effort. She and Ms. Kline plan to
416 work with the merchants to get things going, and many of them are struggling during
417 these economic times to keep their businesses going.

418

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419 Mr. Morrill said that the CLUP stated that the township wished the Cheshire area to be
420 the center of the township, but the zoning over there was an absolute disaster until the
421 Old Cheshire Planned Unit Development was established, which was a favor to the
422 merchants in that area and residents in that area.

423
424 Ms. Kerlin said a large problem for many of these merchants is the right-of-way, but
425 there is not much the township can do with the right-of-way which is controlled by
426 Delaware County. She noted that some rights-of-way go right up to the building, which
427 means visitors to these businesses park in the right-of-way. The regulations would need
428 to be changed or the buildings would need to be torn down and moved back; either option
429 would be difficult to accomplish, so the merchants are between a rock and a hard place.

430
431 Mr. Hahn said that in the past, the prosecutor's office didn't seem to understand zoning
432 as well as attorney Don Brosius did, and Mr. Brosius may be a better resource for this
433 information. Mr. Sedlacek said the township's liaison to the prosecutor will soon be
434 Christopher Betz, who has been responsive to the township's needs. Mr. Hahn said he
435 was more concerned about zoning knowledge and Mr. Brosius is more skilled regarding
436 zoning and what can be done than the prosecutor's office, which handles many areas and
437 wasn't focused on zoning issues in the past. He said the business owners need help. Mr.
438 Sedlacek added that no changes would be made until they are thoroughly vetted by
439 attorneys.

440
441 Mr. Sedlacek thanked Ms. Kerlin for leading this sub-committee; he said the meeting was
442 well-attended and there were 10-12 people in attendance. Eight to 10 action items were
443 created at the meeting, and they have been given to various people to let them know that
444 the BZC is willing to listen and help, but the merchants will have to put forth some effort
445 as well and do research on some of these items.

446
447 Ms. Kerlin said that Rich Rogers, owner of Rich's Auto Car, is actively working on the
448 speed limit issue, which would benefit everyone in terms of promoting businesses and
449 also for safety reasons. She said that fees for temporary signage were also addressed, and
450 that would be a trustee issue, but she would like to initiate discussions to perhaps amend
451 the \$200.00 fee for a six-month temporary permit. Such a permit for signage doesn't
452 accommodate brief situations such as a meal special, but signage is a very effective way
453 to get customers into a business. Mr. Sedlacek said that a very temporary sign was being
454 discussed, such as a weekend sign. Ms. Kerlin said that a temporary sign permit for six
455 months was discussed which would be able to be put up and taken down as needed, with
456 a fee of perhaps \$75.00. This would allow the businesses to make some money on their
457 event, but still provide the township with control over the signage which is installed.

458
459 Ms. Korleski asked how many businesses are currently open in the historic Cheshire area.
460 Ms. Kerlin said that some include Don's Coins, Water's Edge Pizza, Cheshire Market,
461 Dr. Don Mann's Veterinarian, Sticky Fingers, Rich's Auto Care, Piranha's, a barber
462 shop, Optek, Inc. etc. There are about a dozen merchants and also apartments in that
463 area, and she noted that there was no representation from the Double Eagle Golf Club at
464 the meeting. Ms. Kerlin said that she would like to see some expansion of the historic
465 Cheshire area. She is an artist and likes the idea of having small shops that people can
466 visit. Ms. Korleski asked what the zoning was for that area. Mr. Sedlacek said it was
467 special zoning for that area called OCPUD, and formerly it was Neighborhood
468 Commercial.

469
470 Ms. Yorko said that she has no further updates on this. She sent the information out for
471 further comments and included the relevant zoning resolution Article, but hasn't had any
472 feedback yet, and she asked people who had feedback on that to send it to her.

