

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

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 Chairperson 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; Jim Hahn; Kristin Yorko; Rae  
11 Ann Kerlin.

12  
13 **Also present:** Betty Bringardner (1<sup>st</sup> alternate), Toni Korleski (2<sup>nd</sup> alternate).

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

17  
18 **LEGAL NOTICE AND 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 on May 25, 2010 in the Delaware Gazette, providing  
22 notification of the meeting date, time, and items for discussion.

23  
24 ***BERLIN TOWNSHIP ZONING COMMISSION***  
25 ***NOTICE OF PUBLIC MEETING***

26  
27 *The Berlin Township Zoning Commission will hold a public meeting on June 8, 2010 at*  
28 *7:00 p.m. at the Berlin Township House located at 3271 Cheshire Road, Delaware, Ohio*  
29 *43015 to continue discussions regarding the revisions associated with the text of the*  
30 *Comprehensive Land Use Plan (CLUP). This will include introduction of*  
31 *recommendations and sub areas. Discussions will continue on possible changes as a*  
32 *result of the recently completed Business Community Forum as well as wind turbines and*  
33 *signage. The person responsible for giving notice of the public hearing by publication is*  
34 *Cathy Rippel. Questions concerning this matter should be directed to the Zoning Office at*  
35 *740-548-5217. Township residents are encouraged to attend.*

36  
37 ***BERLIN TOWNSHIP ZONING COMMISSION***  
38 ***Rick Sedlacek, Chairman***

39  
40 **APPROVAL OF MINUTES**

41  
42 Ms. Yorko made a motion to approve the minutes from the May 11, 2010 BZC meeting  
43 as presented. Mr. Valentine seconded the motion. All in favor say, "aye," all opposed  
44 signify with same sign. No opposition, motion carried, minutes approved

45  
46 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

47  
48 The following people were in attendance.

- 49  
50
- 51 • Tom Thompson, Berlin Township BZA alternate member
  - 52 • Dave Armbruster 477 Dunham Road
  - 53 • Jim Simpson, 5242 Finch Lane
  - 54 • Joe Korleski, 3584 Greenville, Berlin Township BZA member
  - 55 • Jeff Fallon, 1224 Dale Ford Road
  - 56 • Don Sherman, 1469 Africa Road
  - 57 • Barb Sherman, 1469 Africa Road
  - 58 • Al Berthal, with the Neighborhood Design Center

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

59 Mr. Sedlacek thanked Mr. Valentine for the reminder phone calls he made for this  
60 meeting. He noted that Al Berthal, with the Neighborhood Design Center, would be here  
61 at 8:30 pm to discuss design work in the township, for which there may be funding  
62 available. The township has invited Mr. Berthal to come inform the Commission about  
63 what's available and how some of that funding could be used for design work in the  
64 Village of Cheshire.

65

**AGENDA ITEM: CHESHIRE BUSINESS UPDATE AND SIGNAGE, ARTICLE 22**

66

67  
68 Mr. Sedlacek said that he saw recently in the Gazette that Liberty Township is trying to  
69 relax its sign code due to comments from small business owners. This is similar to what  
70 this Commission plans to do, and it met with small business owners 1.5 years ago to  
71 discuss it. The biggest complaint by business owners has been that Berlin Township is  
72 very strict in regards to signage. He noted that the article says that Liberty Township is  
73 in the process of approving business-friendly sign changes.

74

75 Mr. Sedlacek said that Ms. Kerlin heads a subcommittee which is looking into this.  
76 When the BZC first looked into this, it was not sure whether it wanted the Village of  
77 Cheshire to have a separate article in the zoning resolution because it is a unique area, or  
78 whether it wanted to relax the sign code throughout the township.

79

80 Mr. Sedlacek said that he personally has vacillated back and forth between the two  
81 choices, and after further review he has changed his stance and thinks that the BZC  
82 should consider adjusting the sign code for the entire township.

83

84 Ms. Kerlin said a while back, she had reviewed the language of the zoning resolution and  
85 proposed some changes based on the original idea of creating a separate article for the  
86 Village of Cheshire for signage. After further discussion, it was agreed by most people  
87 that this should be done for the entire township for multiple reasons, as it could benefit  
88 everybody.

89

90 Ms. Kerlin asked for two other volunteers to meet offline to help her with this, as there  
91 seems to be some discussion necessary which doesn't have to occur at a BZC meeting.  
92 The volunteers could bring back more information to the BZC at one of its meetings. Mr.  
93 Sedlacek noted that no more than one other volunteer from this Commission could meet  
94 with Ms. Kerlin in order to adhere to Ohio's Sunshine law and he asked if anybody was  
95 interested in helping. Mr. Thompson and Ms. Korleski volunteered to help and they  
96 were thanked for doing so.

97

98 Mr. Sedlacek said he spoke with Berlin Township Zoning Inspector Ray Armstrong  
99 today, and Mr. Armstrong said he wouldn't have a problem with allowing A-  
100 frame/sandwich boards in the township. For example, one could be used for a restaurant  
101 that was having a weekend special and the sign would just be up for a couple of days.

102

103 Mr. Sedlacek said he agreed with this, as long as it's not in the right-of-way and it is not  
104 making the neighborhood look bad. Ms. Kerlin said she has addressed that in some of the  
105 revised language. She said the BZC still needs to discuss whether such an occasional use  
106 would require that a sign permit be issued or if people would be allowed to put the  
107 signage out and take it out as desired.

108

109 Mr. Sedlacek said he would prefer that a permit be issued or some kind of approval  
110 granted from the zoning inspector, although there should be no fee for doing so. That  
111 would help the zoning office be aware of what is occurring.

112

113 Mr. Hahn said that the township has a prohibition on moving signs, and he felt that  
114 moving barber poles, which are the standard for barber shops, should be allowed. Ms.  
115 Kerlin said she thought they were permitted already. Ms. Yorke explained that only non-  
116 moving barber poles are allowed. Mr. Hahn said the only barber shop in the township

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

117 would like to get a moving pole. When it's moving, it indicates that the shop is open.  
118 Currently, that shop has a pole which does not move.

119  
120 Mr. Sedlacek noted that a moving barber pole sign is as American as Apple Pie, and the  
121 language of the zoning resolution restricts that. He agreed with Mr. Hahn that such signs  
122 should be permitted.

123  
124 Mr. Sedlacek asked Ms. Kerlin to let the BZC via email known when the subcommittee's  
125 next meeting is and the members will provide suggestions and information to her. Ms.  
126 Kerlin asked that the group provide her with their suggestions by the end of the week,  
127 and perhaps the subcommittee will meet as early as next week.

128  
129 Mr. Sedlacek said that the BZC members will provide Ms. Kerlin with their suggestions  
130 by the end of the week, the subcommittee will meet, and they will come back to the BZC  
131 at the next meeting with documented and suggested changes.

