

Berlin Township - 2019 CLUP Survey - Comments Summary

Response #	Please provide any additional comments
1	No more development! Stop ruining the township! Berlin Township has been ruined especially with the new school.. pretense that school taxes and the soon to be developed Planet Oasis near by. People came here to be in the country but you are ruining that. Why do we have to develop anything? No more taxes. No more high density real estate. Retain rural setting. Keep Berlin Township rural!!! and stop being to greedy, please.
2	I agree to raise the commercial tax rate be careful not to drive our business from xxxx. It would be nice to have some restaurants xxxxxx Cheshire Road needs to be widened and overpass the railroad tracks very soon. The new housing developments are going to make traffic worse than it is. (then hand drawing of road and tracks) Intersection of Cheshire and Braumiller needs to be fixed - straighten out on Cheshire. Build a complex with restaurants, shopping on west side of 23 across from Cheshire xxxx.
3	Commercial/industrial only if restricted to Rt. 36/37. Want rural feel.multi-family construction (apartments/condos)do not want this. Retirement/empty nest while it adds more traffic, at least it does not add students to school system. There are multitude ways to make surveys more clear, that way you could confidently interpret results. Rating system (e.g. do all ratings need to be used?) Explain/ summarize "current plan's" totherwise people may rate based on their view of desirability. Web site did not help to provide info on "current plans" Since we didn't get a return envelope it would have been nice to have return address on the survey. Frustrating! Intentionally tricky?
4	Lot sizes need to be at least 1/3 acre. 1/2 acre lots would be more desirable. Apartments and condo units only increase the school pupil populations requiring more schools and more tax levies to support the ballooning student population! Fire and township resources get strained, also leading to more tax levies. We wouldn't mind a few good restaurants in area! No McDonald or fast foodies. A nice sit down restaurant like O'Charley's, Olive Garden or a decent steakhouse! Cheshire Market is not a fine dining experience. <NAMES REMOVED>
5	I'm retired now and it's getting too crowded and I plan on selling in 1-3 years.
6	Commercial development section - None of them. lot size/development density-no small lots and subdivisions. Apartments-NO
7	41 years lived in Berlin Township.
8	I do not see the purpose of a CLUP as the zoning commission or the trustees approve exceptions and development plans that do not meet the current CLUP. Why make a CLUP if it is not used?
9	Dear Berlin Twp. Zoning/Trustees, In my opinion there has been TOO much high density building allowed. Why aren't the current CLUP followed?? As township officials you should be creating a setting that doesn't allow huge developments like "Evans Farms" and "The Pines". STOP allowing developers to create these high density areas!! Traffic is terrible and those "areas" are increasing the strain on this township infrastructure. <NAMES REMOVED>
10	Lot Size/development density - 1 if LOW - Trustees and zoning people, Please adhere to the CLUP and allow NO exceptions or variance. i.e. if the maximum building height is 35 feet, and someone wants to go 36 feet or 500 feet, the answer is NO. Once you allow exceptions you have set a precedent, and that must be then granted to others that ask for a variance, else you will be looking at another lawsuit. Stick to the plan, and you will be fulfilling your duties the Resident's (not developers) have entrusted you to do. Thanks, <NAMES REMOVED>

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11	<p>Lot Size/Development Density - I don't even know what this means, but it sounds like more houses so NO! I do not want that. Please keep zoning FR-1. Avoid developments with houses 8ft apart to maintain a rural feel housing should blend in with the environment. The developments these days with brightly colored houses with bright white trim draw a sharp contrast line between development and nature, In effect they say "f"u"to nature and "look what I can build". Despite this they are ugly and an eyesore. In locations where there are stat parks people don't want to see that. Condo's are like ghetto's of the township. When my house burned down I was forced to live in one of these communities in Orange Twp. The people living there were extremely unpleasant and aggressive. This is an element that I do not want to see brought into my township. Please avoid this at all costs. Additionally we do not have the roads to support huge developments with thousands of houses 8ft apart.The resulting traffic will pollute the beautiful natural environment that caused me to want to live here in the first place. Industrial and logistics may do the same thing, but to a lesser degree because they do not bring thousands of cars with dangerous and unskilled drivers. This is definitely preferential if the land must be built upon. Of course my first choice would be to keep the environment natural, more metro parks, and parks. But if this cannot be done the lease amount of development would be best,ballparks and walking paths would be better than construction. I would like to see more bike paths built, but not as a part of ugly housing developments, I like to look at nature and small township while biking not big ugly developments where all the houses look the same,because they have the same floor plans, ugly white trim, and brightly colored siding. Please stop destroying the natural environment surrounding Alum Creek State Park with these hideous developments. And thank you for letting me express my feelings on these issues.</p>