473
474 COMPREHENSIVE LAND USE PLAN (CLUP) INCLUDING TRI-FOLD MAILER,
475 PRESS RELEASE, AND FLYER TO PROMOTE RESIDEN PARTICIPATION IN
476 CLUP UPDATE

477 Mr. Valentine said that he, Mr. and Mrs. Korleski and Mr. Sedlacek started last weekend
478 the first of a series of three weekends to visit some residents to let them know about the

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479 CLUP update and also about the 3,000 surveys/flyers which were sent out by the
480 township. About 75 homes were visited; the team knocked on doors, introduced
481 themselves and provided their identification provided these residents a “Frequently
482 Asked Questions” flyer, and then informed them about the CLUP update. About 4-6
483 people mentioned that they were interested in helping with the CLUP update.
484

485 Mr. Armstrong said that about 83 survey responses have been received, and he has been
486 compiling the data. Mr. Valentine said that 30 residents indicated a desire in their survey
487 response to help, and 23 said that they were undecided. He distributed a copy of the
488 results so far of the survey, which included a summary and a breakdown of the details.
489 At that time, there were 77 respondents. Question #1 ranked what was most important to
490 people, and for 30 respondents the lowest ranked item was commercial. For question #2,
491 many people checked “do not know” regarding the current goals of the township and the
492 CLUP, and he would like to let everybody know that the BZC is here to rewrite the code
493 and create a vision. Question #3 asked whether the roads and traffic control meet the
494 township needs, and 53 respondents said “yes.” For Question #4, 64 respondents
495 expressed concern about densities, and #8 indicated residents who were interested in
496 helping out.
497

498 Mr. Valentine said that regarding the summary of comments on the bottom of the page of
499 the survey results, he has listed comments in order of the number of times the
500 respondents mentioned them. Mr. Sedlacek said it was difficult to generate 4-5 questions
501 on the survey because the BZC was aware that it would be mailed to novices who don't
502 know a lot about zoning yet. The survey was intended to get residents' opinions and also
503 generate interest in helping with the CLUP update, and he hoped that rather than having
504 the input of just 5 BZC members there would be many more.
505

506 Mr. Gemienhardt thanked Mr. Sedlacek, Mr. Valentine, and the Korleskis for taking the
507 time to survey their neighbors. He said that the summary of comments included
508 information on signage, and he asked if those comments were pro or con for the signage.
509 Mr. Valentine said there was a mixed response on that issue. Mr. Gemienhardt said he
510 was surprised about the sidewalk issue, because he thought most of the subdivisions have
511 sidewalks already. Somebody responded that there are few subdivisions in the township.
512 Mr. Sedlacek explained that the results were from the township-wide survey. He said
513 that most BZC members live in the FR-1 districts and it is useful to get opinions from the
514 subdivisions, so the group visited homes in those areas.
515

516 Mr. Gemienhardt said he would like the township to work with surrounding communities
517 to link up with their existing amenities and work with the state to see what is available.
518

519 EXPANDED HOME OCCUPATIONS – SUBCOMMITTEE UPDATE AND
520 DISCUSSION

521 Mr. Hahn said that his wife has been extremely ill and he asked for help with the sub-
522 committee. Mr. Sedlacek said it could be put aside for now and worked on later. Mr.
523 Hahn said that the sub-committee is working to find suggestions regarding changes to the
524 zoning resolution to help home-based businesses without hurting the adjacent residents.
525 Ms. Yorke said she could take on the sub-committee to help provide Mr. Hahn with
526 peace of mind. Mr. Sedlacek suggested that Ms. Yorke work as a co-chair of that sub-
527 committee with Mr. Hahn for now, and then when he comes back they could work on it
528 together.
529

530 AGENDA ITEM - CLUP UPDATE

531
532 Mr. Sedlacek said that Mr. Sanders and his staff have been asked by the township to lead
533 it though the process of revisiting the Comprehensive Land Use Plan (CLUP). The plan
534 for tonight was for the BZC to let Mr. Sanders know what its plans are. He asked him to
535 explain what the process was and how it would proceed.
536

537 Mr. Sanders said that Paul Deel of his office was scheduled to present tonight but has
538 been ill and was unable to attend, which was very unexpected. He said that the CLUP

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539 has many chapters which include information such as demographics, commercial
540 development activity, population, natural resources, infrastructure, roads, sewer, etc. and
541 the first 8-9 chapters simply include background information.