132  
133 | **AGENDA ITEM: REVIEW AND COMPLETION OF CHAPTER 4**  
134 | **COMPREHENSIVE LAND USE PLAN (CLUP)**

135  
136 Mr. Sanders distributed a newly-revised copy of CLUP Planning Area Seven. He noted  
137 that the process of reviewing the CLUP is almost complete and now the subareas, which  
138 are the actual recommendations of the plan, are being reviewed.

139  
140 Planning Area Seven - Southern Gateway  
141 Planning Area 7 is bounded on the west by Liberty Township, on the east by the Conrail  
142 tracks and Gregory Road, on the south by Orange Township, and on the north by  
143 property lines approximately 3700 feet north of and parallel to Cheshire Road.

144  
145 Mr. Sanders said he has been changing the document "on the fly" so the Commission can  
146 see the changes which are happening, and that became difficult in this planning area  
147 because so much of it has changed and been built out since the last plan, and the  
148 annexations to the city of Delaware hadn't occurred yet. He did a lot of work over the  
149 last month which should be helpful.

150  
151 Area 7 is further divided into sub-areas 7A, 7B and 7C. Subarea 7C was combined with  
152 7D and 7E, as there is no point in treating them differently. The blue line is the exclusive  
153 water area which Delaware has with Del-Co where Del-Co won't serve until Delaware  
154 says no, and Delaware doesn't respond. Thus there is water and also sewer service, and  
155 there is an agreement between the county and the city for service in that area.

156  
157 Planning Area 7 includes the U.S. Route 23 corridor, the main north-south federal  
158 highway in Delaware County. There are opportunities for commercial and industrial  
159 development along this corridor. Such development could also cause congestion on U.S.  
160 23 if not correctly planned and built. The railroad tracks offer the opportunity for rail  
161 service to industrial users.

162  
163 The area north of Peachblow Road is within the exclusive city water agreement area and  
164 has already seen a large amount of annexation. The land is excessively flat and drainage  
165 is problematic. There are no floodplains, since this is near the top of the watershed.  
166 There are few wetlands (indicated in green on the map), other than agriculturally tiled  
167 wetlands. Many of these soils are prime agricultural soils, with low suitability for on-site  
168 septic systems due to slow percolation and drainage.

169  
170 Mr. Sanders said this section has been condensed a lot from the prior version, which  
171 included more details regarding how bad the details were, etc. It is prime for  
172 development, which can be seen because the city is annexing and development is taking  
173 place.

174 |  
175

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

176 Sub Area 7A

177 Land area: 283 acres, Potential development acreage: 142 acres

178 Current estimated population: 686 (256 housing units)

179 Current Conditions: East Side of U.S. 23: A large (207-unit) manufactured home park  
180 lies behind a small commercial (restaurant) use. Some of the other existing commercial  
181 uses are temporary and will be replaced with more valuable commercial uses in time. A  
182 Speedway gas station is located at the intersection of Shanahan and U.S. 23. Fairview  
183 Memorial Park cemetery lies south of Connor Lane, a 12-lot single family subdivision  
184 with access from U.S. 23. West side of U.S. 23: A number of commercial uses, with  
185 mini-storage warehouses just north of the Hyatts Road/U.S. 23 intersection. Other  
186 commercial/office uses exist, including Byers automotive center and the P&D Builders  
187 building in the Park at Greif, served by Delaware County sewer service.

188

189 Mr. Sanders said this information is not up for debate and it is accurate. He said he  
190 sometimes questions whether company names should change, as they can change over  
191 time.

192

193 *Recommendations: Area 7A - U.S. 23 Corridor*

194 7.1 Planned Commercial districts are recommended for parcels with frontage on U.S. 23.  
195 Access management principles and interconnection of properties north to south must be  
196 included.

197

198 Mr. Sanders said there are no changes here from the current plan, regarding the maps.

199

200 7.2 No left turns should be permitted across U.S. 23 except at ODOT approved locations.  
201 The plan suggests these to be at Shanahan Road, and the signalized intersection at Grief  
202 Parkway.

203

204 Mr. Sanders noted that the proposed signal has now become an actual signal.

205

206 7.3 Only low level, downward-cast lighting should be allowed to prevent a halo effect on  
207 the night sky in deference to the Perkins Observatory.

208

209 Mr. Sanders noted that this language is in most parts of the commercial areas in the plan.

210

211 7.4 To avoid sign clutter, ground signs should be the only sign type permitted along U.S.  
212 23. Tall pole signs and billboard signs should be prohibited.

213

214 7.5 A Berlin Township architectural sign syntax should be developed.

215

216 Mr. Sanders said this would be a sign code which tells people the sign code they can have  
217 and the style that they need to file. This is essentially already included under 7.5.

218

219 7.6 Extensive landscaping should be required in parking lots to avoid the "sea of asphalt".  
220 Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of  
221 rows, and along U.S. 23 frontage.

222

223 Mr. Sanders said that he has updated the proposed road to match the agreement which the  
224 township signed with the landowners a few years ago. He reviewed other road changes  
225 as well. He said the intention of this is to serve this development, because the current  
226 method of pulling out and doing a u-turn is best for now, but not an ideal situation.

227

228 Mr. Sanders said these are the general corridor recommendations for the east side of  
229 Route 23.

230

231 Ms. Korleski asked about a development along Route 23. Mr. Sedlacek explained that is  
232 a mobile home park, and Mr. Sanders explained that the symbols are actually structure  
233 outlines. He pointed out the furniture stores and the other shops, including Byers Kia.

234

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

235 Mr. Sedlacek said he felt it was acceptable to mention the current businesses, as they will  
236 change from time to time but it would be useful to know what they were at this point in  
237 time.

238  
239 *West side of U.S. 23*

240 7.7 Parallel access road "A" should be constructed in increments along the Liberty  
241 Township and Berlin Township line north to south. The first easement segments of this  
242 road are dedicated in the Park at Greif, west of P&D Builders. The road should  
243 eventually run from the northwest corner of the 5542 Columbus Pike, north to Grief  
244 Parkway.

245  
246 Mr. Sanders said that there is a backage road that goes up behind the parcels and is  
247 indicated by a dotted line in an approximate location. He noted that an easement does  
248 exist, and the assumption is that when the P&D Builders site went in, that turn could  
249 potentially become a road and these would all be rear-loaded so there aren't many turns  
250 onto Route 23.

251  
252 Mr. Sanders said there is a typo: the language should state, "Is recommended to be...."  
253 and the standard language should be inserted here.

254  
255 Mr. Sanders said that this language captures the intent of this road as it makes its way up  
256 and results in rear loading. The access onto Route 23 won't go away completely, but that  
257 will be a better way in and out and traffic could access the light.

258  
259 Ms. Bringardner asked that the location of the railroad be pointed out. Mr. Sanders  
260 indicated its location and said it was off-site.

261  
262 Mr. Thompson asked if the access road would intersect with Hyatts Road eventually, or  
263 whether there would be a t-turn. Mr. Sanders said that was not on the current plan and  
264 the other road doesn't go down there either. On this side there is a major ravine which  
265 would be a real challenge to cross. Anywhere the road is put there will be issues with the  
266 topography. Ideally, it would be nice if it connected all the way down, and that could be  
267 reference on the map. However, he wasn't sure if that was feasible.

