

BERLIN ZONING COMMISSION

Regular Meeting

June 9, 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 Chairman Rick Sedlacek at 7:00 PM.

7
8 Ms. Kerlin led the meeting attendees in the recitation of the Pledge of Allegiance.

9
10 **BZC Members Present:** Rick Sedlacek; Jerry Valentine; Rae Ann Kerlin; Jim Hahn; Toni
11 Korleski-second alternate (seated).

12 **BZC Members Absent:** Kristin Yorko; Betty Bringardner-first alternate

13
14 Mr. Sedlacek read the adopted BZC policy statement for the meeting, as printed in the
15 agenda.

16
17 **PROOF OF LEGAL NOTICE PUBLICATION**

18
19 Zoning Clerk Lisa Knapp provided proof of publication for the legal notice for this
20 meeting, which was published on May 28, 2009 in the Delaware Gazette, providing
21 notification of the meeting date, time, and items for discussion.

22
23 **APPROVAL OF MINUTES**

24
25 Approval of the May 12, 2009 BZC minutes was delayed until the next meeting.

26
27 **LEGAL NOTICE**

28
29 **BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC MEETING**
30 The Berlin Township Zoning Commission will hold a meeting at 7:00 p.m., Tuesday,
31 June 9, 2009. The meeting will take place at the Berlin Township House, 3271 Cheshire
32 Road, Delaware, OH. The purpose of the meeting is to continue discussions regarding
33 the revisions associated with the text of the Comprehensive Land Use Plan (CLUP). This
34 will include the goals and visions as well as housing, conditions, roads and transportation.
35 Additionally, discussions will continue on possible changes as a result of the recently
36 completed Business community Forum. The person responsible for giving notice of the
37 public meeting by publication is Cathy Rippel. Questions concerning this matter should
38 be directed to the Zoning Office at 740-548-5217. Township residents are encouraged to
39 attend.

40
41 Berlin Township Zoning Commission
42 Rick Sedlacek, Chairman

43
44 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

45
46 Mr. Sedlacek asked the meeting attendees to introduce themselves.

- 47
- 48 • Tom Thompson, 5380 Summer Boulevard, Galena, Ohio 43021, in the Meadows of
 - 49 Cheshire subdivision, also a Berlin Township Board of Zoning Appeals alternate
 - 50 • Jeff Baumann, 1224 Dale Ford Road, Delaware, Ohio 43015
 - 51 • Scott Sanders, Executive Director of the Delaware County Regional Planning
 - 52 Commission
 - 53 • Joe Korleski, BZA member, 3584 Greenville Drive, Lewis Center, Ohio 43035
 - 54 • Ron Kimmerling, 2462 Lackey Meadows Drive, Delaware, Ohio 43015, in Cheshire
 - 55 Cove
 - 56 • Phil Panzarella, 5571 Streamside Drive, Galena, Ohio 43021
 - 57 • David Leahy, 1484 Dale Ford Road, Delaware, Ohio 43015
 - 58 • Rick Gemienhardt, 881 Africa Road, Galena, OH 43021
 - 59 • Elizabeth Cline, 5540 Bayside Ridge, Galena, Ohio 43021, in Harbor Pointe

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- 60 • Bill Bechstein, Berlin Township Fire Chief
61 • Toni Korleski, Zoning Commission alternate member, 3584 Greenville Drive, Lewis
62 Center, OH 43035, in the Shadow Creek subdivision
63

64 **AGENDA ITEM: STATUS REPORT FROM SUB-COMMITTEES**

65
66 Mr. Sedlacek asked for a brief summary from the BZC subcommittees. He thanked the
67 volunteers on the subcommittees, and noted that by parceling out these jobs to various
68 people progress is being made..
69

70 **EXPANDED HOME OCCUPATIONS SUB-COMMITTEE - UPDATE**

71 Mr. Hahn explained that Ms. Yorko has been working on this item due to illness in Mr.
72 Hahn's family, but he is now able to be active and will be meeting with Ms. Yorko on
73 this soon. A document was distributed to the Commission which included her research
74 on area townships regarding home-based businesses, including parking requirements,
75 deliveries, signs, etc. and this information will be used to create a recommendation and
76 the county prosecutor's office will be contacted regarding this. Mr. Sedlacek said this
77 subcommittee will have a recommendation at the next meeting.
78

79 **VILLAGE OF CHESHIRE BUSINESS COMMUNITY SUB-COMMITTEE - UPDATE**

80 Ms. Kerlin said that Tom Thompson has volunteered to serve on this sub-committee, and
81 she will be meeting with him and Ms. Cline. The group should have results to report
82 soon. Ms. Cline said she researched the City of Delaware Historic District Overlay and
83 has highlighted areas which may be appropriate for Berlin Township, and she will be
84 working on this further.
85

86 Ms. Kerlin said she has been working on a draft of an appropriate signage code, based on
87 what has already been written, and a more detailed report will be provided at the next
88 meeting.
89