542
543 Mr. Sanders said that after all of this information is put together, the goals, objectives,
544 and recommendations are addressed. The recommendations are what the BZC looks at
545 when a rezoning of a property is proposed, and include designated land use, zoning
546 restrictions, zoning district, etc. There would be a focus on each sub area in the
547 township, which would have different uses and recommendations based on their location.
548 Thus, part of the process would include looking at the sub areas to see if the lines should
549 be adjusted now. The existing recommendations can be examined to see if they are still
550 applicable or if changes need to be made. The end result will be that the updated CLUP
551 is adopted via a process, which the township is responsible for and typically is the same
552 as is used for a rezoning application.

553
554 Mr. Sedlacek said that the BZC is excited about this process, but these members have
555 never worked on a CLUP before. He asked if the book and text would be worked on
556 first, and then the maps would be revised. He said there are two maps; one is the CLUP
557 and the other indicates the current zoning. Mr. Sanders said he would have to check with
558 Mr. Deel to see what he plans to do, and that it would be preferable to review the entire
559 CLUP book. He said that typically two chapters are covered per month, which can take a
560 while.

561
562 Mr. Sanders said that typically the chapters are reviewed and then goals and objectives
563 are provided at the end. However, he would like to pull out the goals and objectives and
564 put them in each individual chapter.

565
566 Mr. Sedlacek said he recalled that Mr. Sanders mentioned a few months ago the some of
567 the information is available to the DCRPC and they could bring to the BZC, and other
568 items such as goals, vision statement, etc. would be worked through at this meeting. He
569 asked if work would begin on Chapter 4 and the BZC would discuss the goals and vision
570 statement. Mr. Sanders said the township has a vision which it can revisit at the
571 beginning of the process to ensure it is the current vision of the township. It should also
572 be revisited at the end of the process after many discussions have been held. Just because
573 it is not included at the beginning of the book doesn't mean that it can't be discussed at
574 the beginning.

575
576 Mr. Sedlacek said that he looked at Chapter 4 first during his recent review, which
577 included likes and dislikes, and he thought that the BZC would review them as a group to
578 see if they agreed with them, and he is looking for some guidance. Mr. Sanders asked if
579 he was referring to the likes and dislikes in general. Mr. Sedlacek said he was looking
580 for some direction. Mr. Sanders said there was no reason to start over and throw out
581 what was done 10 years ago and come up with new items they like and dislike and then
582 rank them all. There is a reason to honor that vision and not start over. His office will
583 take those end results and have the BZC decide what the top and low priorities are, and
584 what is no longer applicable.

585
586 Mr. Sedlacek asked Mr. Sanders if he was asking the BZC to review Chapter 4 and come
587 back next month with their ideas. Mr. Sanders said he would rather have the DCRPC
588 reformat that section in a way which would be easier for the BZC to review. Mr.
589 Sedlacek asked when that reformatting could be expected, as he would rather do that
590 before the next meeting. Mr. Sanders said the information could be provided to the
591 township. Mr. Sedlacek asked when that information could be expected. Mr. Sanders
592 said that would be provided within a week. Mr. Sedlacek said that the information could
593 then be worked on and feedback provided to Mr. Sanders prior to the next meeting.

594
595 Mr. Gemienhardt said that perhaps pages 7-15 including the 20 goals could be reviewed
596 to see if most are applicable, and perhaps add or subtract a few due to changes in the
597 township over the last 10 years. There probably won't be very many changes, he

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598 commented. Mr. Sanders provided more details regarding ranking these items. He is
599 uncomfortable starting the list over and would like to work from the current list.

600

601 Mr. Gemienhardt said that the goals were not listed in order; they were just things that
602 were enjoyed in the community and which were desired to be continued. He said that
603 perhaps the number of goals would increase, and he asked that the comments from the
604 residents be incorporated into the list of goals. Mr. Sanders said that the features which
605 are valued by the community are different than the goals.

606

607 Mr. Hahn said that people may like farmland but that may be an impossible goal because
608 farmers can sell their land. Mr. Morrill said that 10 years ago, the township desired to
609 keep Berlin Township rural and that was a vision. However, things have changed. He
610 noticed on the survey results that parks and recreation were ranked #1 by 20 of the
611 respondents, and many comments involved bike trails and park amenities, so that should
612 be incorporated into the plan. That is not just a zoning matter, but it is a zoning matter
613 because as subdivisions are built, bike trails should be incorporated. One of the goals
614 then may be to create a parks and recreation board like Orange Township currently does,
615 and recommend this to the trustees.