268  
269 Mr. Sedlacek said it could be shown, although that doesn't necessarily mean it should be  
270 done. The topography on the west side is challenging as well, less so to the west a little.  
271 Mr. Sanders said that Liberty Township's plan may show a road going all the way down.  
272 Once a connection is available down there, perhaps another connection isn't necessary on  
273 the other side as that would be a better place due to its flatter attributes.

274  
275 Mr. Sanders said that the lots in that area are recommended to stay residential because  
276 there is a very residential feel in that area.

277  
278 *East side of U.S. 23*

279 7.8 Recommend Planned Commercial as shown on the Comprehensive Land Use Plan  
280 map.

281  
282 7.9 There should be dedication and incremental construction of a parallel access road to  
283 U.S. 23 by individual landowners as their parcels develop. This parallel access road "C"  
284 should connect Peachblow Road on the north, run parallel to and approximately 1200 feet  
285 east of U.S. 23, running south until heading slightly west to provide access to a new  
286 entrance to the manufactured home park. Connor Lane should be extended to the east to  
287 connect with the new road.

288  
289 The Connor Lane entrance to U.S. 23 should be closed in a cul-de-sac after the entrance  
290 to the completed parallel access road (with improved access to U.S. 23) is achieved. Mr.  
291 Sanders said that this could be via a right-in/right-out access, as the township won't make  
292 it a cul-de-sac, it would be the Ohio Department of Transportation as development  
293 occurs. The curve in the road makes it difficult.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

294

295 Mr. Sanders said that the indicated line and the text better captures what was discussed a  
296 few years ago. The reference to C is north of the park.

297

298 7.10 A parallel access road "B" should be incrementally constructed from the south side  
299 of the home park parallel and approximately 400 feet east of U.S. 23 south to the large  
300 ravine, as depicted on the land use map.

301

302 Mr. Sanders said that this road runs along the back of the still-residential property into the  
303 re-zoned site, which showed this configuration the last time it was approved. He asked if  
304 there was agreement with this language, and there was no response.

305

306 7.11 Only low level, downward-cast lighting should be allowed to prevent a halo effect  
307 on the night sky in support of the Perkins Observatory.

308

309 7.12 Ground signs should be the only types of sign permitted along U.S. 23 to avoid sign  
310 clutter. Tall pole signs and billboard signs should be prohibited.

311

312 7.13 A Berlin Township "look" or architectural sign syntax should be developed.

313

314 7.14 Extensive landscaping should be required in parking lots to avoid the "sea of  
315 asphalt". Use landscaping to divide parking areas by using islands at reasonable spacing,  
316 at ends of rows, and along U.S. 23 frontage.

317

318 *Sub Area 7B*

319 Land area: 647 acres, Potential development acreage: 457 acres

320 Current estimated population: 110 (41 housing units)

321 Current Conditions: A small industrial area exists on the south side of Peachblow Road.  
322 This area is bounded by commercial zoning on the west, a mix of industrial and low  
323 density Farm Residential on the north, the railroad tracks on the east and Shanahan Road  
324 on the south.

325

326 *Recommendations: Sub Area 7B*

327 7.15 Retain low-density residential zoning along the north side of Shanahan Road to a  
328 line parallel to and approximately 700 feet north of Shanahan Road.

329

330 Mr. Sanders said that it will essentially retain what is there now and some lot splits could  
331 perhaps occur. The density of one unit/acre when sewer is available or two units/acre  
332 when septic systems are used is not indicated but that would happen in the FR-1 district.

333

334 7.16 North of the Shanahan Road residential frontage, light industrial park-type uses are  
335 recommended as shown on the Comprehensive Land Use Plan. The land is flat, has rail  
336 access, public water, U.S. 23 frontage and good drainage if many parcels are planned  
337 together to use the swale that empties east to west under Shanahan Road.

338

339 Mr. Sanders said that the current CLUP has more language which indicates that the swale  
340 makes this area great for development. However, there is a way to get an outlet  
341 anywhere, so that can be overcome. He noted that he had simplified the language  
342 slightly, and said that this should represent the township's current plan.

343

344 Mr. Sanders said that in the future, there may be a way to bring access down to Shanahan  
345 Road. Mr. Hahn said that the property under the "AHA" on the map is owned by the  
346 same corporation who is planning to have an access through that property. Mr. Sanders  
347 said that whatever happens back here shouldn't all funnel out to Route 23 at a single  
348 point, and it seems logical that there would have to be some way to enter.

349

350 Mr. Sanders said that on the other hand, that goes right to the school, and it depends on  
351 how, when or if Shanahan Road is improved. He said perhaps it should be across from  
352 the entrance or from the other entrance. It is unfortunate that it lines up there.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

353

354 Mr. Hahn said the developer is possibly going to ask the Commission to allow condos in  
355 that section, right behind the single-family homes and that would be an entrance to the  
356 condos.

357

358 Mr. Sedlacek said he thought the parcel was further west than the school. Mr. Sanders  
359 pointed out the Triangle Properties parcel, which is the same company as Don Kenney.  
360 Mr. Hahn asked whether Kenney owns the property indicated under the "SH" letters. Mr.  
361 Sedlacek said he was referring to another property. Mr. Sanders said that Evans  
362 Investments owns a lot of property in that area. Mr. Sedlacek said it wouldn't be as bad  
363 as it would be if it was directly across from the school.

364

365 Mr. Sanders asked whether the Commission wanted to reference an entrance from  
366 Shanahan Road. Mr. Sedlacek said he would, and he asked Mr. Sanders what his  
367 recommendation would be.

368

369 Mr. Sanders said that Orange Township potentially has a road which will be built north in  
370 the future, and he noted that condos are planned for the area behind the Orangewick  
371 subdivision. However, that wouldn't really help this issue. He said a line could be drawn  
372 with an arrow so it is not trying to recommend that a road will be built and then comes  
373 right back down.

374

375 Ms. Kerlin said that putting the road through the other property is actually a better  
376 location because it wouldn't T at the school and it could eventually go all the way up to  
377 the other proposed road with the cul-de-sac. That would provide much better all-around  
378 access, and she suggested that it wouldn't hurt to reference it in the plan.

379

380 Mr. Hahn said there are a number of large-acreage locations which could provide access  
381 near the railroad tracks, and referencing it would ensure that the Commission will be  
382 cognizant of that and that opportunities to provide access roads will be taken advantage  
383 of in the future.

384

385 Mr. Thompson said there could be an intersection at North Road unless it was too close  
386 to the railroad tracks. Ms. Kerlin noted that there is a lot of backed up traffic in that area,  
387 and Mr. Thompson said that was true when there is a train.

388

389 Mr. Hahn said he suspected that ultimately the farm land in the area where North Road  
390 ends will be rezoned.

391

392 Mr. Simpson said that it seemed that it would be a good idea to plan in advance to have  
393 an intersection which goes straight across, rather than having a T-intersection. He  
394 preferred to have it at North Road or where the school road comes out. Mr. Sedlacek said  
395 it can always be shown on the CLUP, as the road won't be built until the land is  
396 purchased.