90 **SUB-COMMITTEE PROMOTING RESIDENT INPUT IN THE COMPREHENSIVE**
91 **LAND USE PLAN (CLUP) REVIEW - UPDATE**

92 Mr. Sedlacek said that Mr. Valentine has coordinated spreading the word about the
93 CLUP update process including going door-to-door, making telephone calls, etc. Mr.
94 Valentine said he ensured that everyone who expressed interest in getting involved with
95 this process was contacted, and he called about 35 people last night. Mr. Sedlacek noted
96 that the BZC typically does not meet during June and July unless there is a rezoning
97 application; however, not holding meetings during these months may slow down the
98 current momentum.
99

100 Mr. Sedlacek said that last month, Ms. Cline volunteered to examine the goals in Chapter
101 4 of the CLUP, and has provided handouts of the revised goals for the meeting attendees.
102 Ms. Cline said that items with brackets indicate the text which she changed, and the rest
103 of the copy is original text.
104

105 Ms. Cline said that she summarized and condensed the information, removed the tables
106 and numbers, and also the rankings which had been included, and stated in the text that
107 the information which was deleted can be referenced in full in the appendices. The points
108 which were addressed were summarized and bulleted. This work was done in an attempt
109 to make the information flow and be easier to read. She said that she summarized a lot of
110 information and put ideas together in no particular order, which she stated in the text.
111

112 Mr. Hahn said that the document was impressive and very easy to read. He said that the
113 first bullet on the last page could possibly state that zoning should be utilized to make
114 annexation less attractive than remaining in Berlin Township, rather than preventing
115 annexation. Mr. Valentine suggested the word "discouraged" as annexation cannot be
116 prevented. He noted that the final draft of the CLUP will be reviewed by the county
117 prosecutor's office.
118

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119 Mr. Valentine said that the first page under Weaknesses, the text states, “signs of rapid
120 growth include growth of schools and undesirable development.” He felt this may be
121 phrased negatively, and there was a discussion about which word should be used. “Not in
122 line with township goals,” suggested by Ms. Cline was agreed-upon by the BZC. Ms.
123 Kerlin remarked that the word “undesirable” is a very subjective term.

124

125 Ms. Korleski asked whether the comments would be included in the appendix as an
126 attachment, and the Commission said it would be.

127

128 Mr. Sedlacek asked that the Commission and audience take the time to read the
129 information and compare it with the original information, and it will be discussed at the
130 next meeting.

131

132

AGENDA ITEM: OTHER BUSINESS

133 Mr. Sedlacek said that he and Mr. Armstrong talked to Fire Chief Bill Bechstein about
134 not losing sight of the fire department goals during the CLUP review and update, and
135 asked Mr. Bechstein to document and review the fire department goals. Chief Bechstein
136 distributed copies of the goals to the Commission and meeting attendees.

137

138 Chief Bechstein said that over the past 5 years he has worked with developers and others
139 to improve the water main and fire protection systems in the township. Most of it is
140 developer-driven, and Del-Co Water Company rarely installs water mains. The township
141 has been successful in getting developers to comply with the fire department
142 requirements, and the department’s goals include:

143

144 Encourage the installation of new water main systems and improvements to the existing
145 water main systems within the township for the purpose of increasing water volume for
146 fire protection and domestic water supply.

147

148 Increase the number of fire hydrants in areas where an existing water main will support
149 fire fighting operations.

150

151 Loop together new and existing water mains to prevent dead end areas. Chief Bechstein
152 said that anything past the last item in a dead-end main is not usable because the water
153 only comes from one direction, so looping of that main to another main is encouraged so
154 the water can be drawn from both directions. Del-Co has been encouraged to construct
155 water towers and pumping stations to improve water pressure.

156

157 To encourage the construction of water towers or pumping stations to improve areas of
158 low water pressure. Mr. Hahn asked if the township currently had a problem with low
159 water pressure. Chief Bechstein said that some areas are supplied with very small 2-3”
160 mains and in an area near Big Run the water pressure is lower. Mr. Hahn asked if there
161 was a map which identifies this. Chief Bechstein said there is and that water comes from
162 another area; that area will have to be improved if it develops further in order to increase
163 the water pressure. However, the fire department isn’t as concerned with pressure as it is
164 with volume and having a minimum 8” water main. Mr. Hahn suggested changing the
165 fourth goal to indicate insufficient water volume rather than low pressure. Chief
166 Bechstein said areas of low pressure should be increased, which would increase the
167 volume.

168

169 To assist developers and encourage the construction of safe, well-protected structures
170 within the township. Chief Bechstein said the township has always worked with
171 developers to encourage the building of safe structures which are well-protected.
172 Township fire inspectors work with companies installing new buildings to ensure that
173 they meet the requirements of the fire code, and work with the county code enforcement.

174

175 To evaluate development that may create a need for the fire department to purchase
176 special vehicles and equipment or may heavily increase the demand for service –
177 “Revenue vs. Risk.” Chief Bechstein said that a developer may wish to build a structure
178 which may require the purchase of special and expensive fire equipment in order to

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179 protect it, such as for multi-story buildings of a certain height, which would require the
180 purchase of an aerial truck. Thus, the revenue versus risk needs to be examined, and also
181 the cost to maintain the purchased equipment. The township needs to ensure that planned
182 buildings fit within the department's current protection capability.