616

617 Mr. Sanders said that in the past, zoning issues have been focused upon and some
618 comments were made about other issues, but there is no harm about venturing into these
619 areas because this is the only time the township goes through this type of process. The
620 Orange Township Community Park Board and parks levy were a result of their CLUP
621 process.

622

623 Ms. Yorko said she wasn't able to find the CLUP on the township's website. Mr.
624 Armstrong said there is a link from the township website directly to it.

625

626 Mr. Sedlacek said that the executive summary and goals and objectives are in the front of
627 the book before Chapter 1. However, those chapters will be an outgrowth of everything
628 else which is being done. Mr. Sanders said that the order of the CLUP book will not
629 dictate the order of the review. Mr. Sedlacek asked if the review should begin with the
630 goals and likes/dislikes currently located in Chapter 4. Mr. Sanders said that was
631 correct, and that he wants to move that back to Chapter 1 so it is in more of a logical
632 order. An introductory chapter will be created, and the likes and dislikes will be moved
633 to Chapter 1 so the document is in order. Then the vision statement will be inserted.

634

635 Mr. Sedlacek asked Mr. Sanders to review and update Chapters 1, 2, and 3 and bring it to
636 the BZC as soon as possible, and the BZC can begin at Chapter 4 and tell him what the
637 Commission and the survey respondents think. He asked how long that would take. Mr.
638 Sanders said he should be able to bring it to the Commission next month for review.

639

640 Mr. Sedlacek said that the DCRPC would do Chapters 1, 2, and 3 and bring them to the
641 Commission for comments at the next meeting, and then also send a survey for the
642 Commission to vote on their likes and dislikes within a week. Mr. Sanders said that the
643 executive summary is done last because it is a summary of all the other chapters, so it
644 can't be done first.

645

646 Mr. Sanders said that there are trends today which will be relevant to the CLUP update,
647 such as the trend towards less driving.

648

649 Mr. Sedlacek asked if Mr. Deel would actually be the BZC's liaison and Mr. Sanders
650 would work with him, and that Mr. Deel is just not here for this meeting. Mr. Sanders
651 said, "Yes."

652

653

AGENDA ITEM – OTHER BUSINESS (CONTINUED)

654

ORANGE TOWNSHIP PARK BOARD MEMBER LEN FISHER

655 Len Fisher, with the Orange Township Community Park Board, said that Orange
656 Township (OT) just completed its second Parks, Trails, and Greenways Plan, which has
657

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658 been compiled in a bound book. He said it seemed that Berlin Township is in a similar
659 position now as OT was when he moved there about 8 years ago. At that time,
660 OT had no trails or recreation and was starting on that process. Now, OT has trails and
661 he wanted to let Berlin Township decide whether it is interested in connecting to OT
662 trails, City of Delaware trails, etc. and hopefully these entities can work together for
663 connectivity in the area, which would be wonderful.

664
665 Mr. Fisher said that OT has a very good start on a major north-south trail which extends
666 up and down the railroad tracks; it currently extends from Orange Road about 2/3 of the
667 way to Lewis Center Road, and it could go north to the Berlin Township line, and the
668 township could connect to it and extend it further if desired, and Delaware would
669 probably be very interested in connecting to that trail as well, as it has a really good
670 program. He said that if the township is interested they can let him know and perhaps a
671 group of people could get together to discuss, coordinate, and plan if desired.

672
673 Mr. Fisher said OT has another north/south trail planned along S. Old State Road which
674 is only partially completed at this time. He noted that the results of the OT park survey
675 were very similar to Berlin Township's which were mentioned tonight, and the top desire
676 among OT residents was trails and connectivity. Trails are a good alternative to
677 sidewalks for many reasons, including that they are more "country" in nature versus
678 sidewalks, which are seen more often in cities. Trails can be used for biking, walking,
679 running, roller-blading, etc. while staying safely off the streets. Trails help with fitness
680 for adults and kids, and they provide connectivity within townships. OT is doing this by
681 building major trails and then providing connectivity from each subdivision to these
682 major trails, allowing people to get together without having to walk or bike on the roads.
683 So far, this has worked out very well in OT.

