

September 18, 2019  
7:15 P.M.  
Grace Point  
Community Church  
2393 Peachblow Road  
Lewis Center, OH 43035

*Below are a few of the points to be considered when evaluating the new Zoning Districts. A more detailed discussion would make understanding the process and these specific zoning Districts easier to comprehend.*

*1. The applications are in the Zoning Commission's agenda to make recommendations to the Trustees.*

*2. The Zoning Commission held these meetings as they do with every Application, to get everyone's inputs and concerns. They are trying to be proactive by asking for inputs.*

*3. Everyone needs to understand that the property owners did not develop along 36-37...because of a lack of water and sewer. Both water and sewer will be available in that area in next couple of years, along a very busy road.*

*4. The recommendation by the Zoning Commission will be forwarded to the Trustees after they get through the zoning evaluation process.*

*5. The Zoning Commission will not complete its work and it will not be to the trustees for their hearing before November at the earliest.*

*6. Both the cities of Sunbury and Delaware are working to annex parts of Berlin Township. If annexation occurs then all public discussions will occur in city hall chambers and the surrounding residents will have little input. A discussion with residents west of The CSX Tracks and North of Peachblow might give an annexed perspective.*

*7. As I understand the applications, they contain a subset of the NAICS codes for both the Planned Industrial and Planned Commercial Zoning Districts.*

*What the Zoning Commission needs is your (and surrounding residents) input as to which NAICS Codes make sense for the cloud to support*

*Keep in mind that anyone can apply for any zoning in the township and if it is not supported by the Comprehensive Land Use Plan, then it can be turned down.*

*8. The new Zoning Districts only make Zoning easier for those NAICS Codes supported in the new districts.*

*9. The Township Zoning Code has had a "Cloud District" in place for about 10 years for the village of Cheshire. This has worked very well for Cheshire and made it possible for developments within Cheshire.*

# Berlin Township Zoning Commission Special Hearing

## A G E N D A

1. Call to Order – Please Silence Cell Phones
2. Pledge of Allegiance
3. Roll Call
4. Verify the Hearing was advertised.
5. Purpose of the Special Hearing:
  - To consider zoning application BZC 19-004, submitted pursuant to ORC§519.021(C), for the Berlin Business Park overlays, commonly called: the Berlin Industrial Overlay (BIO)
  - To consider zoning application BZC 19-005, submitted pursuant to ORC§519.021(C), for the Berlin Business Park overlays, commonly called: the Berlin Commercial Overlay (BCO)
7. Slide Presentation – Ray Armstrong, 2<sup>nd</sup> Alternate to the BZC
8. Brief Discussion – Rob Platte, Delaware County Economic Development Administrator
9. Comments and suggestions for the residents. Residents will come to the podium and form a line to be next. This eliminates raising hands and waiting to be called on. All concerns should be directed to the chairperson. At the podium state your name and address first and the person will have up to three minutes to speak. We ask that there is no repetitive debate. If your comment or suggestion needs an explanation it will be answered by a representative.
10. Motion to Table and Continue to place, date, and time certain.
11. Motion to adjourn.