183

184 Mr. Hahn said that developers frequently donate land for schools during the rezoning
185 process, and he said that perhaps a developer who wishes to build a structure which
186 requires the purchase of additional fire equipment could donate the cost of part or all of it
187 to fire department. Chief Bechstein said that has been done to add specific fire
188 protection to a building by adding standpipes on multi-levels, access through pressurized
189 stairwells, a pump to help increase pressure, etc. The township doesn't want to have to
190 subsidize developments; for example, a private airport would require a lot of equipment,
191 and so special needs if any are considered when reviewing a plan.

192

193 To require the installation of residential sprinkler systems in all newly constructed multi-
194 family dwellings. Chief Bechstein said that these are required to have sprinkler systems
195 in their living areas per the new fire code.

196

197 To encourage the installation of residential sprinklers in all newly-constructed single
198 family dwellings. Chief Bechstein said that many large homes in the township are
199 basically small commercial buildings in terms of what is necessary to fight fires. This
200 will assist the fire department in improving the survival of the residents, lowers insurance
201 rates, and are especially good for areas which don't have large mains.

202

203 Mr. Sedlacek asked if this should be required instead of encouraged. Chief Bechstein
204 said that it is not required per the fire code, but insurance rates are lower with them.

205

206 To encourage the installation of "dry hydrants" in areas where there is not an adequate
207 supply of water for firefighting purposes. Chief Bechstein said that the installation of dry
208 hydrants throughout the township is encouraged and these hydrants can use approved and
209 modified ponds to fight fires.

210

211 To increase the fire department staffing level to provide on-duty firefighters 24 hours per
212 day, 7 days per week. Chief Bechstein said this is a future goal for the fire department
213 and it will be up to the citizens if they want it.

214

215 To incorporate into the zoning code the fire department regulations which are not
216 included in the Ohio Fire Code but are allowed to be instituted by the "authority having
217 jurisdiction." Chief Bechstein said that many areas have different needs, and he has the
218 authority to make that judgment. At a minimum the state fire code must be followed.

219

220 Mr. Sedlacek said that the BZC always includes Chief Bechstein in its consideration of
221 new developments, and he appreciated documenting the information for inclusion. He
222 asked for specifics for the final goal. Chief Bechstein said that gated communities are a
223 problem for access by the fire department, and he would like a requirement added to the
224 zoning resolution that the gate must have a siren-activated gate which in the event of a
225 power failure will automatically lock open, so access can be provided in the event of a
226 power failure. Mr. Sedlacek asked whether all specifics could be provided to the BZC or
227 Mr. Armstrong by next month, and Chief Bechstein said he could try. Mr. Hahn asked if
228 the fire department could review the zoning resolution to see where recommendations
229 would be appropriate.

230

231 Mr. Gemienhardt asked how much a ladder truck costs, and Chief Bechstein said it was
232 about \$750,000.00. Mr. Gemienhardt asked if the dry hydrants were needed more for
233 outlying FR-1 area or in planned subdivisions, many of which has aesthetic ponds. Chief
234 Bechstein said that it is inexpensive to install dry hydrants, and in areas with low water
235 pressure or situations such as water mains which are being worked on are useful. Mr.
236 Gemienhardt asked if dry hydrants could be a zoning requirement for new developments.

237

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238 Mr. Hahn said that developments on FR-1 parcels which are 1 acre or greater aren't
239 approved by the BZC, and many gated communities probably fall in that category. He
240 asked about changing the zoning resolution to require that all subdivisions which are one
241 acre or less must be approved by the BZC for greater control. Chief Bechstein said that
242 the siren-activated gates are preferred because they work well. There was additional
243 discussion.

244

245 SUGGESTION OF PLAY AREA IN CHESHIRE AREA

246 Mr. Sedlacek said an email to the township from resident Dave Armbruster was recently
247 received, which he read. The email expressed that the only playground at Alum Creek
248 State Park is located at the dam recreation area in Orange Township, and said the BZC
249 had discussed prior developing the Cheshire area as an historic and/or shopping area. He
250 suggested that a play area be built in that area as well as it would draw people to that area
251 and that would also benefit the businesses in that area.

252

253

**AGENDA ITEM: REVIEW/UPDATE OF
COMPREHENSIVE LAND USE PLAN (CLUP)**

254

255

256 CHAPTER 7 HOUSING - REVIEW

257 Mr. Sanders said that this chapter will discuss how housing is divided out in the
258 township, and also general economic conditions.

259

260 Mr. Sanders said that in all these townships, except those with much commercial
261 development such as Orange Township, housing has been the primary index of growth,
262 and the township continues to change from a rural community with no central water or
263 sewer, mentioned in the existing CLUP, to a suburbanized community with water service
264 throughout and the potential for sanitary sewer service. Providing a range of housing in a
265 developing community is complex, and a lot of housing plans one may see in a
266 municipality may go into greater detail.

267

268 Mr. Sanders said that townships respond to the economy and housing market. Some
269 zoning codes in rural areas can be overly restrictive; however, Berlin and other townships
270 in Delaware County are not because the zoning provides for a reasonable variety of
271 housing types, including single-family and multi-family without restrictive minimum
272 house sizes. This chapter indicates what the township currently has.