684
685 Mr. Fisher said a major east/west trail is planned along Orange Road, and within about a
686 year it is expected to connect S. Old State Road and the new elementary school being
687 built in that area, as well as to Olentangy Orange High School and Middle School. Three
688 roundabouts will be built along Orange Road; roundabouts are very nice, but people are
689 frequently intimidated by the concept of them, but they work extremely well and allow
690 trails to cross streets at the roundabouts in a safe manner.

691
692 Mr. Fisher said that OT has applied for a grant to build a trail bridge over Route 23, and
693 there are many obstacles to overcome, but he thinks the project is going to be done. It is
694 expected to be located just north of Orange Road to provide access from the east side of
695 Route 23 to the North Orange Park and pool. OT is also working on connecting the area
696 on the west side of Route 23 to the north and to the south, so it can connect to Highbanks
697 Metro Park, providing access from OT and possibly Berlin Township to connect to park.
698 OT is also working to connect the trails to Alum Creek State Park, which is a wonderful
699 facility and has many amenities, but there is no connectivity to it, which he considers a
700 crime.

701
702 Mr. Hahn asked if a trail was being considered from S. Old State Road to Alum Creek
703 State Park. Mr. Fisher said that was correct, via one of the east/west trails along Lewis
704 Center Road in OT, which will hook up with that park, and the Army Corp. of Engineers
705 is working with OT on the issue. Eventually it could connect to the Alum Creek Trail to
706 provide connectivity to Easton. Currently OT is working with the Church at Polaris for a
707 connecting path through their property to connect to Gemini Parkway via the City of
708 Columbus.

709
710 Mr. Fisher said there are so many opportunities for Berlin Township to connect to
711 surrounding communities, and even Columbus if desired. Trails provide access to places
712 like ice cream and pizza shops and this would really help local businesses. Mr. Sedlacek
713 said the merchants in the Village of Cheshire would be interested in that.

714
715 Mr. Fisher said that it is important to build trails the right way and not try to be cheap; a
716 minimum 10' wide trail is necessary so bikes can pass each other safely. He fought a
717 battle about this with the OT trustees a while ago, and now that the trails have been built

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718 at a 10' width, they agree that a trail of any less width would have been a waste of
719 township money.

720

721 Mr. Hahn said that he thought there was 10' minimum required width for trails which
722 receive federal assistance. Mr. Fisher said that a 10-12' width is standard. He said that
723 Preservation Parks of Delaware County can work with the township, and they are
724 working on a comprehensive Delaware County trail plan to provide connectivity.

725

726 Mr. Fisher advised that whenever property is rezoned, if it is along any major corridor
727 which may have a trail in the future, the township should require that they grant an
728 easement to the township so it can install a trail in the future, and also the developer
729 should be required to build a trail along major corridors. He regretted that the township
730 didn't ask for these things a long time ago, because now it has to fight for the property.

731

732 Mr. Sedlacek asked how the process started, and he asked whether the developers started
733 the process or whether the park board was created first. Mr. Fisher said the park board,
734 which is an advisory board to the township trustees, to work on the planning, surveying,
735 etc. OT hired a park manager as well to manage the facilities, and he also recommended
736 that developers provide for small pocket parks. These are not difficult to manage and
737 could possibly be the homeowners association's responsibilities. The township may also
738 wish to have 1-2 relatively larger parks as well. Parks are nice to have and OT residents
739 really enjoy their parks.

740

741 Mr. Hahn said that the BZC may not realize that there is a designated trail which
742 connects Meadows of Cheshire through The Arbors to the old Cheshire PUD, although it
743 has never been activated. That may be an easy place to start. Mr. Fisher provided copies
744 of a general map from OT which includes trails and their general timelines. He would be
745 glad to come to meetings to help in any way.

746

747 Mr. Morrill asked how OT paid for the trails. Mr. Fisher said that OT started saving
748 money for the trails a while ago, but there were some problems with getting property
749 from some residents due to their misconceptions about trails and their effect on property
750 values. It has been well-documented that trails located across or near residential property
751 increase the value of that property. He has had experience with building trails in three
752 different states, and many residents who protested in various areas protested the trails, but
753 now are grateful for the trails and appreciate them.

