

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

SPECIAL MEETING

FEBRUARY 6,

20

HELD AT: Grace Point Church, 2393 Peachblow Rd., Lewis Center, OH

CALL TO ORDER: Ron Bullard, Trustee Chairman

PLEDGE OF ALLEGIANCE: Ron Bullard led the Pledge of Allegiance

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

ATTENDANCE: Rick Gemienhardt, Christina Littleton, Megan Raehll, Mike Hasson, Marti and Dave Davis, Michael and Anne Marchiondo, Drew Grudowski, Rita Armstrong, Sandy Roddy, Kevin Lehman, Melissa Wright, Mike and Makenzie Dinwiddie, Charles Cox, Jamie Hooks, Amy Eiken, Kevin Taylor, Kurt Nienkirshaw, Justin McMaster, Tracey Lynch, Cody Hondros, Rodd Lawrence, Steve Burkhart, Joan Windsor, Sarah and Greg Knight, Angela Brown, Amy and Jasper DeChristopher, Dino and Tim Pezzot, Kevin Coming, Debbie Rickabaugh, Rob and Melissa Willison, Kim Trackler, David Schlaegel, Simran Tanya, Zach Dowley, Tim Rousher, Jen Steele, Chuck Roddy, Dennis Comstock, Jim Chapman, Shawn Wright, Pam Parsons, Maribeth Graham, Duke Hobson, Teri Owens, Lisa Miller, Elton Lee, Don Wilcox, Eric Rickabaugh, Scott Yant, Dave Armbruster, Daniel Cantor, Ron Boisvert, Mike Bardash, Ryan Schroff, Pete and Kim Hill, James Brenza, Carla Rose, Marie and Vanessa Fletcher and Peggy Guzzo

PUBLIC COMMENT: Bob Lamb, Economic Development Director, Delaware County, had maps up for the residents to look at that included the original plan, maps that the zoning board had approved and maps that showed what they had changed after hearing concerns from residents. The main changes consisted of the addition of more residential being added in the north, the reduction in the number of units per acre from 16 to 10 and 6 to 4 and changes on the south side. Lamb stated they are willing to address other issues including, reduction in the height of buildings in the residential area to 35 feet, reviewing the NAICS codes and removing ones the residents don't feel would be appropriate for the area and contracting with a planning firm to help develop design standards. Lamb suggested that the trustees establish an Architectural Review Board so that residents are able to have a say in what the design guidelines may look like. Lamb stated that currently the number one challenge for the community is the increasing property taxes, which fall mainly on single-family homes. They are looking to help provide development opportunities that will help diversify that while also creating jobs within the community.

D'Amico asked Lamb to address the reasons why there is such a variance from our land use plan, which is about 1,200 feet max from State Route 36/37 going north and south. Lamb replied that they were asked to put together a plan that would help to diversify the tax base throughout the township, to bring about commercial development that would bring about jobs for residents and amenities sought by current residents. The 1,200 feet would not allow for the type of plan they were being asked to create so they shifted it to allow for a greater amount of commercial development to occur. D'Amico asked Lamb if they were following parcel lines. Lamb said yes. D'Amico asked if the 250-foot buffer is adequate for the existing buildings. Lamb replied yes, a 10-foot high berm would fit within the area along with a 100-foot buffer which they propose to be landscape areas. D'Amico asked Lamb if the residents would be able to see ahead of time examples of the type of buildings that could come into the zoning areas. Lamb answered they are asking the planning firm to put in place visual guidelines that would show the general type of development. D'Amico asked if there was any allowance for single-family development in the entire east to west proposal. Lamb said as it stands now no.

Bullard opened up the conversation to public comment.

Meghan Raehll read the following:

Dear Respected Trustees:

I would like to begin by expressing my thanks for your service to the residents. I would also like share that I agree with the Economic Development Department's points about building

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a stronger tax base, creating good jobs that appeal to many residents of Berlin, and supporting responsible development. Unfortunately, the zoning approved Berlin Commercial Overlay (BZC 19-005) fails on the one hand to adequately solve for the problems it intended to address, and on the other hand, introduces an entire host of new problems at the expense of our township and current existing neighborhoods. Simply put, this overlay opens up too many possibilities of being a very bad deal for Berlin from a perspective of safety, from a perspective of increasing the student growth in our schools to a degree in which the commercial tax gain cannot cover the gap and will max out school facilities, and from a perspective of serving the general welfare of the community.