273

274 Existing Housing Stock

275 Mr. Sanders said that 10 years ago a house-to-house windshield survey was done which
276 ranked structures from 1-5 based on visible condition. However, this is a difficult
277 process and takes a long time, and it wasn't felt to be necessary at this time. Chapter 2
278 indicated a map which showed the year houses had been built, so a generalized statement
279 that most houses built in the past 10 years are probably maintained and highly rated. 10
280 years ago, 92% of housing stock in Berlin Township ranked a 4 or 5

281

282 Mr. Sanders said that the information from the auditor's office DALIS (Delaware
283 Appraisal Land Information System) program was combined with the housing stock
284 ratings to generate a map indicating home values per parcel, and this is different than the
285 last sales price. He noted that the township doesn't have a housing value problem. The
286 groups of housing values were broken down, and he noted that 37% of the houses fall
287 into the \$225-300,000.00 range, and 16% in the \$300,000-400,000.00 range.

288

289 Mr. Sanders said that none of the townships in Delaware County have a property
290 maintenance code, and the health district doesn't have one either. The township can't
291 write its own property maintenance code, as it would go beyond the zoning code to
292 ensure that the properties are maintained.

293

294 Mr. Sedlacek said that one of the most difficult situations for a zoning inspector is
295 working with other organizations like the health district to get a property cleaned up.
296 Frequently the person who owns the property doesn't see a problem. Mr. Sanders said a
297 model code which already exists would need to be adopted, and this is different from a

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298 zoning resolution where there is more latitude in the changes which have been made. Mr.
299 Sedlacek asked if a model does exist. Mr. Sanders said that there is an international
300 model and an American model, and per some attorneys, if the county comes up with a
301 model, the townships can use that also.

302
303 Mr. Sedlacek asked if the statement “Berlin Township does not have a housing condition
304 problem” is a general statement, as there are several current problems he is aware of. Mr.
305 Sanders said that was correct.

306
307 Housing Types

308 Mr. Sanders said that according to the DALIS building point data from June 2009, Berlin
309 Township has 1,853 single-family units and 244 multi-family units.

310
311 Mr. Sanders said a table has been included in Section 7.3 indicating housing types in the
312 township. The PRD areas south and north of Cheshire Road were split up because they
313 form two completely different areas. Also, the area south of Cheshire Road is largely
314 built out. There are 810 units in the PRD subdivision south of Cheshire, and just 49 units
315 north of Cheshire Road, for a total of 859 units. There are 68 units in the R2 zoning
316 classification, and in subdivisions which are zoned farm residential there are 91 lots and a
317 few small locations in the Dale Ford area, as well as 5 lots on 3Bs and K. There are a
318 total of about 739 homes located along original streets in the township.

319
320 Housing Needs

321 Berlin Township has been the fifth-largest provider of new housing stock in the non-
322 municipal areas of Delaware County for the years 1987 to 2008, ranked by building
323 permit issuance. This is 7% of the total new housing in unincorporated Delaware County
324 in the last 21 years.

325
326 Mr. Sanders reviewed the table in 7.4 Top Housing Providers in Delaware County. He
327 said that PRD districts have more housing units than traditional FR-1 units in FR-1
328 subdivision, and the highest percentage is in the single-family developments. He
329 reviewed the table and stated that from 1987-2008, 1,519 units have been constructed in
330 Berlin Township. Orange Township is at the top housing provider for that time period
331 with 29%, Genoa Township is next with 27%, Liberty Township has 17%, Concord
332 Township has 10%, and Berlin Township has 7%.

333
334 Mr. Sedlacek asked what the rationale was for using the range of 1987-2008 as a
335 reference point in the table. Mr. Sanders said that 1987 was as far back as the
336 information has been tracked. Mr. Sedlacek said that the information at the last original
337 CLUP meeting used data from 1980. Mr. Sanders said that some of these tables were
338 very long and so only the last 12 years are shown.

339
340 Land Application Developments

341 Mr. Sanders read language which had been updated from the last plan and which was
342 relevant to land application treatment systems. It is unlikely that any of these types of
343 system would be seen in Berlin Township because of the potential for county sewer
344 service. Developments such as Tartan Fields, Dornoch, Scioto Reserve and others are
345 on-site land application developments that the EPA allows and that the sanitary office has
346 to permit. This is a treatment system that, instead of sending waste into a pipe to the
347 treatment system and then back, it sprays the water on the golf course. He noted that all
348 of these systems except for Dornoch has been approved by the sanitary engineer, and
349 they are standalone sanitary sewer plants.

350
351 Mr. Sedlacek said that the table in Figure 7.5 Developments Proposed with Alternative
352 Centralized Sanitary Sewage Disposal did not include Bent Tree as it did in the original
353 plan, which had indicated that 1,500-3,000 units were proposed, and also George Beaver
354 Farms on Curve and Berlin Station Roads. Mr. Sanders asked if North Star was included
355 on the list, and Mr. Sedlacek said it wasn't included on the updated list. There was
356 additional discussion. Mr. Sanders said that the list included the most recent information,
357 and the column indicating Development Status included whether they were built or under

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358 construction. At the time the original list was created, the units were proposed but never
359 were built.