754

755 Mr. Fisher said that OT started a park board and started working on trails and parks. A
756 special levy was passed two times to pay for only parks and mostly trails. Mr. Korleski
757 asked if the trails were built in the right-of-way. Mr. Fisher said that sometimes there are
758 existing easements or they can be obtained via donation, or purchased. In some cases the
759 land has to be taken by eminent domain, although most people have seen the value and
760 good of providing trails for township residents.

761

762 Mr. Sedlacek asked how long it took to start building trails from OT's first vision of
763 trails. Mr. Fisher said it took about 4 years. Mr. Sedlacek said that building trails could
764 be an objective and vision for Berlin Township, although a park board and a levy would
765 be required. Mr. Sedlacek asked if OT requests developers to provide easements or to
766 donate the land for the trails. Mr. Fisher said they are requested to donate the land and
767 also build the trail.

768

769 Mr. Hahn said that when he lived in North Carolina, applying for federal grant money
770 was considered, but the requirements for that money were so extensive that more money
771 would have been spent adhering to those requirements than the grant money itself, so the
772 money was turned down and the trails were built using other funds. Mr. Fisher agreed,
773 and said that certain projects, such as the bridge over Route 23, will be so expensive but
774 also help so many entities in the township that OT is applying for grant money for those
775 projects. Grant money is also available through the Delaware County park system known
776 as Preservation Parks of Delaware County, and OT has obtained 2-3 grants from them,
777 including for a pedestrian traffic signal for a trail which crosses Orange Road.

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778

779 Mr. Morrill asked if OT has approached the Army Corp. of Engineers or Alum Creek
780 State Park about building a trail on their land. Mr. Fisher said they did, and they strongly
781 support the trail concepts, including putting a trail through the park itself.

782

783 Ms. Kline said that if Berlin Township connects to Delaware and OT, it will help create
784 corridors for sustainable land use and will help the environment and preserve animal
785 habitats and prevent habitat fragmentation.

786

787 Mr. Fisher said that the #1 item potential residents consider when moving to an area are
788 good schools, which this area already has, and the #2 item is parks and trails. Providing
789 parks and trails will help maintain and increase property values.

790

791 Ms. Kerlin asked if there is any monetary assistance available to build the trails through
792 Alum Creek State Park. Mr. Fisher said there was in the past, and there may be in the
793 future, but currently OT was told that it needed to pay for the trails, but it will provide the
794 land. Ms. Kerlin asked if the trails are bid out in OT. Mr. Fisher said that OT utilizes an
795 Owner's Representative, who acts on behalf of the township like a contractor to work
796 with subcontractors and reports to the trustees. OT's Owner's Representative works very
797 hard and has made many things happen which would not have happened without him.

798

799 Mr. Hahn was excused from the meeting, and second alternate Toni Korleski was seated.

800

801 Mr. Sanders noted that the Delaware County Engineer's office will state that it can't put
802 bikeways into their improvement projects, and this may appear to be anti-bikeway.
803 However, this is meant to mean that the funding mechanism is not there via Delaware
804 County. If plans are made early enough and indicated by Berlin Township on a map and
805 they make the County Engineer's office aware of it and it is added to their project list, it
806 may be possible to add it to one of their projects.

807

808 Mr. Sedlacek asked what percentage of OT trails was built by the township via the park
809 levy, and what percentage was done by a developer. Mr. Fisher said that at this point,
810 only a few of the trails were built by the developer. He noted that there are 5 park board
811 members in OT. Mr. Sedlacek said he could envision a park board in Berlin Township as
812 an outgrowth of the CLUP update process, and he reiterated that 20 respondents to the
813 survey ranked parks and recreation #1.

814

815 Ms. Kerlin agreed that when she was searching for her home, parks and other recreational
816 facilities were of interest to her. She asked how OT felt about being in the business of
817 parks, because when she has asked township officials about parks she has been told that
818 Berlin Township doesn't want to get into that "business." She is aware that it would be a
819 cost center and a management issue, and she asked about the township doing it
820 themselves or perhaps privatizing some of that parks business, including pools, trails, etc.