12	<p>Delaware County needs bike paths to get cyclist OFF the roads! They ride too far into the lanes of traffic! It's no wonder they get hit - they have no respect for drivers/cars.</p>
13	<p>1 residence per lot. No lot smaller than .5 acres. 2 residential units per acre max. No multi-family or multi-unit development. Get rid of the "Death Ponds", the water collection areas added to all new development. Absolutely worthless, except for causing fatalities.</p>
14	<p>Traffic light at Cheshire and S.R. 36/37 needed. Bike path on Africa Road needed. Thank you for asking.</p>
15	<p>At some point the growth you promote will likely drive me and others away. You can fill these acres with populous and increase your tax revenue, but then who will desire to live here? I'll go where I pay a few more dollars in taxes and have a quieter space with less crime, and less of the disadvantages of high population density. Talk with most of the community of these townships and they'll tell you the same. We want to pay for great schools. This other stuff isn't what we are here for.</p>
16	<p>We would like a nice family restaurant, Not fast food.</p>
17	<p>Please consider creating bike lanes on Africa, Cheshire, and Old State areas. Too many cars traveling over 50 mph and nowhere for bicyclists to travel other than the road.</p>
18	<p>Retirement empty nest construction is acceptable as long as it is non attached. We do not wish to have apartments, condos, multi family units that are attached and used as rentals. We do not wish to lose our rural feel and wish to stop the large density home sites that do not emulate the rural feel of the township. We feel like those of us who have been here for awhile are being pushed out with threats of eminent domain and expanding roadways and homes. We suffer at the expense of the coming subdivisions in large quantity. We will have our land and property taken because we are supporting the influx of homes and people. Something has to give.</p>
19	<p>Keep it rural!</p>
20	<p>We moved to the rural area for a reason. We want it kept that way as much as we possibly can. We will be moving if this density continues to increase.</p>
21	<p>We don't have the capacity in our school system to keep building houses and not schools. We moved to this rural area for a reason and would like to keep it somewhat rural which isn't happening with all these developments going in.</p>

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22	Living in a "farming community" is a wonderful safe haven from the congestion of Polaris and the upcoming Evans Farms. I'd love to see money go into the actual city and college town of Delaware to improve the areas there instead of congesting our school district even more and eating up our nature preserves with more housing in an already crowded school system.
23	I strongly agree with the trustees getting rid of Republic Service and going to Rumpke. I have dealt with Republic in my commercial business and they are very unethical. Good decision!
24	Please restrict lot size in Berlin township to no less than two acres per single family home. The township bowing down to developers is a shame. I know not all development is bad, but when a developer is looking to put 500+ homes across from Olentangy Berlin HS is not welcomed by most residents of the township. Maybe a development of 100-150 homes on big lots might make more sense. The school district is already overcrowded and to put this kind of burden on them seems ridiculous. Please don't just appease the developers and upset the current residents of Berlin Township.
25	The lot size density question is vague and can be interpreted either way. I think small lots that you can't even plant a tree between houses is a shame not bio friendly and is destroying this township's appeal. I would no longer desire to move into this township's given the rate and direction of development that does not benefit the community at large. Some truly beautiful areas have been destroyed. Sure would be nice to see houses with an acre or more in development.
26	Please stop compromising with zoning! We moved to Berlin Township to be in a rural area with rural character. Mega housing developments with tiny lots are damaging the character. Uphold the zoning as is!!!
27	The proposed development across from Berlin HS should not be considered. It is not desired by residents and disregards township restrictions.
28	Township will cave to the \$ so frankly I see this as a waste of time, however I retain the right to complain and say I told you so, because I filled it out..Kind of like voting
29	Lot size needs to be 1 acre or more. We need to keep property value high and not add congestion
30	We moved to the area because of its rural/country feel. Stop developing! Soon it will not be a desirable area with all of the green space gone, traffic, and the natural characteristics will be gone!