360

361 Future Housing Needs

362 Mr. Sanders reviewed the future housing information and noted that the housing
363 distribution is affected by annexation; Ohio annexation laws favor cities and make it easy
364 to annex as long as the land owner wants it. Zoning battles often occur on the boundaries
365 of cities over the issue of housing. The township needs to determine what it would like to
366 look like when it is all built out and what services the township and county can
367 reasonably provide, as well as what is a fair share of that mix. The township can't
368 directly compete with a neighboring city but it can make annexation away from the
369 township less attractive.

370

371 Housing Policies

372 Mr. Sanders said that Berlin Township has established goals to maintain a diversity of
373 housing types and should continually evaluate its housing mix as new developments are
374 proposed. As developing communities begin sharing leadership in county housing share
375 they must also share the diversity of housing types offered.

376

377 Mr. Sanders said that the City of Columbus has the ability to annex property as far as
378 Powell Road as part of an agreement with Delaware County, which serves the Polaris
379 area. Much of what has been annexed has higher-density single-family or multi-family
380 development than the townships, and that is why the property is annexed. Also the City
381 of Delaware has a high-density apartment district which could eventually compete with
382 Columbus. Related to the Grady Hospital property is the Stavroff property, and it is not
383 certain if that property will be multi-family or commercial as the City of Delaware has
384 allowed a flexible development plan.

385

386 Mr. Sanders said that townships can't compete in the range of urban services cities can
387 provide although they can try to. He hears frequently that single-family development is
388 good and multi-family development is bad; however, there are different types of multi-
389 family development which are different in several ways, including relating the units to
390 adjacent development. It is important to be open to different housing types to a limited
391 degree, such as a small area of multi-family development as part of a larger single-family
392 development. In a future chapter he will include some best-use practices which indicate
393 different styles of housing and how to ensure a high-quality product is obtained. There
394 are some examples of multi-family development which are not high-quality, and that can
395 set a general tone for multi-family units which are typically opposed.

396

397 CHAPTER 8 GENERAL ECONOMIC CONDITIONS - REVIEW

398 Mr. Sanders said that in all prior CLUPs in the county the first few paragraphs of this
399 chapter have been very optimistic, while this draft includes information about the current
400 state, national, and global downturn. The general economic conditions of the country,
401 state, or region will impact how slow or fast development proceeds, and it does not
402 necessarily inform the decisions made in a comprehensive plan. However, it is important
403 to include this information in the CLUP so future readers of the plan can see the
404 economic outlook present when this plan was revised. He has included positives in the
405 plan as well.

406

407 Global Economy

408 Mr. Sanders said the current and revised CLUP included a quote which stated that the
409 global economy faces challenges from a 20-month old global currency crisis, and how
410 this has affected everyone else.

411

412 The United States Economy in General

413 Mr. Sanders said that Ohio was named first in the nation for major business expansions in
414 2008 by Site Selection magazine; however, the article also stated that wouldn't
415 necessarily result in a lot of jobs but would increase business starts. It indicated Ohio's
416 503 projects, more than Texas at 497 and Michigan at 296. It was predicted by
417 forbes.com and moodys.com that Columbus will boast the nation's 8th fastest home sales

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418 rate in 2008, and that home prices here will increase 3.49%. This past March,
419 Forbes.com also named Columbus the “Number 1 Up-and-Coming Tech City.”

420

421 Mr. Sanders said that a recent “Stress Test” report by the Associated Press ranked all
422 counties in the country and how they compared to each other in unemployment,
423 foreclosures, and bankruptcy, and Delaware County came in third in the state after
424 Holmes and Geauga counties. Columbus is the nation’s third most stable housing market
425 in regards to the strength of its economy, plans for construction, low foreclosure rates,
426 local credit markets, home sales rates, and the affordability and availability of housing.

427

428 Mr. Sanders said that the Median Household Income for the Columbus metro area is
429 \$44,782.00, which is ranked 57th nationally. For comparison, San Francisco was first on
430 this list at \$63,027.00. Median Household Income in Delaware County is Ohio’s highest
431 at \$79,173.00; Fairfield County is next at \$55,113.00, and Licking County is next at
432 \$50,386.00.

433

434 The Local Economy

435 While several economic indicators are worse than any time in recent history, the local
436 economy has fared well.

437

438 Employment

439 Mr. Sanders said that Delaware County is fortunate to have a broad-based economy
440 and does not rely on one large plant which employs a large percentage of the
441 population, although many people who live here may work in another county or in
442 Columbus.

443

444 Mr. Sanders reviewed the table in Figure 8.1 Establishments, Employment, and Wages
445 by Sector, Delaware County 2006. He said that goods-producing companies have
446 about 9,190 employees, and services have 48,000 employees. Mr. Hahn asked
447 whether the Average Employment should be labeled Total Employment. Mr. Sanders
448 said it is annual average employment but he wasn’t sure how far back it went. Mr.
449 Hahn said that the Number of Establishments and Average Employment could be read
450 a different way and he suggested modifying the labels to make the information more
451 clear. Mr. Sanders said he would check on this.