821

822 Mr. Fisher said that there were some protests, but the vast majority of OT residents
823 wanted the facilities; it will always be a "pull and a tug." He said that OT is planning to
824 have a genuine community recreation center, possibly on North Road, which may be just
825 as close to Berlin Township as it is to most OT residents, and he said that perhaps a joint
826 effort could be made on this. He said people want a community center.

827

828 Ms. Kerlin asked if it took convincing to take the first step and create a park board. Mr.
829 Fisher said that it didn't, and he said that the more the population grows in an area, the
830 more recreational facilities are desired. He said that during the next real estate boom,
831 Berlin Township will really grow.

832

833 Mr. Sherman said that OT has a lot of commercial property, and he asked if the tax
834 dollars help speed up the process. Mr. Fisher said that it is not necessary to have many
835 trails all at once, and just building one or 2 good north/south trails will provide
836 connectivity to the OT trails. He suggested thinking about connectivity every time a
837 subdivision or trail is built, and connect schools and parks to the trail.

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838

839 Mr. Sedlacek agreed that Berlin Township does not have the extensive commercial
840 development that OT has, and the BZC will be considering its commercial corridor across
841 Routes 36/37, which will develop quickly when sewer capacity is brought to that area,
842 and more tax dollars will be available then to the township.

843

844 Mr. Leahy said that there will be development in the township in the future, but it is early
845 enough right now to start planning and making developers of future subdivisions pay for
846 the trails on their property when they develop.

847

848 Mr. Sedlacek said that the time to make such requests of developers is when they are
849 seeking approval for their rezoning application, not after, because it can take many years
850 otherwise. Mr. Morrill said that green space is required, so providing a bike path isn't a
851 big leap. He noted that he has heard many complaints about bike traffic on Lackey Old
852 State Road, so perhaps a bike trail on the east side of that road would be a real benefit to
853 the township.

854

855 Mr. Fisher said that trails are really linear parks. Mr. Morrill said it is a safety issue too.
856 Ms. Kerlin agreed and said the trails could be used for special races, etc. instead of
857 having to close roads, and trails could help with such safety issues.

858

859 Mr. Sedlacek thanked Mr. Fisher for coming to this BZC meeting and providing so much
860 information, and he said the BZC will contact him for advice in the future.

861

862 DOOR-TO-DOOR AND PHONE SURVEY

863 Mr. Sedlacek said that 31 respondents to the survey have agreed to help with the CLUP
864 update process, and 23 more are undecided. He asked for 4-5 volunteers to make phone
865 calls or go door-to-door and coordinate this with Mr. Valentine. Mr. Morrill, Ms. Kline,
866 Mr. O'Brien, Ms. Kerlin, and Ms. Korleski volunteered.

867

868 Mr. Sanders said the BZC had requested bringing examples of goals and objectives from
869 other townships, and he provided copies of some from Liberty and Berkshire Townships.

870

871 Mr. Sedlacek thanked the trustees for sending Mr. D'Amico to this meeting as their
872 representative.

873

874

SYNOPSIS

875

876 ACCOMPLISHED

877 ➤ The planned Cheshire Elementary was reviewed informally by the BZC, who
878 offered their comments to OLSD representatives.

879 ➤ The following resolution was passed:

880

881 *Resolution 09-03-10-01- Accept Resolution 09-02-03-02*
882 *and Forward to Township Trustees with Recommendation of Approval*
883 *Mr. Hahn made a motion to accept Res. 09-03-02-02 and forward it to the township*
884 *trustees for further consideration with the Commission's recommendation of*
885 *approval. Mr. Valentine seconded the motion.*

886 *VOTE: Hahn, yes; Valentine, yes; Yorke, yes; Kerlin, yes; Sedlacek, yes. Motion*
887 *carried, Resolution will be forwarded to the township trustees.*

888

889 FUTURE WORK

890 ➤ Work will continue on the various sub-committees

891 ➤ The BZC will continue its review of the CLUP at the next meeting.

892 ○ DCRPC staff will reformat Chapter 4 of the CLUP for review by the BZC
893 before the next meeting; BZC members will then provide their input to the
894 DRCPR staff for their review so it can be discussed at the next meeting.

895 ○ The existing likes and dislikes and goals in the CLUP will be reviewed by the
896 BZC for current applicability. This chapter will be moved to Chapter 1. An
897 introductory chapter will be created.

