

BERLIN TOWNSHIP TRUSTEES

7:00 p.m.

Regular Meeting

November 28,

16

HELD AT: Berlin Township House, 3271 Cheshire Rd., Delaware, OH

CALL TO ORDER: Adam Fleischer, Trustee Chairman

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Toni Korleski

ROLL CALL: Adam Fleischer, Ron Bullard, Steve Flaherty and Theresa Cannon, Assistant Fiscal Officer.

ATTENDANCE: Joe and Toni Korleski, Joe Pichert, Mark Carey, Frank Piersch, Todd Farris, Joe Thomas, Jill Tangeman, Larry Buell, Chris Paykoff

PUBLIC COMMENT: None given

RESOLUTION 16-11-17 APPROVE THE 11/14/2016 REGULAR MEETING MINUTES AND DISPENSE WITH THE READING

Motion: Fleischer
Second: Flaherty
Vote: Bullard abstain, Flaherty yes and Fleischer yes

FISCAL OFFICE:
Inventory- is due by 12/23/2016.

Old Chairs- Flaherty said they talked about giving the chairs to the fire department but they have said they do not need them. He said they will ask churches or other local organizations like 4H if they could use them. He said Cathy could reach out to Rural Chapel. Bullard said it is okay to throw it away but not give it away. He suggested putting them on govdeals. Steve questioned that if they couldn't donate them, could they sell them for \$1.00. Bullard said he would run this by Mark Fowler to make sure they are doing this correctly.

FIRE DEPARTMENT:
Names for VFFDF: Sam Reda, Joe Pichert, Tom Roll, Steve Spangler and Pat Paykoff all served on the board this year. It was suggested they all be contacted to see if they are willing to serve again in 2017.

OLD BUSINESS:
BZC OPEN POSITION- Fleischer said they interviewed three candidates for an alternate position. One name withdrew because of OPERS requirements.

RESOLUTION 16-11-18 APPROVE HIRING MARTIN JOHNSON AS THE ALTERNATE BZC MEMBER WITH A ONE YEAR TERM REPLACING ASHLEY SPENCER WHOSE TERM ENDS 03/01/2017

Motion: Fleischer
Second: Flaherty
Vote: Bullard yes, Flaherty yes and Fleischer yes

Columbarium's-
Flaherty said that he has not received the renderings back. He said it will take 16 weeks to complete and we will have to provide one half the funds up front. He thought this would coincide with the foundation pouring in April/May and the 2017 budget.

Credit Card Policy- RESOLUTION 16-11-19 APPROVE REPLACING SECTION 5.10 PURCHASE CARDS WITH THE NEW AMENDED CREDIT CARD USE POLICY FOR THE TOWNSHIP REQUIRED BY THE AUDITOR OF STATE AND DOES NOT AFFECT CURRENT USERS LIST

Motion: Fleischer
Second: Bullard
Vote: Fleischer yes, Bullard yes and Flaherty yes.

BERLIN TOWNSHIP TRUSTEES

7:00 p.m.

Regular Meeting

November 28,

16

*****7:15 Time Certain***Westfield Lakes, BZC 16-003 and BZC 16-006*****

Todd Farris introduced himself and said he would be discussing Westfield Lakes tonight. He showed on the map where it will be located and also pointed out Southwoods and Eaststone Crossing, which has been refiled. He said the property does not abut Piatt Road and will have two accesses; Cheshire Road and Gregory Road. The main entrance will be Cheshire Road. He said the plan is what was shown to the Zoning Commission along with what they requested. Farris said there are multi use paths along Cheshire and Gregory. They have provided six foot high mounding and screening for a buffer. There are open spaces and they have preserved existing tree lines. They have provided large space for active use and a low mow area with a grass mixture. He said the lot size is per Berlin's code and is 80x140. He said the site will be developed in two phases and will connect with the school site. He said they are continuing to work with County Engineer for the final development plan. Farris said they met the conditions the Zoning Commission asked for. He said Chief Hall has agreed to all five points. They will be constructing horse fencing for an adjoining neighbor, Ms. Jordan. The pond walls will be aesthetically pleasing and the multi-use path will be ten feet wide. Farris said they have submitted landscape and signage plans.