397

398 Mr. Hahn said that in places like this along Route 36/37, the township could meet with  
399 the existing property owners and state that if they ever come in for a redevelopment, that  
400 is where a road will go. That way it will be known in advance what is planned for the  
401 area.

402

403 Mr. Sanders said he would add language indicating that a second access is desired with  
404 two options, and they will be noted on the map. What happens is dependant on whatever  
405 comes in first, and it may be at both locations.

406

407 7.17 Retain a low-density single family residential usage along the south Side of  
408 Peachblow Road as shown on the Comprehensive Land Use Plan.

409

410 Mr. Sanders said that he felt this should be more specific. It's currently showing the  
411 same density as the other side of the tracks, and he asked if that is what the Commission

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

412 wants. Mr. Hahn said that on the other side of the track, at Peachblow Road north, and  
413 along the potential new township border, the Commission had been considering a density  
414 of 1.85 units/acre to attempt to prevent further annexation.

415  
416 Mr. Sanders said that the symbol is as it currently exists. When the map was updated, the  
417 language wasn't updated. He sees the low-density single family residential development  
418 as one unit/acre and he asked whether the Commission wanted the map to show that or  
419 the 1.85 units/acre. He said this could be considered city growth.

420  
421 Mr. Hahn said it would be difficult for a builder to build 1 unit/acre houses across the  
422 street from higher density developments, and also difficult not to ask for annexation to  
423 the City of Delaware to get higher density. A density of 1.85 units/acre may help prevent  
424 that. He said including that in the plan would not mean the property is zoned that way; it  
425 is just the vision for the township.

426  
427 Mr. Sedlacek said the zoning maps wouldn't be changed until a development comes in,  
428 and the zoning map shows a density of 1 unit/acre. It was acceptable to him to leave it at  
429 1.85 units/acre, and he asked for Commission input. Mr. Hahn said that would help let  
430 developers know that they can come to the Commission prior to going to the city of  
431 Delaware. Mr. Sanders noted that it backs up to industrial development.

432  
433 Ms. Yorke and Ms. Kerlin agreed with Mr. Hahn.

434  
435 7.18 Improve Peachblow Road pursuant to recommendations from the County Engineer.

436  
437 Sub Area 7C

438 Land area: 370.53 acres (880 annexed by the City of Delaware)

439 Potential development acreage: 274 acres

440 Current estimated population: 51 (19 housing units)

441 2010 Berlin Township Land Use Plan, page 125

442 Current Conditions: (Peachblow Road on the south to Cheshire Road on the north, from  
443 the township line on the west to the Conrail tracks. The township area north of  
444 Peachblow is all zoned FR-1, single-family one acre minimum lot size.

445 Recommendations: Sub Area 7C

446

447 7.19 Develop areas that remain in the township as single-family residential. If centralized  
448 water and sewer are available, then densities may be allowed up to 1.85 units per acre. If  
449 centralized water and sewer are not available, then lot sizes should be one unit per acre or  
450 larger in accordance with Health District regulations for on-lot septic systems.

451

452 Mr. Sanders said that if the property stays in the township, which would mean that  
453 somebody wanted to develop without sewer, they are already limited to some extent by  
454 the FR-1 zoning.

455

456 Planning Area Eight – Suburban Heart

457 Land area: 2,767 acres, Potential development acreage: 926 acres

458 Current estimated population: 1,525 (569 housing units)

459

460 The area is bounded on the west by the Conrail tracks, on the east by Alum Creek on the  
461 south by Orange Township, on the north by Cheshire Road. This area is the suburban  
462 heart of the township. There is county sewer available or planned to be available to this  
463 area, although the ultimate sewer capacity will be affected by uses elsewhere in the  
464 township and the county. There is a main sewer line on S. Old State Road that crosses  
465 Hollenback Road to Arrowhead elementary school.

466

467 Although there is prime agricultural soil on the west side of Sub Area 8, its proximity to  
468 Cheshire Road, and S. Old State, and to Orange Township, with sanitary sewer service,  
469 make long-term agricultural use unlikely. There are numerous drainage ravines, which  
470 empty to Alum Creek, making development feasible.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

471  
472 8.1 West of Piatt Road and south of Peachblow Road, the plan recommends development  
473 at one unit per acre without sanitary sewer, or up to 1.85 units per acre with centralized  
474 sanitary sewer.  
475  
476 Mr. Sanders said this should state “South of Cheshire Road” instead of Peachblow Road,  
477 as it is supposed to go all the way up to Cheshire Road.  
478  
479 8.2 East of Piatt Road and north of Peachblow Road, the plan recommends development  
480 at one unit per acre without sanitary sewer, or up to 1.5 units per acre with centralized  
481 sanitary sewer.  
482  
483 Mr. Sanders said this is a slightly lower density and it would be comparable for the area.  
484 Open space would be required as part of the developments per the zoning resolution. He  
485 asked if the densities indicated were where the Commission wanted them to be. There  
486 were no dissenting comments.  
487  
488 8.3 A large, approximately 40-acre township park would be desirable for athletic fields  
489 and organized sports when the township is fully built out. This park would be centrally  
490 located if land could be acquired at the northwest corner of this area, on the east of the  
491 railroad tracks, south of Cheshire Road.  
492  
493 Mr. Sanders said he added the 40-acre detail to the text because to just state that a “large”  
494 park wasn’t specific enough. He noted that the large park in Liberty Township on Home  
495 Road is about twice that size. Mr. Sedlacek whether the property was all one large  
496 parcel. Mr. Sanders said it is 61 acres and the other parcel below it is 26 acres.  
497  
498 Mr. Sedlacek asked why the text would just state 40 acres. Mr. Sanders said that was just  
499 a general size. Mr. Sedlacek said he would prefer that it state 61 acres. Ms. Kerlin  
500 agreed, and asked why it would state only half the parcel, and she asked what would be  
501 done with the rest of it. Somebody proposed stating 40-60 acres.  
502  
503 Mr. Gemienhardt said that regarding the residential lots just north of the Peachblow Road  
504 area and the one-acre lots on Piatt Road, a density of 1.85 unit/acre was discussed. He  
505 asked why the density was different across the street, as it didn’t seem like a good  
506 transition from a one-unit/acre lot to a highly-packed 1.85 units/acre. He asked how  
507 practical it would be to squeeze in ¼-acre lots in-between those developments. Right  
508 across the street the development would be more open and less dense.  
509  
510 Mr. Hahn said that the existing houses east of Piatt Road are also very different than  
511 those across the street. Mr. Gemienhardt said it seemed to be a “wedge-job.” Mr.  
512 Sanders said it could be grouped to have residential in one area and the open space along  
513 the road and that would fit in. The current density is probably due to the railroad tracks,  
514 as typically that type of area has higher density.  
515  
516 Ms. Kerlin agreed and said that somebody who purchases a larger plot of land won’t want  
517 to put it right up against the railroad tracks. Mr. Sanders said he understood Mr.  
518 Gemienhardt’s point, that more people would be impacted by the higher density and  
519 fewer people would be impacted by the lower density.  
520  
521 Mr. Gemienhardt asked whether that strip of land in the wedged area is owned by own  
522 owner. Mr. Sanders said the first two are owned by Mr. Gardner, and the other is owned  
523 by another owner.  
524  
525 Mr. Sanders said the only reason the density may go to under ¼ acre is if there is enough  
526 open space and the lots could be clustered. Mr. Gemienhardt said that he supposed that if  
527 the reason for having lower density is because it abuts a railroad track, that would be a  
528 valid reason, but he was practically trying to figure out what would happen to the 30 or so  
529 existing residents when that property is developed in that dense a manner.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