452

453 Mr. Sanders said that from 2001 to 2006 all sectors except mining increased in the
454 number of establishments and the number of employees. The largest increase was in
455 the Information sector at 75% establishment and 405% employment, Professional and
456 Business Services at 79/154%, and Leisure and Hospitality at 75/117%. Mr. Hahn
457 asked whether the lists included retail. Mr. Sanders said that was included in the
458 Trade, Transportation, and Utilities portion. The Service-Producing sector saw a 93%
459 increase in employee growth, he said, and Local Government saw a 62% growth in
460 employees.

461

462 Mr. Sanders referenced Figure 8.2 indicating the top 20 employees in Delaware
463 County, and said that the number one employer in Delaware County is JP Morgan
464 Chase at 7,601 employees, the number two employer is Olentangy Local Schools at
465 1,564, and Delaware County is 1,082. The Kroger stores employ 829 and the
466 distribution center 791; American Showa 709, Ohio Wesleyan 612, Wal-Mart 595,
467 Grady Hospital 577, and Delaware City Schools 538.

468

469 Unemployment Rate

470 Mr. Sanders said the unemployment rate continues to go up, but Delaware County has
471 the lowest unemployment rate in Ohio at 6.6% in April, compared to 10.2% in Ohio.
472 Mr. Hahn suggested adding the year to this information.

473

474 Poverty Rate

475 Mr. Sanders said that Delaware County’s poverty rate in 2007 was 4.5%, compared to
476 Franklin County at 16%.

477

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478

479

480 Educational Attainment Rate

481 Mr. Sanders said that in 2007 Delaware County had the highest educational attainment
482 rate of any central Ohio county. Of the population over 25 years of age, 95.8% are
483 high school graduates, 17% have graduate or professional degrees. 49.2% have
484 bachelor's degrees, compared to 35.3% in Franklin County.

485

486 Columbus MSA Housing Market

487 Mr. Sanders said the housing market compared to the Midwest region is healthy, and
488 although housing sales continue to slump and new housing starts are slow, the BIA
489 indicated that the number of sold listings in April 2009 rose 10% over March with a
490 4% increase in sold price, and the average price was the highest since 2008.

491

492 Berlin Township Economy

493 Mr. Sanders said some of the information in the windshield survey may differ from the
494 information included on the Delaware County Auditor's website or the township's zoning
495 maps.

496

497 Polaris

498 Mr. Sanders said that the Polaris area was annexed from Orange Township to the City
499 of Columbus in 1991, and this impacts both that township and also Berlin Township,
500 so information is included regarding Polaris. After the Polaris I-71 interchange and
501 Polaris Parkway were built many new jobs were brought to Delaware County.

502

503 Mr. Sanders said this section indicates development in the Polaris area, including
504 Polaris Towne Center which is 115,000 SF, and J.P. Morgan-Chase which occupies 2
505 million SF of Class A office space. A full service Hilton and conference center has
506 opened, smaller office, medical and warehouse projects are 132,000 SF, and the
507 development of this area has spawned spin-off economic development on the east side
508 in Westerville. Mr. Hahn pointed out that the page incorrectly refers to the "Polaris
509 Shopping Plan."

510

511 Mr. Sanders said the key to the early development of Polaris was the new I-71
512 interchange and roads built connecting east/west and north/south traffic. He said it is a
513 misconception that the Gemini Parkway interchange was added to fix mistakes in the
514 first interchange; however, the later construction work was part of the original plan for
515 the area but was delayed due to funding changes by Columbus.

516

517 Mr. Sanders said the Polaris Amphitheatre operated for several years prior to closing
518 in 2007 and he hasn't heard of future plans for that property. This facility was
519 mentioned as being successful in the original CLUP.

520

521 Rates of Taxation and Revenues

522 Mr. Sanders said that information from the county treasurer and auditor offices was used
523 to provide the information in this section. Berlin Township's residential property as of
524 tax year 2008 is valued at \$205,015,750.00, which is fifth after Genoa (\$897,000,000),
525 Orange, Liberty, and Concord townships. Berlin Township's commercial, industrial, and
526 utility has a value of about \$14,067,000.00, also in fifth place, with Orange Township
527 first at \$176 million. With farm uses, utilities, and personal tangible value the total
528 valuation of the township is \$227,326,613.00, which is about 5.4% of the total county
529 valuation of \$4,237,917,961.00.

530

531 Mr. Hahn said this indicates that about 8% of property values in Berlin Township are
532 commercial, which is not good for the residents' tax rates.

533

534 Mr. Sanders said the county treasurer maintains a list of all mills levied on each dollar of
535 property within the county, and individual taxes are based on the rate multiplied by the
536 property valuation of each property. Berlin Township's tax rate includes .04 mills for the
537 library, 6.3 mills for the county, 5.78 for the township, 70.72 for Olentangy Local

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538 Schools, 3.2 mills for JVS, for a total of 86.04 mills, with an effective rate of 58.34 for
539 residential and 58.16 for commercial and industrial.

540

541 Mr. Sanders said that townships receive a portion of the commercial and industrial taxes
542 collected by the county, and this varies based on the school district and township. He
543 reviewed examples in Concord , Orange, and Genoa Townships. The Meijer of Route 23
544 paid a total of \$196,373.00 in real estate taxes in 2002 and Orange Township received
545 about \$43,200.00 of that amount. This may seem small, but several commercial
546 developments can reduce residential property owner taxes.