Fortunately, Mr. Chair, there is an alternative to this alternative and through open public neighborhood meetings, with many thanks to Rural Methodist, your neighbors have been able to educate and learn from another, ultimately constructing something that fits better with who we are and what will keep us safer — all the while permitting commercial and hundreds of other business uses that could actually build a stronger tax base according to the Montrose (2019) analysis. As a result, I am herein submitting for your kind consideration the BIO Residents Compromise. This compromise comes with an underscored name and address support of over 100 of our neighbors and is superior in many ways. In the interest of your time, I will simply highlight two:

First, the residents' compromise better assures the safety of residents with respect to the code uses permitted and heights where the fire department's standard ground ladder can reach. No permitted heights in this overlay should go higher.

Second, the residents' compromise map provides favorable transitions (stepping down) and reasonable densities that won't strain emergency support services or increase the projected student base in the schools.

Third, the residents' compromise better serves the general welfare of the community because it does not isolate or silo-off our long-time neighbors and friends by surrounding them with potentially 60 feet high buildings and/or high-density apartments. Instead, long time neighborhoods are respected and effectively integrated.

There are other elements I would welcome further discussion and follow up at your convenience, but at this time I will conclude by saying our map better aligns with resident expectations and allows for a cloud to go into place whilst preserving the potential for longer term rights to referendum if ever needed by moving to ORC 519.021 (A) instead of (C). In closing, I would like to say that whatever goes into place should clearly and definitely outline how it will positively contribute to our community, preserve our safety, the dignity of our township's identity, and secure the rights of ALL the residents and neighbors you serve. Respectfully,

Christina Littleton read the following:

Tonight, I will be speaking about the expectations shared by hundreds of Berlin Township residents. I will be referencing the results of the 2019 CLUP Survey, completed by over 400 people, and opinions gathered from the countless conversations had with fellow residents from all over the township. The overwhelming consensus is that we want to retain the rural feel of Berlin Township. It is in fact why many of us moved out here. An astonishing 92.1% of those surveyed agree. We want to see single family homes on larger lots, not high-density housing. We want greenspace, trails, parks, and places for community gathering and recreation. We want proper buffers and step-down zoning between existing homes and businesses. We want commercial and professional development to hug 36/37.

Believe it or not, most of us actually welcome commercial and professional development. Alternatively, we do not want to see our township taken over by industrial development. A remarkable majority of survey takers say it, along with logistics, is their least desired type

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of development, with many commenting specifically for no industrial. Residents could get behind things like doctors' offices, restaurants, and shops, to name a few. We understand that this kind of growth can help us create the strong tax base that we need, more so than industrial. These are also the kinds of things that, if done right, can create a sense of community in Berlin. A place to hang out after the Bears football game, a place to meet up with friends for a coffee, a place nearby to run errands, a place to work without a long commute. Industrial just doesn't support this. It doesn't create a sense of community, it doesn't create the kinds of jobs that Berlin residents have, and it doesn't make a big enough impact on the tax base.

Another passion of Berlin residents in retaining our rural feel is preserving and improving our greenspaces. We are fortunate enough to have a beautiful state park running through a large portion of our township, it's part of what sets us apart from other areas of central Ohio. It is important that we preserve and protect it and the waterways and ravines that branch off from it, again with proper setbacks and buffers, so that we and many visitors from all over the state can continue to enjoy it. We feel we can even enhance it and the township with the addition of other park/recreational areas, connector paths, and sidewalks. We've been told that these kinds of amenities can't exist without things like high density housing and industrial development, but it just doesn't seem like that's true. Single family housing and low-density condos such as retirement communities can provide this and more. They can even help cover costs for the infrastructure needed to serve a future school should it be built in the southwest corner of this region. We can have low density housing and still have the amenities that we value.

Proper and timely infrastructure, especially concerning roads and traffic, is also a major concern for residents. To the best of my knowledge, ODOT does not have an effective plan in place to accommodate the influx of traffic that the current large-scale development will bring.