530

531 Mr. Hahn said that he would rather see a park in that area to the east. Mr. Gemienhardt  
532 asked if the park designation was ever on the map. Mr. Sanders said it was not included  
533 as a symbol on the current plan. Mr. Gemienhardt asked if it would be good to have that  
534 in the text, in order to encourage parks; there are not very many parks in the area. Mr.  
535 Sanders said he was seeking a more park-like symbol for that area so it is known that is  
536 the general area where the township would like to see a park.

537

538 Mr. Hahn said that he knows somebody who recently refinanced their property in Berlin  
539 Township, and its value had dropped from a value of \$30,000/acre to \$3,000/acre due to  
540 current economic conditions.

541

542 Mr. Gemienhardt said he had thought that some parkland had been designated on the  
543 map. He was told that it was not, and Mr. Sedlacek said that it was only designated as A-  
544 1, which is some kind of agricultural designation.

545

546 Mr. Gemienhardt said it may be possible to work with a developer to allow higher density  
547 housing if the developer is willing to donate land for a township park. Mr. Sedlacek said  
548 he liked that idea.

549

550 Ms. Kerlin said that if one is assuming that the land would all be developed at the same  
551 time, and it is not, the area may never be developed as a park. Mr. Hahn said one would  
552 think a developer would try to obtain all the property. Mr. Sedlacek said that if one  
553 developer owned all that property, from Cheshire Road all the way down to Peachblow,  
554 there would be an opportunity to get what the township wants in that area.

555

556 Mr. Sanders said that perhaps a row of houses with sewer service could be built and a  
557 linear park could be built along the railroad track which buffers the residential area from  
558 the railroad tracks.

559

560 Mr. Hahn said that if a park is built, it would be nice to have some fields. Mr. Sedlacek  
561 said that all the kids in Berlin Township have to go to other townships to practice sports,  
562 and Berlin Township doesn't have much except for the schools on this side of Route 23.

563

564 Mr. Sanders said he could do an outline of the park and state in the text that a park is  
565 desirable somewhere in this area. Mr. Sedlacek agreed and said it would be a great idea  
566 to let the developer decide what part of the parcel they want to donate to the township.  
567 He would like to see it on the map. He asked for Commission comments. Ms. Kerlin  
568 agreed.

569

570 Mr. Valentine said he agreed that it should be on the CLUP map, but he said one of the  
571 objectives was to make the property less appealing for the City of Delaware to annex.  
572 Area 7C is Delaware, and if the CLUP is too stringent, such as requiring that a 40-acre  
573 park be developed, the developer will annex to the City of Delaware, which would be  
574 easy.

575

576 Mr. Sanders said there is an agreement that Delaware County would serve that side and a  
577 sewer line is available all the way up to a point. He said he assumed that the 1.85  
578 units/acre would be placed in that area and the park would be discussed and worked in  
579 there. Mr. Valentine was concerned that requiring a 40-acre park would dramatically  
580 affect the density.

581

582 Ms. Yorko asked what the City of Delaware's parkland dedication requirement was. Mr.  
583 Sanders was not sure, and he said there are many possibilities in the city, including  
584 donating fees in lieu of parkland. Mr. Sedlacek said he wanted to keep the density at 1.85  
585 units/acre. He liked the concept of boxing the area in and indicating that a park would be  
586 located in that area. He added that including it now would put developers on alert that  
587 that is what the township wants.

588

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

589 Mr. Gemienhardt asked if Mr. Sanders would designate some kind of parameters for the  
590 park, other than just a 3-acre park underneath the utility wires. Mr. Sanders said he  
591 would include the 40-60-acre reference in the text, and state that the park should be  
592 located somewhere in this area as development occurs.

593

594 Mr. Gemienhardt said the changes will provide a potential developer with many options  
595 and there could be a lot of creativity. If high-density is allowed, condos could be  
596 clustered for a nice community.

597

598 8.4 The 2001 Thoroughfare Plan and other local plans recommend the extension of Piatt  
599 Road at the Berlin Township line south to Lewis Center and the extension of Shanahan  
600 east to South Old State Road. The plan for Sub Area 8 supports such a Piatt Road  
601 extension by proposed new road I south to Lewis Center.

602

603 Mr. Sanders said the current plan shows the extension along the township line. Orange  
604 Township's CLUP indicates that it dips down and aligning with the road, which helps  
605 with the topography in that area. There was some prior discussions regarding why that  
606 wasn't good for Berlin Township because that would put development on the Orange  
607 Township side, but now that the lots are there along the township line, he didn't think  
608 they could be "swept up" into Berlin Township. The only place for that road to go is  
609 down.

610

611 Mr. Sanders said it can remain on the line in the CLUP, and he asked if the Commission  
612 had any issues with that. The text indicates that the intersection will be a full intersection  
613 at some point.

614

615 8.5 A bike path along Piatt Road and Cheshire Roads would link the proposed park with  
616 Cheshire and Lewis Center. Other paths should be included along major arterials as  
617 scheduled improvements are made.

618

619 Mr. Sanders said that perhaps a bike path could be built along the railroad tracks and that  
620 could serve as a buffer itself. Mr. Sanders said that Orange Township is working with the  
621 railroad and the property owners along the railroad tracks to get the path at least up to  
622 Lewis Center Road. It is possible that eventually it could be brought up.

623

624 Mr. Hahn said that a bike path could be a nice buffer between the houses and the railroad  
625 tracks, and it would be easier to get the land. Mr. Sanders said he thought that the  
626 proposed language provides flexibility and doesn't lock the bike path into being along the  
627 road; it states that the township wants a north/south bike path.

628

629 Mr. Sedlacek asked if the path would be located on property owned by the railroad. Mr.  
630 Sanders said the railroad is picky about that, and it would depend how wide their property  
631 is. The paths in Orange Township in that area have been part of developments just off  
632 the railroad.

633

634 Mr. Hahn said that it seems that railroad rights-of-way can be about 40' on either side of  
635 the tracks, and he asked if anybody knew what it usually is in Ohio. Nobody was sure.  
636 Mr. Sanders said that when the township works on parks in the future, it may revisit the  
637 bike path issue. The concept of bike paths has always generated a lot of interest,  
638 including how they happen, how the paths are funded, etc. which go well beyond the  
639 recommendations in the CLUP.