Bullard asked if the 100 foot right-of-way was okay with the County. Farris said yes and that is what is in their thoroughfare plan. Steve asked if Piatt Road was a necessity for them. He said there is no doubt the extension will go through. He commented that with the school there the train tracks are a nightmare. Thomas said that any future extensions will come from the County Engineer and future land owners. Fleischer asked if there was enough room on one of the cul-de-sacs for the fire department. Farris said there was. Flaherty asked about future development and houses. Thomas said they have put in offers to landowners and are also waiting to hear from County Engineer. Flaherty asked if the County required turn lanes will you adhere. Thomas said yes, planning on what they have today that an overpass has been talked about by the county for a while.

Fleischer commended them for complying with our Comprehensive Plan and an easy to follow package. He asked if they planned on putting a path in that will lead to the school. Farris said they have not received final approval from the school board but would provide a path to the ball parks. Fleischer asked what a decorated horse fence would look like. Farris said it will be black and match what we will be putting in front. Fleischer asked about the seven acres of open space. Farris said they will leave that to the HOA. Flaherty asked what their projected time to break ground. Farris said middle to end of 2017. Fleischer asked if they knew who would be building the homes. Thomas said they have talked with Rockford. Flaherty congratulated them on plan and said he appreciated the ten foot wide bike paths. Jill Tangelman talked about the cost of projects with regards to public improvements. She said many projects in Delaware County have Community Authorities which works similar to a HOA. She said they require 1000 acres. She said another mechanism that would work is a Special Improvement District. She said before the building crash Berlin had actually approved such a district for Foxhaven and Meadow Ridge. She said it was never implemented because the projects never moved forward. She said the Community Authority is very common in Delaware County and the mirrors that. She said the Special Improvement District is a true public improvement and can only be used for such things like sewer, water, etc. Tangelman said they would need about three million for all three projects. She said the Township does not pay anything. She said hopefully you will consider going further with more discussions. She said they are not quite there with plan but wanted to introduce it to you. Flaherty asked if this would only involve the new homes. Tangelman said yes, and that purchasers have to be told of additional costs. Flaherty asked if they thought about SID or TIF? Tangelman said it was challenging to redirect existing funds. She said their goal is to generate additional funds not to redirect money. Flaherty asked if it was their goal to develop additional properties not just these three. Thomas said it was. He said they understand trust and emotional ties to land and hope that the ones that have sold to them will help by talking to neighbors. Tangelman said she appreciated the opportunity to talk to them about the Special Improvement District and will come back with procedures and paperwork at a future meeting.

**RESOLUTION APPROVE ENTERING INTO BZC CASE #16-003
16-11-20 EXHIBITS 10-16 DATED, NOVEMBER 28, 2016**

- Motion:** Fleischer
- Second:** Flaherty
- Vote:** Bullard yes, Fleischer yes and Flaherty yes

BERLIN TOWNSHIP TRUSTEES

7:00 p.m.

Regular Meeting

November 28,

16

RESOLUTION 16-11-21 APPROVE BZC CASE #16-003, WESTFIELD LAKES FOR A REZONE FROM FR-1 TO R-3 WITH A PRD OVERLAY, INCLUDING EXHIBITS 1-9, PREVIOUSLY RECEIVED AND 10-16 RECEIVED TONIGHT

Motion: Fleischer
Second: Flaherty
Vote: Flaherty yes, Bullard yes, and Fleischer yes

BZC #16-006 - to correct a typographical error in Berlin Township land Comp plan

RESOLUTION 16-11-22 APPROVE ENTERING EXHIBITS 4-6 INTO BZC CASE #16-006

Motion: Flaherty
Second: Bullard
Vote: Bullard yes, Flaherty yes and Fleischer yes

Flaherty said the BZC corrected this "typo" because the comprehensive plan detailed one density while the text detailed another. He said they did not match so they are redefining this. Discussion was held with regards to the wording of the ROH property.

RESOLUTION 16-11-23 APPROVE BZC CASE #16-006 TO CORRECT THE TYPOGRAPHICAL ERROR IN COMPREHENSIVE LAND PLAN AS: "THE PLAN RECOMMENDS AGRICULTURE AND SINGLE FAMILY RESIDENCES ON 2-ACRE LOTS, OR PRD DEVELOPMENT AT A DENSITY OF 1.25 UNITS PER NET DEVELOPABLE ACRE WITH SEWER FROM AND INCLUDING THE 67 ACRE ROH PROPERTY SOUTH

Motion: Flaherty
Second: Fleischer
Discussion: Bullard said that the word "including" was submitted for clarification.
Vote: Flaherty yes, Fleischer yes and Bullard yes

Fleischer asked Toni Korleski if Chet Heid, the Zoning Inspector found the error. Korleski said no, that an attorney from MI discovered it.