547

548 Economic Development Tools and the Township

549 Mr. Sanders said that he tried to collect information about economic development for the
550 CLUP update; however, the township doesn't necessarily do economic development on
551 its own; it occurs instead at the county and economic level. Given the opportunity and
552 the need, businesses who contact the township can negotiate with the township trustees.
553 He noted that a new Economic Development Director Gus Comstock has been hired and
554 so far he has been working on the right stakeholders together to come up with a strategic
555 plan to attract businesses to the area, and he has included information on tools which can
556 be used.

557

558 Enterprise Zones

559 Mr. Sanders said these are targeted areas where an economic development team
560 will try to attract business by abating taxes for a certain amount of time in
561 exchange for the business meeting certain benchmarks and employment goals.
562 Enterprise Zones have proven to be engines of growth, and he noted that an
563 enterprise zone is located in Orange Township from Shanahan Road to the south.
564 Some businesses have completed their abatement processes, while others are still
565 in the process.

566

567 Broadband Fiber

568 Mr. Sanders has been to several recent meetings where Broadband Fiber is
569 discussed as an important utility and a very important form of infrastructure.
570 However, there are places in townships which have no such coverage. There are
571 current efforts underway to achieve a higher level of fiber infrastructure. The
572 Delaware Area Super Highway (DASH) is a group of Information Technology
573 people around Delaware who are trying to get companies connected to the higher
574 capacity lines, including the school districts. Another organization called Central
575 Ohio Broadband (COBB) includes involvement by businesses and governmental
576 agencies in Dublin, Westerville, Delaware City and Delaware county attempting
577 to get these areas connected.

578

579 Mr. Sanders said that Connect Ohio is a statewide effort aimed at determining
580 where service does not exist or is ineffective, and what projects can be initiated to
581 improve service. There hasn't been a great turnout for this group yet, he noted.
582 The concept is that a group of stakeholders are represented and they begin with
583 provider map which indicates that an area has broadband coverage, but it actually
584 does not in some places. The next step will be to attract as many people as
585 possible to the meeting to identify these areas. The Connect Ohio plan may lead
586 to specific projects which will improve service in certain areas. This is beneficial
587 because some businesses will reject locating in a certain area because adequate
588 internet capacity is not available.

589

590 Port Authority

591 Mr. Sanders said the Port Authority is a political subdivision created by Ohio law
592 and is for the purpose of economic development via enhancing and promoting
593 transportation, economic development, housing, recreations, research, and other
594 issues. This entity can accomplish much more in the way of economic
595 development in a competitive fashion than a government entity which is limited
596 by disclosure requirements.

597

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Community Reinvestment Areas

Mr. Sanders said that a Community Reinvestment Area (CRA) are designated areas where tax abatements are allowable on property improvements made as a result of an expansion of relocation project. There is only one CRA in the county, located in the City of Delaware.

Mr. Armstrong said there are actually two additional CRAs located in Berlin Township; one is P & D Builders on Greif Parkway and the other is Piranha Grill in Cheshire, and this should be indicated in the updated information. He will provide to Mr. Sanders additional information on this and also TIFs and TIRCs in the township. Mr. Sanders said that the DCRPC used to provide maps to the Economic Development department, typically indicating new borders. He said that retail is not typically applicable to a CRA. Mr. Armstrong agreed and reviewed the requirements, including job creation.

Mr. Sanders said that through the CLUP process, townships which are resistant to any type of business development or commercial growth are frequently convinced that their income needs to come from a variety of sources, including business and commercial growth. Then, a tax abatement is approved.

Tax Increment Financing (TIF)

Mr. Sanders said a TIF is a program to finance public infrastructure by redirecting new real personal property tax to a debt retirement fund. This is a way for a development to pay for itself when that development exceeds what would reasonably be expected to be installed by it for infrastructure. Instead of passing along the upfront costs for these improvements into the cost of the lots, they can be carried over into several years so that the businesses who move in there will pay that off over time. A portion of the real property tax on improvements to a tie, up to 75% for 10 years, can be paid into a special fund and the taxes will then be diverted to that specific project, instead of going into the general tax fund. Thus, this is not an abatement but redirection of funds. A county negotiating committee first meets with the potential business to discuss whether the TIF program can be utilized with the proposed project.

Mr. Sanders said that in Orange Township there exists a TIF for the Olentangy Crossings development, which has led to the development including a Kroger store, a National City Bank, and an OSU Medical facility, which represents \$1,766,160.00 in property value (2008 figure).

Mr. Sanders asked if there was a TIF for the Greif Parkway project. Mr. Armstrong said there was and there is also one on CitiCorp/CitiGroup.

Ohio Job Creation Tax Credit

Mr. Sanders said that the Ohio Job Creation Tax Credit is a program which allows a business to receive a tax credit or a refund against of up to 75% for up to 10 years of the corporate franchising tax based upon the number of new jobs created with the project. At least 25 new, full-time jobs must be created within 3 years of the project beginning who are paid at least 150% of the federal minimum wage.