640

641 8.6 A neighborhood commercial area is recommended for the improved full intersection  
642 of Piatt Road and Shanahan Road. Small retail and office uses should be limited to an  
643 area approximately 300 feet in depth on the north side of Shanahan. The area would  
644 extend approximately 500 feet east of Piatt Road. Buildings should be oriented to the  
645 street, with parking to the side and rear. Sidewalk connections should be included to  
646 the any adjacent residential development with ample buffering where non-residential uses  
647 are located next to residential development.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

648

649 Mr. Sanders said this section is new and there could potentially be a lot of discussion  
650 because it came about from some other references which have been made. Orange  
651 Township has indicated that it doesn't want any more commercial development on the  
652 east side of the tracks, which makes sense because they have a lot of frontage along  
653 Route 23. The frontage along Route 23 is limited in Berlin Township, so it could make  
654 sense to have a small neighborhood commercial development which is limited in size, to  
655 be located somewhere on the east side of the tracks.

656

657 The best place to put that would be a location which is indicated in advance so residents  
658 are not upset by it. This is at Shanahan Road where it T's into Piatt and there are stubs  
659 going east and south. One set is a full intersection, and he asked whether it would make  
660 sense to put commercial development there perhaps 300' in width, north of Shanahan,  
661 and also extend it a few hundred feet into the east side.

662

663 Mr. Hahn asked about putting it on the west side of the tracks in-between the tracks and  
664 North Road, because extending North Road to the land north of Cheshire Road has been  
665 discussed.

666

667 Ms. Kerlin said she can see why it was placed where it is, as there are no existing homes  
668 in that area. Mr. Sedlacek asked about extending the road to the west and north. He  
669 asked for the Commission's thoughts on that.

670

671 Ms. Kerlin said that there is no other draw to that area, and neighborhood commercial in  
672 that area would not be profitable. She likened it to the historic Cheshire area, where there  
673 is no draw either. She said that commercial uses should be located in the higher-traffic  
674 areas where there is increased visibility, so that businesses will thrive.

675

676 Mr. Sedlacek said that once the roads have been built, traffic should increase quite a bit.  
677 Mr. Gemienhardt asked if Mr. Sanders was familiar with Orange Township's plans for  
678 the area on the south side between the railroad track and the road extension. Mr. Sanders  
679 said it was probably the typical two-units/acre residential designation, and there is no  
680 commercial in that area.

681

682 Ms. Yorke said she liked the concept of having a small neighborhood commercial area  
683 there, west of the tracks. Mr. Sedlacek asked Mr. Sanders said he hadn't really thought  
684 about how important it would be to make it cohesive on just one side of the railroad  
685 tracks, based on when the intersection is there.

686

687 Ms. Korleski said the use would be like the little center in Lewis Center, which seems to  
688 thrive. She said she wouldn't use it, but some people obviously use it. Ms. Kerlin said  
689 that barber shops are a staple, but there are other storefronts which come and go  
690 continually because people can't stay in business. Ms. Korleski said that would depend  
691 on the kind of business.

692

693 Mr. Hahn said that subarea 7B was discussed as being commercial, and it could become a  
694 cluster of employment. The North Road/Shanahan intersection would draw light  
695 commercial development such as barber shops, etc. and could provide a buffer between  
696 that industry and the houses along Shanahan Road. On the right side, industry would  
697 have to come down and cross the tracks, which can be difficult if there is a train coming.

698

699 Ms. Hahn said that he liked the idea of light commercial, but it could be moved to west of  
700 the tracks to provide a buffer west of 7B for the light industry, and fighting residents  
701 from the east side of the tracks who wouldn't want the use there. It would seem to be a  
702 natural place to draw people down for lunch in that area, as well as over at Route 23.

703

704 Mr. Simpson said that extending light commercial west of the railroad tracks would  
705 impact existing houses, while there is nothing to the east side yet so residents would be  
706 aware of it before anything is built.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

707

708 Mr. Sanders said that railroad tracks form a psychological barrier. As Piatt Road is  
709 extended, there will be a new arterial road which is done right, whereas for North Road,  
710 who knows when what will be that kind of quality. More of the residential developments  
711 in both Orange and Berlin Townships would be captured by being on the other side,  
712 although he can see value in having it either way.

713

714 Ms. Kerlin said that Shanahan Road is a closed campus, but perhaps having the  
715 commercial on the east side would be better because it won't impact the school area or  
716 create a dangerous situation.

717

718 Mr. Sedlacek asked to go back to the original suggestion and said the Commission was  
719 likely to agree to that.

720

721 8.7 An entrance feature at the intersection of Piatt Road and Shanahan Road could be  
722 incorporated into this development and would give interest and recognition upon entering  
723 Berlin Township.

724

725 Mr. Sanders said that language from the existing plan mentioned an entrance feature into  
726 the township, which makes a lot more sense because it could be included if there is a  
727 development built in that area and the roads are built.

728

729

**AGENDA ITEM: OTHER BUSINESS**

730

**Presentation from Neighborhood Design Center**

731 Mr. Sanders introduced Al Berthal, of the Neighborhood Design Center (NDC), who has  
732 done work for other communities. His group does design exercises and Mr. Sanders was  
733 put in contact with the group via people he knows from Franklin County.

734

735 Mr. Berthal said that Cheryl Huffman, a fulltime landscape architect on his staff. He said  
736 his firm put together a brochure which includes some things his group has done and  
737 which Berlin Township may be interested in. The purpose of him attending this meeting  
738 is so Ms. Huffman can walk the BZC through projects the NDC has done and then a  
739 discussion will be held regarding which projects the BZC would like to consider.

740

741 Mr. Sanders said that something which would benefit the BZC is the historic Cheshire  
742 Village and signage.

743

744 Ms. Huffman explained that the NDC is a 501 (c) (3) group and it works with student  
745 interns from the Ohio State University and the University of Cincinnati who are studying  
746 landscape architecture and planning. There are 3 fulltime staff members including her  
747 and there are 8-12 interns at any time depending on the time of year.

748

749 Ms. Huffman pointed out a photograph of the NDC's building, which she said two of the  
750 NDC interns helped design. She also provided an example of a type of signage and also a  
751 study which was done for the Cleveland Avenue area in Franklin County. It was a study  
752 of the shopping center in that area and the type of "treescaping" improvement which  
753 could be done, as well as an improved bus stop, new trash cans, bike lanes, etc.

754

755 Ms. Huffman pointed out a table of factors which helped determine how to best connect  
756 the east and west sides of the bike trail and also regarding a network of efficient trails.

757

758 Ms. Huffman indicated a bridge over Alum Creek which was done in a study for the City  
759 of Westerville. She said the group does many things and there are continual  
760 improvements. The NDC provides overall visioning to create a concept.

761

762 Ms. Huffman provided information from a study done for the City of Newark which  
763 studied street trees and other improvements along vacant lots. She showed a signage  
764 project for the downtown which included a focus on signage.