Has there been a traffic assessment? How will the trucks access the industrial/logistics sites? Will they be driving through residential areas? When they need to turn left on 36/37, will they be instructed to first turn right and then make a dangerous U-turn into 60 mph traffic like the concrete trucks were supposed to? Current roads will certainly need to be upgraded and widened. New roads will likely need to be built. Where will those go and how will the land be acquired? Residents want these questions considered and answered before ground is broken. Development often happens too hastily and roads and traffic end up an afterthought. In the meantime, residents are forced to deal with the headache and congestion of poorly planned roads. If zoning proceeds the way the BZC and the county are proposing, this will just become another Polaris which is exactly what people moved out here to get away from. Residents want to believe in you. Work with us. Show us that we are heard. Earn our trust. Make the smart, responsible changes that will make the most of our township. Build the kind of community that you can be proud of, that we can be proud of, that our children can be proud of. Keep Berlin Township the kind of place people want to call home.

Amy DeChristopher read the following:

Dear Berlin Township Trustees,

The BIO grossly expands the industrial zone included in Berlin Township's Comprehensive Land Use Plan ("CLUP") from the railroad tracks at Sweeney Rd. to extend all the way east to Lackey Old State Rd. The original presentation made by the county failed to acknowledge many of our homes on their maps, particularly those built near Lackey Old State and Curve Roads, which are amongst the lowest density and highest value in all of Berlin Township. Industrial property lines touched many existing homes, land slated for a future OLSD middle school, and Alum Creek State Park, where the lake and wetlands are protected by the U.S. Army Corp of Engineers. Responsible industry would stay away!

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Every industrial operation has hazards which threaten the safety and general welfare of the surrounding community. When considering potential development sites, responsible industry looks very carefully at the surrounding area, including the current and proposed land uses. As part of a facility siting study, a comprehensive risk analysis is completed to determine the impact of feasible operational mishaps using definitions such as frequency is likely to happen at least once in 10 years, and severity is less than 3 serious injuries or one death. The impact radius is typically measured in miles, not feet. A desirable site for industrial development provides sufficient buffering through step down zoning to significantly minimize the potential impact that an operational accident will have on people, particularly existing homeowners and schools who did not choose this neighbor. Well done zoning steps from industrial and research uses to logistics and commercial zoning, then to professional offices, and finally to residential properties. The BIO proposed by Delaware County skips several of these stepdown zones, allows roadways inside of buffer strips, and includes more than 600 NAICS codes, amongst which are correctional institutions and parole offices. The township trustees can do better.

Our community recognizes the need for organized development. We recognize the challenge in finding a balance that maintains the core values and identity of the community while at the same time minimizing the financial impact to the township and taxpayers and discouraging annexation of our land. If you truly feel that it is necessary to expand the industrial zone, please ensure that it is done responsibly with minimal impact to current residents. Hear our voices tonight and listen to the more than 400 residents that completed the township survey earlier this year. The community vision captured in the CLUP was reinforced with 70% of respondents saying no industry, and most others agreeable to only selective industry. It is imperative that the overlay you approve - 1. Legitimizes buffer strips by disallowing buildings, parking lots, and roadways. 2. Incorporates more appropriate step-down zoning to protect our safety and preserve our property values. 3. Includes only those NAICS codes that align with the identity and vision of Berlin Township as outlined in our CLUP. For your reference and consideration, a revised copy of the permitted use table has been included to clearly identify 438 acceptable NAICS codes. This revision captures the collective input of many Berlin township residents, each with unique expertise, experience, and perspective.

Also, recognize that NAICS were developed as a census tool to analyze the U.S. economy. The NAICS categories and definitions were not developed to meet the needs of regulatory applications and there is no central government agency with the role of assigning, monitoring, or approving NAICS codes. Rather, businesses will self-code in the development application that is submitted to the county. For this reason, maintain the right to referendum and require that all applications for industrial development include a facility siting study. This study should be shared with the Berlin Township Trustees as part of the application process so that you may assess township readiness and act accordingly. After all, it is your community inside the impact zone, your emergency responders who will need to be equipped and trained to develop and execute the emergency preparedness plans, and your budget that will pay for it. Respectfully,

Angela Brown read the following:

My husband and I built our home on Sherman Road in the Fall of 2009. We fell in love with the land and knew it would be where we would raise our children. Zach and I knew in our hearts it would never stay the same, but we had high hopes we could maintain a level of the peacefulness and "space to breath". Unfortunately, the current overlay removes any semblance of peacefulness and space to breath ! As we look to the future, Change is inevitable. All of us know this, and many have

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accepted it. The level of change and the way it will change is up to ALL of us. There isn't a single resident that is longing for our roadways to become the next Polaris Parkway, or Old State Road. The current plans give little reassurance that property values near the commercial and industrial areas will be maintained. For those looking to make a move, there is a lack of confidence with these plans. Where can they move without fear that they won't have a parking lot with hundreds of lights in their backyards, 3 story apartment buildings viewable from their patios, or worse, the noise (and view) of semi-trucks running 24 hours a day, from their family room windows. While we ALL agree Berlin Township needs Commercial and Professional Office Buildings to assist with the Tax base (and we welcome it from a convenience standpoint), the Residents proposal alters the Zoning approved overlay slightly. Residents strongly urge for the Commercial area along 36/37 be no more than 700 feet in depth off the roadway.