31	Not happy with the proposed 531 homes to go across from the new Berlin High School. The plan needs homes on larger-lots with a new school of some kind.
32	The high density housing proposed for Berlin Station Road is totally unacceptable! Over 500 lots on 300 acres! That's ridiculous and not why we moved here. The taxpayers cannot continue to support the schools with increased taxes. I was sure you think all the new people will add to the tax base, well if we don't have a bunch of new people we won't need to build new schools every year. What's wrong with this world that we can't allow there to be some open spaces? So much greed with no thought to the future!
33	STOP THE MADNESS, keep the rural feel!!!! Our schools and infrastructure cannot handle this rate of growth!!!!
34	The entire reason we moved to this township was for the rural feel, especially the peace and quiet that comes with it. Now we are finding out that it is being lost due to greed. It is becoming impossible to find anywhere to live that isn't governed by a HOA and has houses crammed together like sardines. Once the open land is gone, it never comes back. And that is what made this township special and desirable. Quality of life is way more important than money. And frankly, I would rather live amongst people who have this same value than those who are willing to sell out this community to just make a few dollars.
35	We moved here because the properties had some land and it was quiet. The expansion in the past couple of years has really changed things. I'd like to see new homes retain some land. Not more big houses on tiny lots. I realize that's how developers make money. I also understand the benefits to commercial or retail companies coming in. From a tax point I'd view that would be helpful. Just want to see it done right. The local townships and the town of Delaware don't seem to see the big picture or into the future. It seems to be about solving the most immediate need. I'd like to see a more cohesive view and a 10-30 year plan for our township.

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36	Please keep our area rural. That's why we all live here. Why we chose it.
37	Need bike paths, some local stores creating more of a community in lieu of just high density housing. Need to maintain the feeling of rural.
38	We moved here for the rural feel still close to the city. We strongly oppose more additional dense developments than what is already taking place in other areas of the olentangy school district. We understand that the district is and will continue to grow, but it's important to not overpopulate and lose rural feeling. In addition to becoming so big the strong community feeling is lost as well. We also think it is important to consider the economical times now are very strong, but there will be downturns and if the area becomes over saturated with homes, existing home values may plummet which hurts current home owners but could also lead to other issues.
39	Keep the country feel. If you are going to build developments make sure every lot is at least 1 care in size.
40	I do not want to see huge developments come into the farm land that is within Berlin. Adding in hundreds of homes that will bring in tons of congestion and noise, as well as long construction timelines is not what the community wants. Most people have either been here for a long time or moved to the area to avoid the noise and cramped communities that are prevalent within the olentangy school district. If huge developments are approved, this will destroy the feel of the community that drew many people to it in the first place.
41	Keep the rural feel....low density!
42	I love the vision of the township to keep a more rural vision and larger lot sizes. Yes i see development as a need but if you keep the larger lots and screening from existing residences i do not have a problem with it. Also, I like the revitalization of old existing agricultural buildings and turning them into useful buildings within the community.
43	It is understood that development will occur in the Township and region. However, it is important that prior to zoning decisions, the impact to services provided by the State, County and Township is weighed against the benefits that the development brings. Things like traffic impact, adjacent property current/future use and projected tax revenue should be discussed and considered prior to re-zoning approvals.
44	I support commercial/industrial development ONLY along existing commercial corridors (Rt. 23 and Rt 36/37). I'm opposed to commercial development of any kind beyond the existing commercial corridors (in other residential/rural areas).
45	Just because other townships allow high density housing and apartments, doesn't mean that we should allow it.
46	Keep lot sizes 1 acre plus; a couple of nice restaurants would be ok.
47	There's a feeling in the community that, even though our voices are heard, they don't make a difference when it comes to decision making. I was personally told by a trustee that the township's hands are tied on what they can do, due to the legal suit lost years ago. Township would have more involvement from residents if they communicated if their efforts have power. We hear of other communities thwarting big development with success & having a hand in what decisions are made, because of the voice of the residents. That is what Berlin residents want.