FIRE LEVY- Pichert asked the Board if they had any additional questions. He said they would like to have the paperwork for the December 12th meeting. He said they would submit to the Auditor and Prosecutor for the February deadline. Bullard asked how they were involving the public. He said we can't spend money. Pichert said they were planning on reaching out to HOA's and neighbors for presentations at the fire station. He said they would like to prepare a "fact sheet" and put it on the web page and use it for hand-outs. Pichert said it would be objective information. He said the levy or plan would show why we need the additional money. Flaherty said you could use the newsletter to state facts and have an informational booth at the open house. Pichert said the levy would be for the May election. Fleischer commented that the lights look nice outside the station.

REDUCED SPEED LIMIT- Bullard said the County Engineer has asked for support documents and asked if it was alright with the other Trustees if he followed up with this. Flaherty said that was fine with him. He said they have previously discussed it.

NOISE ORDINANCE- Fleischer said he has not received anything back from Prosecutors office or Olentangy Schools. He said construction hours need to be added and enforced.

CEMETERY

Buell commented that the last three burials have been people that had previously purchased lots at Fairview. Buell said at a recent burial the vault driver commented that this was one of the nicest cemeteries he has been to. Buell said that was a reflection on the Trustees and he appreciated their support. Flaherty contributed it to having the best sexton. Buell asked about the Columbarium. Flaherty said they have decided to go with an ossuary, which offers a place for co-mingled cremated remains and individual niches. He said this offered a variety of payment options. He said the structure is granite and is approximately 10 feet tall and 6 feet around. Buell asked if there was somewhere he could go look at one.

BERLIN TOWNSHIP TRUSTEES

7:00 p.m.

Regular Meeting

November 28,

16

Flaherty said he would get back with him and let him know. He said that Blendon Township is looking at doing this as well.

Bullard said someone looking the land surrounding cemetery for development has inquired about making a donation to the Township of the abutting land as well as using it for green space. He said they are putting a plan in place. Bullard commented that there is a perception with cemeteries and having them in your backyard.

TRUSTEES

Hold harmless agreement- Trustees approved paying for car repair and signed the hold harmless agreement.

ZONING DEPARTMENT

Zoning request- Flaherty mentioned that the Zoning Commission has requested the ability to have two meeting per month in 2017. Their organizational meeting is before the Trustees and they would like to have this set up.

**RESOLUTION
16-11-24**

APPROVE THE ZONING COMMISSION TO HAVE TWO REGULAR MEETINGS A MONTH STARTING IN 2017 AND ESTABLISHED AT THEIR 12/13/16 ORGANIZATIONAL MEETING

Motion: Flaherty
Second: Bullard
Vote: Fleischer yes, Flaherty yes and Bullard yes

Update Zoning Case Books- Bullard relayed to the Trustees that Heid informed him that Tony Eyerman would update zoning case books if we give them back to him. He said they would italicize all updates. Bullard said this would save on our work.

FUTURE MEETINGS:

- 12/5/2016- Employee Reviews
- 12/6/2016- Recycle Awards
- 12/12/16- Trustee Meeting
- 12/28/2016- Organizational Meeting

LATE ITEMS

Curve Road Driveway- Bullard commented that Brodi Irwin has some concerns with a property owner on Curve Rd. He would like to forward them to the Prosecutor. Flaherty said it was regarding a driveway that never had a permit pulled on it and it is 2 inches above grade. He said our foremost concern is safety and we need to take care of this. Bullard said we need to take care of this before the snow plows go down there. He said it could cause a lot of damage. Fleischer said to forward the information to Fowler ASAP.

Frontier Damage- Flaherty said that Brodi had taken care of this and it was not a Berlin Township truck or employee.

Employee Luncheon- Flaherty said after reviewing Mark Fowlers response regarding the township contributing to the employee luncheon that we should continue doing it as we have in the past. Employees will be asked to contribute. He said we do not want to use taxpayer’s money for this. Bullard said if we provided the employee would have to have it on their w-2.

**RESOLUTION
16-11-25**

MOTION TO ADJOURN

Motion: Bullard
Second: Fleischer
Vote: Fleischer yes, Bullard yes and Flaherty yes

Meeting adjourned by Chairman Fleischer at 8:52 p.m.

BERLIN TOWNSHIP TRUSTEES

7:00 p.m.

Regular Meeting

November 28,

16

ATTEST:

Ron Bullard, Trustee

Theresa Cannon, Asst. F.O.

Steve Flaherty, Trustee