The parcels of land behind Commercial should then be devoted to Professional Office Buildings. Professional Office Buildings should be no more than 2 stories in height with the ability to have mechanicals on their roofs. By keeping ALL BUILDINGS and Residential Properties to these height standards, we ensure our Firetrucks will be able to service the new areas should an emergency break out. The Land West and East of Alum Creek is shown as the highest home values (most expensive neighborhoods) in the township; DID YOU KNOW the lowest value area is that that surrounds the high-density Apartment area in Lewis Center near Rt 23. We have a duty to ensure the Apartments put in place in Berlin Township UPHOLD existing resident home values. The ONLY way to ensure this is to reduce the number of Apartments and increase the Rents per unit. By putting in better Design Standards of higher values, we are ensuring these buildings fit into the current landscape and are not an eye sore in years to come. We ask that the Apartment Buildings be reduced to 2 Stories in height with the ability to have mechanicals on the roof. In doing this, views will be closer maintained for the existing homes in the neighboring areas. In addition, Residents ask that Low-density Condos (R-4) buffer between existing Homes and proposed Apartments. This step-down approach is already present in multiple townships and communities.

FURTHERMORE, Current Buffer areas will NOT suffice for surrounding existing homes with high traffic commercial or industrial. Each of these small areas will become Island communities and their home values will plummet. The Current buffers on the Zoning Approved map are 250 ft. We propose to INCREASE these buffers around existing homes and communities to 500 ft. In addition, Roadways should NOT be allowed in the back half of the 500 ft buffer area. This will allow for a larger green space between new development and existing Residents.

Sarah Knight read the following:

Thank you for holding this meeting. It's so important for the community to be fully informed. I find it concerning that the information presented to the community, has been from the Delaware Development Director, and not from you, our elected officials. We're not concerned about the best interest of the Development Director, or industrial businesses. We're concerned about our community, our neighborhoods, and the landscape of Berlin Township. You want to know why so many neighbors have taken their time to come here tonight? It's because you're asking them to allow a 1 ,000 acres of land to be used for industrial businesses. Right next to Alum Creek state park, and right next to our main source of drinking water. That's concerning to say the least!

I personally, called the Ohio Department of Agriculture, the Delaware Soil and Water Conservation Department, the Ohio Department of Natural Resources, and The Corp of Army Engineers who run the dam, and none of them had been asked to look into the possible environmental effects of Industrial business, of this magnitude, that close to our

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water. The only people I could find who had been contacted was the Delaware EPA, who failed to provide me with any proof of a study or its findings. So, Trustees, what exactly are the odds of this affecting our drinking water? Well, you don't have to look far to find out what happens when you build Industrial properties on top of drinking water supplies. To the east of us, all along the Ohio River, you can find examples of whole communities who can't swim in the water. Can't eat the fish from the water. And who can't even safely drink the water. I'd say that's more than enough reason to pause. Now, am I saying we're going to have a massive chemical spill tomorrow? No. But accidents are defined as "unfortunate incidents that happen unexpectedly and unintentionally, typically resulting in damage or injury". Now, we all know the Township is changing. Not all progress is bad! However, existing community members have rights too. The right to safe guard our personal property, our shared natural resources, and our community. Trustees, We can do better.

Now, some people are suggesting that if we don't give these companies what they want, they'll annex! But if they're so inclined to annex, why don't they just do it already? Nothing's stopping them! Now, I'm no expert, but maybe it's because taxes are much better in Berlin Township, then in neighboring Delaware City. Maybe it just makes good old-fashioned cents, pun intended, to stay here. So Trustees, use that to your advantage! Don't let big business, the zoning commission, or the Delaware economic development director bully you into a bad choice. You have power to set reasonable restrictions on incoming businesses!