48	None
49	We firmly believe this community wants minimal commercial, industrial, or high density housing development. Yes, urban sprawl is occurring but don't hurt the residents who have been here for many, many years by eliminating large lots and open spaces. It can be shown through the results for when Roesland Dr was threatened with a high density housing area nearby. Please listen to your residents and not companies looking to profit off our beautiful township.
50	A Brief supplemental guide providing some definition or clarification on some of the questions would be useful
51	I have a strong desire to see ALL the development slowed in the township. I understand this is no easy feat, but the rural composition of Berlin Twp is rapidly deteriorating.

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52	Please consider a recreation center and public pool for Berlin residents.
53	Green natural spaces are highly desirable and that is what separates Berlin from other townships as a high class environment. Please keep it that way. No more developments. Thank you.
54	Na
55	Keep it simple. Keep it as is.
56	Keep adding larger lots. Please
57	Reason we've stayed in this area is that we wanted to be away from urban development.
58	With the addition of Berlin High School, we need to have SOME place for people coming into our community to go before and after football games and other sporting and arts events. Right now, they're taking their money down into Columbus or over to Delaware because we barely have any options. A sit down restaurant of some sort (Besides Cracker Barrel and Waffle House) at 36/37 would be a HUGE asset to our community!! Would love to see that development encouraged, along with some community retail tying us back to our school. It's the #1 identifier we have now!
59	Thank you for your work. I would say no to dense housing development.
60	Question 7 is confusing as to "lot size/density". Is this small lots/more dense or large lots/less dense. We are in favor of larger lots and less density.
61	Would like to see a community center / pool for the kids and families
62	We need more restaurants, drug stores, gyms in this area to avoid traffic driving to polaris. A downtown Lewis Center would be nice
63	I would like more bike trails/lanes
64	The traffic should be addressed before approval of developing anything.
65	I'd love to see a few more restaurants and active green spaces, but please keep population density down in Berlin township--keep it rural! I don't want to see multifamily or retirement communities, or otherwise add to the traffic or burden on our schools. I would hate to see visually unappealing industrial spaces too.
66	N/A
67	We moved into Berlin twp because we didn't want to live in a high density housing/commercial area. We wanted acreage with a small neighborhood feel. We also wanted the low traffic flow. I'm sorry we are going to lose the rural surroundings. If we had wanted "wall to wall" housing, we would have lived closer to Polaris.
68	Road construction and development of our area is excessive. Traffic to our area already exceeds road capacity and creates more stress and decreases my quality of life.
69	There are already too many subdivision going into this township. If you are going to plan communities, they should be minimum 2+ acre lots, none of these cookie cutter small parcel communities like Glenross.
70	Growth is inevitable but we can still maintain a rural township by controlling what type of growth we allow.
71	As long as growth is managed in a way that allows infrastructure (including roads, schools, parks, bike lanes, etc.) to keep pace, I'm strongly in favor of continued growth. Berlin is really lacking in amenities right now, especially compared to Orange, and I'm sure a wider tax base will help.
72	"Empty nest" communities MUST be in walkable areas. DATA (paratransit) cannot replace all the trips made by boomers when they can no longer drive.
73	No Apartments!
74	I know it is unrealistic but I would love very little development in our township.
75	Condos and apartments will have a major, negative impact on our community. The majority of us moved here to get away from such overcrowding. Nothing good will come from these types of developments. If more are approved, I'm confident you will see a mass migration of current property owners and your more affluent tax base will be gone.

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76	For the record all my responses for 6 & 7 would be to keep it the same up here. We moved up here to get away. I don't want old state to turn into the bethels, hilliard-romes, sawmills, etc. I will move away if that happens.
77	We moved to Berlin Township because of the 'rural feel' in spite of the availability of single family developments. I am not opposed to change, but have seen it mis- (or 'not) managed, a la Orange Township. We need to change, but not at the expense of what makes Berlin Township a township. Commercial/industrial development along SR23 or SR 36/37 is not entirely objectionable, but that sort of development 'inside' the township IS objectionable. I know there are no perfect answers, but feel strongly that development must be closely managed and constrained at times for the right reasons. I'll pay higher property taxes as long as I'm able to, if it doesn't mean a traffic/business/apartment mess like Orange Township. Thanks for asking for our input. <NAMES REMOVED>
78	Would really, really like some bike paths to connect schools, parks, and residential areas, at a safe distance from car traffic. It would be a healthy and environmentally friendly way to get around our community and fit with the overall recreational places already in our township. I do not feel safe riding my bike on these rural roads with distracted drivers and little to no berm.