765

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

766

767

768

769

770

771

Ms. Huffman said this is just a very small sample of the type of work that she does, and she encouraged the BZC to ~~view~~ the NDC website [www.neighborhooddesign.org](http://www.neighborhooddesign.org). The NDC services are wide-ranging from an architectural and planning standpoint to urban design.

Deleted: check out

Formatted: Font color: Black

772

773

774

775

776

Mr. Berthal said that he has discovered that the students who work at the NDC are not all the same and that they all have interesting talents and they work very well together as there is a lot of cross training. For example, today there were landscape architects doing facades on a building in downtown Columbus.

777

778

779

780

781

782

Mr. Berthal said that the process usually begins by obtaining a shopping list of items the client would like the NDC to consider and they put together a simple 2-3 page proposal. This will be divided into work steps, and traditionally the first work step is the discovery area where the NDC works with clients to better refine what they would like the NDC to do.

783

784

785

786

787

Mr. Berthal said the second work step is to create some responses to what the NDC is supposed to be looking at, such as streetscapes, etc. and those responses are presented to the client for comments. Those comments are taken and the plan is modified accordingly and then a final package is produced.

788

789

790

791

792

Mr. Berthal said the NDC is accustomed to doing many public presentations. In comparison, this is a relatively small group. The group has handled presentations to the Hilltop area in Columbus where there were traffic issues which the NDC helped the Department of Development to solve.

793

794

795

796

Mr. Berthal said Ms. Huffman conducted a focus group table. Large and complex projects are broken into focus groups so everybody can be heard. He asked how the NDC could help Berlin Township.

797

798

799

800

801

Mr. Sedlacek said that the township is very interested in enhancing the historic village of Cheshire, and he asked for a thumbnail sketch of what the group could possibly do there. Mr. Berthal said if he didn't know it was there, he would have missed it. Mr. Sedlacek said that directions and signage are what is probably needed first.

802

803

804

805

806

807

Mr. Berthal said the NDC does a lot with seeking identities and it seemed that one thing which would be important is to acknowledge how one is getting to the area and that they are there, and why they are there. What are the attributes of that area? It's not a very big place, and there aren't many buildings, and it would be a good idea to announce its location on both sides as one enters the area.

808

809

810

811

Mr. Berthal said that signage is not very expensive and there are many types of signs, including tall, short, round, lighted, etc. and the NDC tries to find the sign which will best fit the client or the issue. Signage would be one area he would consider.

812

813

814

815

816

Mr. Berthal said much time is spent in the streets and rights-of-ways and how can those areas be made to look better? How can a place be merchandised to the eye? The NDC doesn't do market studies so he can't help with trying to identify which retailers would be appropriate.

817

818

819

820

821

Mr. Hahn asked about a theme/character/brand for the area to include signage, rebuilding of facades in a theme, etc. Mr. Berthal said the NDC can do that and he noted that one thing he would do on Cleveland Avenue is to make recommendations regarding how to re-façade some of those buildings.

822

823

Mr. Berthal said that even though a place many have a name, it can be given an icon which continually resonates in peoples' minds. The City of Columbus is a big fan of

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

824 districts and they seem to be proliferating. One may wonder why they would do that, but  
825 it helps provide people a name and an identity.

826  
827 Mr. Hahn said that the village of Cheshire does have history behind it. He noted also that  
828 the largest/tallest cottonwood tree in the State of Ohio is located at a corner there. He  
829 said Mr. Armstrong is discussing perhaps having a park with benches around the tree for  
830 people to visit after visiting the local retailers.

831  
832 Ms. Kerlin said that even the identity of the tree and its background could be provided.  
833 Mr. Hahn said it happens to be on public park land, so it is probable that the township  
834 could get the park to work with them on this.

835  
836 Mr. Berthal said this project is less complex than some. Ms. Kerlin said he may suspect  
837 that to be true, but due to the state park the issue becomes fairly complex. She has  
838 researched the issue and discussed it with the park and there are limitations to what can  
839 be done. She said there is also private property as well as a varying rights-of-way from  
840 lot to lot.

841  
842 Mr. Berthal said that some mapping of the area would be required during the discovery  
843 period.

844  
845 Ms. Kerlin said the township would also be interested in proposals for future trails/paths  
846 in the Africa Road and other areas to help provide access to the village of Cheshire area.  
847 Thus it would be important to identify areas where that could be done.

848  
849 Mr. Hahn said there is an easement right-of-way from the Meadows of Cheshire into that  
850 area which has never been taken advantage of. It could allow walking from the  
851 neighborhood to the village.

852  
853 Mr. Hahn asked about a bike trail plan throughout the township, as it seems the NDC has  
854 done that before. Mr. Berthal said he doesn't represent his firm as biking experts, but it  
855 can help with that. He said that for example, Newark had two vital biking groups that  
856 didn't necessarily agree where the trail should go. His group tried to bring those groups  
857 together by actually riding every conceivable trail in Newark

858  
859 Mr. Sanders asked about the process which the NDC follows. Mr. Berthal said that  
860 perhaps the NDC could put together a proposal using the information it gleans from the  
861 township and indicating a process by which it felt the township could achieve its ends.  
862 He said the village of Cheshire has no identity, although it does have some substance.

863  
864 Mr. Sedlacek said that Mr. Berthal mentioned that he would do a shopping list. Mr.  
865 Berthal said that would be the discovery period. Mr. Sedlacek asked if it would then  
866 evolve into a proposal which would be broken down into work steps. Mr. Berthal said  
867 the NDC would provide a proposal after this meeting which would include costs.

868  
869 Mr. Sedlacek said that the BZC doesn't have a budget and would need to rely upon the  
870 trustees, and he suggested that the trustees be invited to a meeting where the NDC would  
871 provide the proposal. He asked whether that was the normal process or whether Mr.  
872 Berthal would provide the proposal to the BZC and they would present it to the trustees.

873  
874 Mr. Berthal said that Franklin County retained the NDC but their real clients were the  
875 township trustees. The NDC is a 501(c) (3) and it doesn't compete with professionals; he  
876 is the only licensed professional in the group and he doesn't use his license.

877  
878 Mr. Berthal proposed putting a proposal together which includes fees and making a  
879 proposal to the BZC and the township trustees. If it is decided that the proposal is too  
880 expensive, some components could be taken out. Alternatively, something may have  
881 been missed and something may need to be added into the scope, and the fee  
882 consequences of that would be determined.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

883

884 Mr. Hahn said that perhaps the first proposal could focus on the village of Cheshire and  
885 perhaps the second proposal could discuss bike trails. He said that somebody had  
886 mentioned potential grants being available for the work, and that would have to be  
887 discussed with the trustees as well.

888

889 Mr. Sanders said that there was a big gap between this time and last time, because when  
890 he first approached the economic development office in Delaware County, they hadn't  
891 necessarily dealt with it the way Franklin County had. They said that Berlin Township  
892 does well enough that they don't rank as a distressed community which usually gets the  
893 grant money.