Effect on Growth and the Community Vision

Mr. Sanders said that this is typically similar to the end result of the prior plan, and indicates that the unemployment and poverty rates in Delaware County are comparatively low compared to the economy. The only negative in the prior plan was that unemployment was perhaps too low and businesses wouldn't want to locate in an area where they couldn't find an accessible job market.

Mr. Sanders said that may not be the situation now, but other reasons can prevent businesses from relocating and starting over such as the following:

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- 657 A. When too much housing created in advance of a softening demand curve and low
658 unemployment rate, a glut of housing product can build up. However, this area
659 hasn't been referred to as part of a "boom-bust" cycle, although housing prices are
660 lower and sales have slowed.
661
- 662 B. The previously-reviewed housing pipeline numbers suggest that a glut of supply
663 existed when the economy and credit issues become problematic. Information in
664 Chapter 3 of the CLUP indicates that using the current 5-year average lot
665 absorption rate, it would take about 9 years to absorb everything already in the
666 works, including property which has been zoned yet not subdivision; typically a
667 3-5 year supply is considered healthy.
668
- 669 C. The Delaware County housing market remains stronger than the Central Ohio
670 housing market. Recent census information indicates that the United States, Ohio,
671 and Central Ohio continue to grow slightly, while Delaware County has grown
672 significantly and market demand is increasing significantly. Part of this is a
673 population shift away from Franklin County, and therefor, market demand is
674 increasing.
675
- 676 D. The Vision for Berlin Township's Comprehensive Plan appears to be
677 economically available in the long term, assuming the local, state, and national
678 economy continue to improve. Mr. Sedlacek suggested changing the word
679 "economy" to "economies."
680
- 681 E. Phasing of large projects should be encouraged as it helps the incremental
682 absorption of the land costs to the developer and avoids oversupply of product.
683 Mr. Sanders said this language has been slightly changed because it was
684 recommended that it may be problematic to state that the area should not be over-
685 zoned. This is different than not approving certain zoning projects simply
686 because the township is growing too fast. Mr. Hahn asked if the township could
687 legally even take that stand. Mr. Sanders said that is why he removed the prior
688 statement "Avoid over-zoning."
689

690 Mr. Sedlacek asked why some of the headings in the revised text were blue, while others
691 were black. Mr. Sanders said that the black print indicated a heading, and the blue
692 indicated a subheading; he will work on this to make the information more clear.
693

694 Mr. Hahn asked what the "metropolitan statistical area" cited on page 59 refers. Mr.
695 Sanders said this is what the census calls the Greater Columbus area. Mr. Sedlacek asked
696 that an explanation of this be included in the text.
697

698 Ms. Kerlin said that regarding the tax revenue from large businesses, Berlin Township
699 may not have any businesses which seem as large as the Orange Township sectors, but it
700 would be nice to also see something from Berlin Township cited in this part of the CLUP.
701

702 Mr. Gemienhardt asked if the Ohio Revised Code permits townships to establish port
703 authorities. Mr. Sanders said it allows counties to do so and townships probably do not
704 have that authority.
705

706 Mr. Sanders said that Chapter 9 Transportation and Roads, and Chapter 10 Utilities,
707 would be discussed at the next meeting. The data for the sanitary sewer lines is in the
708 process of being updated. Mr. Sedlacek noted that by that time, the BZC would have
709 reviewed revised Chapter 4 of the CLUP as well.
710

711 Mr. Armstrong said that he spoke with Chad Antle, Director of Environmental Services
712 with the Delaware County Regional Sewer District, about this about two weeks ago and
713 he was told that the mapping project for the current sewer lines is to be finished around
714 July of this year. However, he was not sure if that included GIS data or involved just
715 collecting data. Mr. Sanders added that there are areas in the county which probably
716 won't ever be served because houses are built too far down. For example, there is an area
717 with a drop-off on the north side of Home Road with a stream. He will check with
718 Mr. Antle regarding the different zones and service areas based on pump stations, etc.

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AGENDA ITEM: COMMENTS FROM THE ZONING INSPECTOR

Mr. Armstrong had no specific comments at this time.

Mr. Sedlacek said he was aware that the review of some of the CLUP chapters can be dry, but they must be reviewed and he appreciated the attendance by the public.

There was a discussion about the next BZC meeting, and it was changed from 7/14/09 to 7/21/09 at 7:00 PM.

SYNOPSIS

ACCOMPLISHED

- Chapters 7 Housing and 8 General Economic Conditions of the CLUP were reviewed.

FUTURE WORK

- Work will continue on the various BZC sub-committees.
- At the next BZC meeting on 7/21/09 at 7:00 PM, Chapters 9 Transportation and Roads and 10 Utilities will be reviewed.

The next BZC meeting will be on Tuesday July 21, 2009 at 7:00 PM at the Berlin Township Hall.

There was no further business to come before the Commission. Motion to adjourn. Meeting adjourned at 9:20 PM.

Rick Sedlacek, Chairman

Jerry Valentine, Vice-Chairman

Jim Hahn, member

Rae Ann Kerlin, member

Toni Korleski, second alternate (seated)

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