79	Berlin township needs to retain the rural feel. The upcoming proposed condo development at Old Harbor is too dense.
80	Need more bike/trails to connect communities safely. More density is good long-term.
81	I live on Shanahan Rd. and I have been told a retirement community is going to be built right across the street from where I live and an apartment complex in the farmland behind my home. I am not happy about this idea. Residents moved to these areas to get away from the hustle bustle and the safety for families offered in rural communities.
82	The oasis resort that is being forced upon on is sickening! Not sure who ok'd that but it sure wasn't the people who live here. We can't even fill current positions at the outlet mall not sure who they think is going to work there and I think it's awful we're goinf to sacrifice our rural beauty but putting in a huge Ferris wheel, hotels more restaurants etc When will townships start listening to their residents? All of this building has only increased our taxes there are no tax benefits!! Sad
83	My family lives in Berlin Township but we are very close to Berkshire Township. If approved we would be approximately one mile away from Planet Oasis. If community input is being sought from Berlin Township, I would like to state that we are strongly opposed to Planet Oasis. Thank you.
84	The rural feel of this area will change. Doing so in a way that maintains our property values and feeling of community is important to me. Traffic considerations are very important and should be the responsibility of those profiting from the changes.
85	N/A
86	We're one of many that moved to the area for what it was -- rural, community feel - away from the hussle and bustle of the city and stressful day jobs. Plus the great schools and Alum Creek. So much growth is changing it so quickly.
87	Traffic is our main concern.
88	We are lacking in community parks, playgrounds and bike trails. More restaurants and retail would be great, especially with all the new communities going in.
89	Current Berlin Twp. Residents enjoy it's rural open spaces. High density housing pushed by developers without consideration to loss of green space and roads not designed to the increase of traffic is a threat that needs to be carefully addressed. We live in a unique area. It would be a shame to be just an extension of Orange TWP.
90	ANYTHING BUT TRUCKING COMPANIES, CONCRETE PLANTS OR TRUCK MAINTENANCE . TOO MANY TRUCKS ON RURAL BERLIN TOWNSHIP ROADS.
91	Na
92	Stop trying to manage others. Shutdown the zoning department and can socialist ideas like trash pickup. Fight for choice and liberty.

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93	We live off Hollenbeck rd but our neighborhood is isolated from alum creek. Would love to have more bike trails or sidewalks linking up with alum creek. There is a lot of potential there and lot of residents would use it.
94	I moved to Berlin because it was rural. Before any more development takes place the infrastructure needs to be in place. I am very interested in walking/bike paths.
95	Lots are getting too close together and too many multi family units. It will bring the quality and the home values down.
96	Please work on establishing roadways before increasing the traffic, it's a nightmare!
97	The township could do a much better job at enforcing known zoning restriction violations.
98	NO high density or condos. Our roads are rural roads not city streets. we moved here for quality of life and zoning is allowing it to be destroyed
99	Let's keep Berlin township rural.
100	Listen to voters
101	We moved here because of the rural feel of the area was not pleased with the cookie cutter neighborhood. We should look at ways to impact community tax base.
102	No apartments/condos, please. Get rid of Republic Trash Service.
103	Absolutely no apartments. Keep the rural feel and worry about decreasing traffic.
104	Fix the core. Please focus on fixing the operations and infrastructure for the existing residents (e.g. waste and snow removal, road repairs) before worrying about expanding the tax base with new resident/companies.
105	I'd like to see a stronger network of paths through the township. Some previous developments were not required to have sidewalks or active green space so I would like to see that addressed in some way by the Township as well.
106	We have lived in Berlin Township for 17 years and have appreciated the thoughtful development compared to Orange Twp. Hope to see this continue. Would like to have additional bike and walking paths for other outdoor recreational options.
107	This is a great community and it needs some commercial development. But too much would be unwelcomed in my opinion. Additionally apartment complex bring additional problems.