894

895 Mr. Sanders said that there is a section of the community development block grant which  
896 is for planning purposes and doesn't have that type of poverty requirement. The director  
897 of development for Delaware County Gus Comstock told him that there is some money  
898 left over which hadn't been claimed for this year, which may be available for this project.  
899 Mr. Sanders said he quickly took action, but he can't do anything without the proposal.

900

901 Mr. Sedlacek asked how long it would take before the proposal could be presented and  
902 also how long it would take. Mr. Berthal said that many of the NDC's clients are in a  
903 hurry. The steps he would take would be to bring a team up here to become familiar with  
904 the area and look for scope. Photographs would be taken, mapping research would be  
905 done, Mr. Sanders may be contacted, and the team would meet key people.

906

907 Mr. Berthal said that if Mr. Sanders were comfortable with the direction the NDC was  
908 going, it would put it into a tight document with scope, deadlines, etc. He noted that  
909 timely client reviews are important to meet deadlines, and if all goes as expected it should  
910 take 45-60 days. Most of the work is done over the summer as the students from Ohio  
911 State are fulltime and they ramp up.

912

913 Mr. Berthal said he said it would take about 3 weeks for the NDC to create a proposal  
914 and that would be sent to the township so they can review it prior to a meeting. Mr. Hahn  
915 asked if the NDC would want to meet with any BZC members. Mr. Berthal said that  
916 wouldn't be necessary at this point and he noted that each proposal is customized and  
917 written per a particular project but they are somewhat generic. For example, if signage is  
918 mentioned, the type of signage won't be mentioned. Instead, the concept of the necessity  
919 of a sign and of giving identity to this place will be stated.

920

921 Mr. Hahn said he was interested in the park concept in the village of Cheshire. Mr.  
922 Berthal said he could include that in the proposal.

923

924 Mr. Berthal noted that the NDC doesn't do technical drawings, and it will provide a  
925 vision/concept which can be used to create technical drawings later.

926

927 Ms. Kerlin asked the group to keep in mind that the township has a limited budget for  
928 upkeep. Also, it would have to be integrated very naturally into the surrounding area and  
929 be something simple and long-lasting yet not intrusive to the landscape. Mr. Hahn said  
930 that for example, state park funding just cut out their rescue boats for the fire department  
931 so it has to take care of its own boats now.

932

933 Mr. Berthal said the NDC would come up here to discover what hits him when he sees  
934 this place and what it thinks it needs. Mr. Hahn said that it would be helpful for them to  
935 know some of the parameters for discovery. Mr. Sedlacek said it sounds as though Mr.  
936 Sanders will be the liaison between this area and Mr. Berthal and he is aware of many of  
937 the details.

938

939 Mr. Berthal said he has to play the game with the BZC and it can't be expected that Mr.  
940 Sanders can interpret all the subtleties of what the BZC and the other residents are

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

941 thinking. This should be a broadly-based operation and the trustees would probably  
942 reward that effort. He noted this is a public process.

943  
944 Mr. Sanders said that the NDC is a more interactive setting than that of tonight, and there  
945 are exercises and focus groups held which will provide ideas which don't usually come  
946 out of this type of setting.

947  
948 Mr. Berthal said the students are used to creating on the spot. They go hide out  
949 somewhere and come out a week later with a perfect plan, because there is no perfect  
950 plan.

951  
952 Mr. Simpson pointed out that while driving east on Cheshire Road, one can see a sign, if  
953 looking closely, which says Cheshire.

954  
955 Mr. Fallon asked if it was the BZC's intention to take the vision and put it into the land  
956 use plan, or whether it would be in addition to the land use plan. Mr. Sedlacek said it  
957 would be in addition to it. Mr. Hahn noted that it could be added to the land use plan.

958  
959 Mr. Berthal said when he worked with Franklin County, he tracked a project together and  
960 the NDC's work was integrated into their planning work. The NDC is starting to do  
961 more of that now as there is more understanding that a plan without some visual  
962 substance doesn't really help much. A plan can state that there will be different land uses  
963 in different locations, but providing a picture of what that may look like helps people to  
964 recognize the impact of such a plan.

965  
966 Mr. Berthal noted that upon acceptance, the NDC would begin immediately because the  
967 students all go back to school in September.

968  
969 Mr. Berthal noted that he is on the board of directors for the AIA and those meetings are  
970 on the same night as these BZC meeting. He asked if he could speak at the next BZC at  
971 8:30 PM. Mr. Sedlacek agreed. He noted that the NDC would provide a proposal about  
972 a week before the next BZC meeting, which will be on 7/13/10.

973  
974 **Resolution 10.06.08.#1: Request for NDC to Create and Present a Proposal**

975  
976 Ms. Kerlin made a motion to request that Al Berthal, of the Neighborhood Design Center,  
977 to work with Mr. Sanders to present a proposal to be reviewed by the BZC at its next  
978 meeting on 7/13/10. Mr. Hahn seconded the motion. Vote: Kerlin, yes; Hahn, yes;  
979 Valentine, yes; Yorke, yes; Sedlacek, yes. Motion carried.

980  
981 Mr. Sedlacek said he would contact the trustee who is the zoning liaison to ensure that he  
982 attends that meeting.

983  
984 Mr. Sedlacek noted that the next BZC meeting will be on 7/13/10 at 7:00 PM

985  
986 There was no further business.

987  
988 **SYNOPSIS**

989  
990 **Accomplished**

- 991 ➤ Chapter 14 of the CLUP was reviewed through Planning Area Eight.  
992 ➤ The following resolutions were passed:  
993 • Resolution 10.06.08.#1: Request for NDC to Create and Present a Proposal

994  
995 **Future Work**

- 996 ➤ The BZC will provide the Cheshire Business Update and Signage subcommittee with  
997 their suggestions by the end of the week, the subcommittee will meet, and they will  
998 come back to the BZC at the next meeting with documented/suggested changes for  
999 Article 22 of the Berlin Township Zoning Resolution.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JUNE 8, 2010**

- 1000 ➤ Chapter 14 of the CLUP, Planning Areas Nine and Ten will be reviewed at the next  
1001 BZC meeting.  
1002 ➤ Mr. Berthal will work on a proposal which will be presented to the BZC at its 7/13/10  
1003 meeting.

1004  
1005 The next BZC meeting will be on Tuesday, July 13, 2010 at 7:00 PM at the Berlin  
1006 Township Hall.

1007  
1008 There was no further business to come before the Commission. Motion to adjourn.  
1009 Meeting adjourned.

1010 \_\_\_\_\_  
1011 Rick Sedlacek, Chairperson

1012 \_\_\_\_\_  
1013 Kristin Yorke, Vice Chairperson

1014 \_\_\_\_\_  
1015 Jerry Valentine, member

1016 \_\_\_\_\_  
1017 Rae Kerlin, member

1018 \_\_\_\_\_  
1019 Jim Hahn, member

1020  
1021 Attest: \_\_\_\_\_  
1022 Lisa F. Knapp, Berlin Township Zoning Clerk