

**BERLIN TOWNSHIP TRUSTEES**

**6:00 p.m. Special Meeting January 16, 20**

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

**CALL TO ORDER:** Ron Bullard, Trustee Chairman

**PLEDGE OF ALLEGIANCE:** Ron Bullard led the Pledge of Allegiance

**ROLL CALL:** Ken O'Brien, Tom D'Amico (Absent), Ron Bullard, Theresa Taylor, Assistant Fiscal Officer and Claudia Smith, Fiscal Officer

**ATTENDANCE:** Megan Rahill, Angela Brown, Siying Sun, Rick Boss, Tony Eyerman, Dan Griffin and Cleas Cox

Bullard stated that after talking with the prosecutor, the hearing scheduled for 6:00 P.M. would be rescheduled due to it being advertised incorrectly.

**RESOLUTION 20-01-54 MOTION TO RESCHEDULE MEETING FOR BERLIN COMMERCIAL OVERLAY FOR FEBRUARY 6<sup>TH</sup> AT 8:15 P.M. AT GRACE POINT CHURCH ON PEACHBLOW ROAD**

Motion: O'Brien  
Second: Bullard  
Vote: O'Brien yes and Bullard yes

**Meeting Recessed at 6:16 P.M.  
Meeting was back in Session at 8:00 P.M. D'Amico was present at 8:00 P.M.**

Bullard stated in regards to BZC 19-008; it was not specifically about foundation certificates but rather to get foundation certificates put in to the system quicker so if there were problems they could be addressed. Bullard stated he did not support the original planning and feels it should go through the process again to get specifics cleared up. O'Brien stated he did not see it stated anywhere, where the trustees had wanted all the amenities in the housing additions put in before all houses were built and questioned if it could be combined as one resolution with the foundation certificates. Bullard stated they can be combined into one resolution and that he will plan to initiate the process. D'Amico asked how Bullard planned on proceeding and Bullard stated he will put it specifically on the application what needs to be done and when it needs to be done by. D'Amico wants to help with the process.

**RESOLUTION 20-01-55 MOTION TO SUPPORT THE ZONING COMMISSION RECOMMENDATION OF DENYING THE APPLICATION BZC 19-008 REQUIREMENT FOR FOUNDATION CERTIFICATE INTO ARTICLE 24, GENERAL DEVELOPMENT**

Motion: Bullard  
Second: O'Brien  
Vote: O'Brien yes, D'Amico yes and Bullard yes

**Meeting was recessed at 8:10 P.M. Meeting was back in Session at 8:15 P.M.**

Tony Eyerman and Dan Griffin from Evans Farm presented their proposal for BZC 19-007. The Zoning Commission had seven additional conditions which consisted of: 1) In-walls/end-walls to be stone faced, 2) Ponds to include fountains, 3) A minimum of 25% units to have side load garages, 4) Street trees to be out of right-of-way and in yards, 5) Additional play area in north areas, 6) Play areas to be fenced and 7) Remove island in cul-de-sac. Which they agreed to.

Bullard had concerns about snout houses (garages that are in front of the front door) being built and stated he would prefer to have none in the subdivision. Bullard also stated he wanted PVC and polymer to be removed as materials used. Bullard wants interior streets to have sidewalks and the right-of-way to Piatt Road have an asphalt walking path; he would like the walking path/trail around the whole subdivision to be some kind of material that is accessible for all to use such as concrete, asphalt, crushed gravel (304). Bullard asked who would be responsible for maintaining the walking path. Eyerman said the HOA. Bullard also suggested there be an easement through the houses so residents are able to get to the

**BERLIN TOWNSHIP TRUSTEES**

**6:00 p.m. Special Meeting January 16, 20**

walking path without cutting through neighbor’s yards. Bullard asked when amenities will be put in during each phase of the development. O’Brien stated he would like, as each phase is built the amenities to be put in by the 10<sup>th</sup> house built. O’Brien also feels each phase should have their own mailbox unit. Bullard explained in regards to the mailbox units they want them accessible off the street with a parking area for it and maintained by the HOA. Bullard stated he wants the HOA turned over to the residents when 80% of the houses are built. Bullard suggested something be put in the deed restrictions not allowing small farm animals in the development.

O’Brien stated he wants something where whatever material is used in the play area to consist of a slide, climbing area and swing and be contained. O’Brien also suggested that since there are two play areas that each of them be for different age groups of children. O’Brien and D’Amico asked that the garage doors be of an architectural design. O’Brien stated that he wants no two intersections to have the same name. O’Brien stated he wants the height of the fountains in Ross Estates to be the same height of the fountains in Oldefield Estates.

D’Amico asked about the emergency access. Eyerman stated it will be controlled by the fire department. D’Amico asked if the material for the sidewalks will be concrete, Eyerman confirmed yes. O’Brien would like at a minimum at the intersection of Piatt and Peachblow some landscaping for protection measure; a three-rail fence, 3-foot mounding with a minimum of three 2-inch trees and a minimum of five shrubs. O’Brien stated he does not want all the side load garages together. Eyerman suggested no more than six front load garages in a row, all trustees agreed.

Per the requests of the trustees, Eyerman and Griffin will write up the amendments and give them to the trustees before the next meeting for their review.

**RESOLUTION APPROVE TO CONTINUE BZC 19-007 APPLICATION ROSS  
20-01-56 ESTATES PER THE APPLICANTS REQUEST TO JANUARY  
27, 2020 AT 8:30 P.M.**

Motion: O’Brien  
Second: Bullard  
Vote: D’Amico yes, Bullard yes and O’Brien yes

**RESOLUTION MOTION TO ADJOURN  
20-01-57**

Motion: O’Brien  
Second: Bullard  
Vote: D’Amico yes, Bullard yes and O’Brien yes

Meeting adjourned by Chairman D’Amico 10:30 P.M.

\_\_\_\_\_  
Tom D’Amico, Trustee

\_\_\_\_\_  
Ron Bullard, Trustee

ATTEST:

\_\_\_\_\_  
Theresa Taylor, Assistant Fiscal Officer

\_\_\_\_\_  
Ken O’Brien, Trustee