108	Want to keep the rural feel in Berlin twp but in the areas that are already built up (by Kroger in 23) more useful retail/restaurants need to go in here vs medical buildings.
109	Moved here into an existing home for the natural green space and rural feeling totally wanted to get away from condos and apartments. Please don't ruin a nice community
110	Need reliable trash and recycling pickup. Want recycled pickup every week
111	We moved here because of the rural feel and our lot looks out on farmland. But just in the 3 years we've been here we've watched housing development after housing development be squeezed in taking away everything that we lived about the area
112	I moved out here because of the rural feel. I know that development is coming but apartments have no place out here, it invites trouble. Free standing condos or patio houses plus houses are where I prefer our community to go. I dislike the Even Farm community it ruins the rural feel. The rezoning of the land on Shanahan and Piatt Roads to have some apartments mixed into the development will give me cause to move. I love it here but if I wanted apartments in my community I would have build down on around Polaris. Thank you <NAMES REMOVED>
113	More rural
114	Number one concern I have is traffic traffic traffic. I realize development is a necessary evil but the increase in traffic it brings to our current (narrow) roads is a real problem. I would like to see road improvements come before more residential/business development.
115	too many housing developments

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116	make it a twp. rule that roads need developed, before any construction is started ,to nearest major State Route or Interstate, and those costs are the developers solely. They are making a profit we pay the price in traffic congestion and rerouting. After all the pretty houses are developed and traffic is added. The reason that our family moved here from the city; because it was rural and relaxing. trustees have not served the people very well in my opinion, seems like the money always wins. I have watched it for 20 + years. same old song and dance. the people flood the meeting with strong resistance, the developer wins every time. I quit going to meetings, a lot of B.S. out of the elected .
117	Roads lacking the amount of new housing going in now
118	I think we need to keep the rural feel to Berlin township. There is already too many developers taking the farm land and it is creating too much traffic which even with road expansion it will not help. We moved here to get away from the hustle bustle and now with so much "chaos" we are counting down the few years we have left until we can move out of here. We love Olentangy schools but now we are no longer happy here
119	Desperately need a safe walking/ biking path along Old State Road and Lacky Old State Road
120	Lot size is one of my concerns. Should be larger than 1/2 acre. If we allow developers to purchase acreage and build homes the roads should be upgraded first. The road on 3 b's is not wide enough and the speed is too high to accommodate the bus traffic. We used to be able to walk the road. Not any more. The school zone on 3 b's at the bus garage should have a blinking 20 MPH school zone sign not one that reads when children are present. What does that mean? After school, sporting events, teachers in lot, buses leaving compound? Very few slow down for the school the way it is now. More would slow down for a blinking 20 MPH sign that school is in session.
121	We LOVE Berlin township for its rural, spacious, undeveloped atmosphere—that's the ENTIRE reason we chose to move here. Let Orange township have their over-developed, retail-laden traffic nightmares and bring us larger lots in housing developments, more green spaces and new bike/multi-use trails for safe recreation. Keep Berlin township rural!
122	To much traffic. To high taxes! To many schools to take care of! Not much country feeling left! In short the amount of homes in our township has ruined the area!
123	Don't pack too much in too soon. IF the roads aren't ready, don't put the people in. Fix the roads first or make the developer fix them as a condition. I hate to bear the burden of added school taxes and moving my kids around, traffic due to the boom in development. Please find a way to minimize impact for those already established in the area.
124	Moved out of the city to live in a more rural area and the developments are beginning to take over. Please stop the building.
125	Fix the railroad tracks by Gkenross, Shanahan & Berlin rd. Widen roads, bike path to get bicycles off The roads. Stop lights on 36/37 & Africa.
126	Stop building more apartments
127	Too many new developments right now
128	No commercial development please and absolutely no apartments!!!
129	Srop building here....
130	I may have misunderstood but it would be so nice to have a residential area pool for families in our township
131	Retirees will not want to pay the high property taxes that go towards the schools - they have no vested interest in doing so unless they perhaps have a grandchild who attends the schools. We need more dining (casual and fine) along 23, not more banks. How many banks do you need?
132	Feel very strongly about not permitting multifamily and commercial development.
133	There are way too many housing developments being built in our township. Too much!
134	The best part of living up here is the rural feel. Dont bring industrial or commercial up here.
135	My opinion is that this township growth has been mismanaged. There should be development that adheres to the current land use plan. Our zoning board has cared more about development then the residents of this township

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136	Want to keep lot size large. Do not want to lessen lot size regulations for homes
137	We want nice single family homes in the area. We are not interested in apartments/temporary housing. We didn't build a \$550,000 home to have apartments go in nearby or inexpensive homes. We value our property value and have expectations of the types of neighbors we will have based on the money spent to live here.
138	Please update your survey or website: On commercial Development when you select each one, one of the other blanks out. Example: Could only suggest Office/professional/Medical (NOT retail/restaurants) then Distribution/logistics or Industrial (BOTH are different and we can't vote intelligently on either of them). Some I may agree on but when you blank out the other, then what I wanted to select does not matter. 7: Rate Residential Development: What is meant by Lot size/Development Density??? Does that mean I want high density development? If I vote 5 (Least Desirable) it stomps on Visual screening vote. Does the question ask if you WANT development high density OR not. I want to specify I DO NOT WANT high development Density. I want to keep Berlin Township sparse. So HOW should I answer that question?? Along with that, If I ask for passive green spaces as a 1 (most desirable) and select Walking Trails/bike paths a 1 for most desirable, it blanks out the others. I'd like to see both. Why doesn't the web site select one of the 2 or just let me rate both. I'd vote for both but could not. I don't think Berlin Township people would be represented correctly if they can't understand/do the survey as it was intended. Each question was just as important as the other. Please fix this.
139	We are not an apartment community that is the first thing that will lower all of our home values. We pay these taxes for the amenities and schools we deserve and contribute towards.
140	Don't squeeze more empty buildings or rentals that will bring our values down
141	Berlin Twp appears to be on a path to get rid of all green space as they continue to always be on the side of corporate/money interests. Taxpayers and citizens really don't matter at all except for the extremely wealthy continuing the path of the far right wing party. Case in point. There are never improvements made to roads etc until years after TAXPAYERS have put up with horrible traffic and numerous inconveniences. Not to mention continuous increases in property tax. Allowing private contractors to shut down roads as they take months and months just to put in a turn lane. While all of this may not be under your control I am not aware of trustees going to bat for residences either. Example the convenience store developers wanted to build in a residential area. If taxpayers hadn't gone to meetings and strongly objected I have no doubt it would have happened. I'm not totally certain it still won't as I don't trust any of you.
142	Proper Infrastructure is key and should be in place prior to the development. We have roads that are not safe now due to the Current growth. if this is not addressed before future development are in the works the safety of our community is at risk
143	Lot sizes should be kept at least to 1 acre IF development is done for housing. High density developments are NOT the best interest in Berlin Township.
144	Upgrade the infrastructure before you allow a single new development to be approved. And nobody wants to live next to apartments or retail/fast food lots. Keep that shit out.
145	Please work to keep Berlin Township and surrounding areas from becoming a giant subdivision. We moved here because we loved the rural, hometown feel, but now all we see are the prettiest pieces of land turning into subdivisions with houses crammed on top of each other.
146	No more development should take place until the roads and construction is updated and completed
147	I don't want this to end up like another Pickerington where it develops rapidly, schools decline and it's impossible to get in and out of. School taxes won't pass when you build a bunch of old folks communities. They have no vested interest. I hate seeing the overdevelopment of our rural community, it's disappointing.
148	Keep gas stations and other retail businesses away from the neighborhoods. Use 36/37 land for those. We moved here for peace and quiet and no congestion

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149	The main reason we moved to the area was for the peacefulness the area has currently. I would hate to see that lost by commercial/industrial building out here. We moved away from Polaris congestion for reason!
150	Developments should be grouped, meaning 200k condos not beside 500k homes
151	Would love to have a bike path around Alumn creek reservoir so we do not have the issue of nearly running off bikers and runners on the existing roads. We used to bike on Africa Rd. when we first moved here over 20 years ago... now it's just too dangerous.
152	Walking paths and parks would be great for our community. The development being questioned for old state and hollenback with John wicks is risky. He was the initial developer for old harbor estates and sold it to a developer that is becoming negligent in what their responsibilities should be in the neighborhood. So, when he says he wants to bring an over 55 community here why should we believe he will see the project thru instead of selling it. Who knows what it will end up looking like.
153	A good mix of locally owned high-end retail/dining in the area (similar to what was proposed @ Evans Farm) would be nice. If we pursue more commercial/industrial tax revenue I would prefer it be far away from the majority of large housing developments. Multi-family apartment complexes are not desirable unless they are high end condos/apartments. Otherwise they will be a negative on home values.
154	The most important thing to me is infrastructure to support the increased community size. Our roads, public safety, access and resources can not play catch up. We have to include ALL of these aspects in up front planning.
155	I believe the rejection of the rezoning to Industrial for the concrete plant was not simply a statement about the fact that people did not want a concrete plant, it was more about the fact that the residents of Berlin township do not want to see increased Industrial activity and zoning. Especially one that deviated from the land use plan so drastically stretching back thousands of feet from 36/37. From everyone I have talked to, I think that people are general supportive of Commercial development, just not Industrial. I think Commercial should be the township's focus for growth in order to increase tax base, not Industrial.
156	I agree with a retirement community as long as it's zoned as a 55+ community. I don't want the flood gates to open to a lot of the condo communities. What makes Berlin an amazing place to live is a more country feel.
157	There is a lot of worry that the development may erode values on existing homes. I hope the care can be applied to make this an aspirational area to live and not a commercial blight. Berlin township could be a haven for the "local" trends that are going on now. Restaurant partnerships to elevate rather than commercialize. I hope we are thinking big, not quick. The Jerome area looked interesting when attending the Parade of Homes this year. Is there anything to model about that development area?
158	I am not in favor of adding anymore developments to Berlin township. With Evans farm upcoming, as well as some of the other developments already planned for/started, we have enough construction happening in our township. The addition of more condos is not wanted, especially by the residents immediately residing in the area surrounding Old State and Hollenback.
159	Keep the rural feel. Do not let industrial, chemical, concrete or other threats to the beauty and health of our community be approved. Thank you for what you do.
160	I am very concerned with the housing density. This highly effects our school system. Please stop allowing so many houses to be put in small spaces. A lot of long time residents want to keep the schools good but the only way to do that when the township allows so many houses in small areas is to build more schools. This keeps increasing our taxes. I am very disappointed that our township approves Evans farms with its density.
161	The more development they put in the more crime that comes. I have grown up here in Sunbury and it's sad to see the country living slipping away.
162	All the expansion is going to ruin what is left of this zone.

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163	Walking/Biking trails to connect the neighborhoods and schools, as well as community parks and recreational areas are our (and many of our neighbors') highest priority. When compared to some nearby townships, Berlin is sadly lacking. Also, since I noticed the bids for trash and recycling collection, I would like to voice our desire (again- many neighbors as well) for weekly recycling pickup. We had weekly recycling prior to the current township agreement, and it is greatly missed. We recycle more than we have trash. For the past few years, I've been taking loads of recycling to the containers at Arrowhead Elementary and Genoa Township in between bi-weekly pickups. The lack of pickup capacity has led to frustrated neighbors, and people throwing away recyclable goods. Thanks for providing this forum for feedback, and considering my comments.
164	Limit density to 1 house per acre minimum. No industry. Some office and light commercial along 36 only.
165	Slow residential growth. Slow industrial/commercial growth. Require bigger lots. Protect the green space that keeps evaporating with the continued development. Driving down Old State to Polaris is bad enough as it is. Eventually Old State will need to be widened in this area if we keep the growth rate growing as it is. Evans Farms is a terrible idea.
166	We live in Berlin Township. Please continue to allow for larger property lots and building spaces! That is the reason we built in Delaware County in 2002. We have been residents for 16 years and don't want to see apartment/condo/small lots for houses etc. It really brings down property value when companies start chopping land into smaller and smaller lots just so they can sell more houses. It then creates more traffic, crime, etc. We would love to see more green spaces, parks, ball fields, nature trails, bike paths, neighborhood swimming pool(Berlin twp) for example. Keep Delaware County Beautiful!
167	Lower my taxes
168	Diversity is key. The township has room for everyone. I think the key is more commercial to help taxes.