Lastly, Trustees, look around. This many residents means you have a disconnect from the people: So either you have not presented clearly to the people WHY this proposal is in our best interest, or we are telling you, loud and clear, that we don't want the Berlin Industrial Overlay in its current form. Either way you have a problem that needs fixing. Thank you for your time.

Amy Eiken read the following:

My interests in these decisions are as a longtime resident of Delaware, a former Olentangy teacher and as an entrepreneur and business owner whose family's Berlin Township property deed was signed in the 1840's. I have a vested interest in what happens in my community and Berlin Twp. as we move closer toward inevitable development of the 36/37 corridor. Change is the one constant we can count on and I am appreciative of these opportunities to share my ideas with the hope that I might positively influence the decisions to be made.

I want to see the change that's coming as something that is happening FOR us rather than something that is happening TO us? If this development is happening FOR us, it must deeply enhance the fabric of our community in ways that are authentic and meaningful. What if Berlin Township became the hub of agricultural innovation and the heart of the local foods culture? What if Berlin Township was alive with a creative arts center, maker spaces, co-working and co-housing options for the younger generation who are not interested or able to buy a house? What if Berlin Township could attract or incentivize the young farming families who are eager to grow foods organically and sustainably? What if we had a year-round farmers market? What if there were greenbelts that connected neighborhoods to the commercial centers so that traveling safely by bike or on foot was a viable option? What we could attract socially conscious companies? What if we could be a home of an eco-industrial park, which is a closed loop system with zero waste?

We cannot allow ANYTHING into the area to put at risk to our beautiful water source and state park.

Berlin Township can stand firm in its message that yes, it is open for business while demanding that new development enhances and preserves the quality of life of Berlin Township's current citizens. New businesses must fit into our idea of what a good community is, not the other way around. We need to remember that we are ultimately not the owners of these lands. ..we are the stewards. What will this landscape look like in 100 years or more? We MUST be forward thinking and plan for the generations not yet born. I am encouraging you to think long term. Think green. Think outside the box. Delaware is on the map. I hope Berlin Twp's reputation becomes be one that supports innovation, emphasizes sustainability, and enhances the wellbeing of all. Then this coming development

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would feel like it is happening FOR us not TO us. Abundance and creativity comes in many forms and I believe we are on the cusp of a rich opportunity to create something unique and transformational. This doesn't have to be the same ole same ole. My family is committing to sustainable farming practices, land preservation and enhancing the educational and creative opportunities between our farm and the local schools. I hope others will follow our lead. I know I am not alone when I say we are better together, Thank you very much.

Rick A. Gemienhardt asked the following questions:

- Who has determined the planning area (i.e. the Trustees, Landowners and/or County)? Why was 2,000 acres identified? not 1,000 acres? 500 acres?
- Who determined it was in the residents' best interest to prohibit referendum rights at the time of change in land use?
- Why was the current Comprehensive Land Use Plan's principles and underlying vision not addressed in the Berlin Business park proposal?
- Why has the January, 2019 Berlin Township survey where nearly 400 residents responded been ignored? (i.e. 80+⁰/0 respondents disagree with multifamily construction, 85+⁰/0 respondents prefer retail/restaurants over Industrial/Distribution/Logistics)?*

Gemienhardt deferred the rest of his time to have the trustees answer his questions. For the first bullet point, Bullard stated he is unsure of the exact acreage but whatever the acreage amount is, it consists of the land along Route 36/37 that has not been developed because of the lack of utilities and infrastructure. In regards to the referendum, it is put in place for changing the land use or zoning but it doesn't apply for things that are in the zoning text that allows the development to go on right now (i.e. if a resident decides to put up a barn then no one has any say about it). The goal for Route 36/37 is to entice certain types of businesses (after coming up with the NAICS codes together) to develop in the area. In regards to the comprehensive land use plan Bullard stated he did not support the application in its current form, he feels it needs to be changed more closely to what the residents would like to see. Bullard stated the difference between the comprehensive land use plan, which is what we would like to see developed and the zoning text shows everything that can be developed. There is a lot of discussion that still needs to happen to come to an agreement.

Peggy Guzzo who is attorney was asked by a few residents to explain to the board the difference between a 519.021A and a 519.021C. The proposal given by the county tonight is the 519.021C, which revokes the rights of the residents to referendum. She explained by making the proposal a 519.021A (legislative) it is a separation of power to where the judge cannot second-guess the board's decisions and it will put more power in the hands of the board. In final, her recommendation is to make it legislative 519.021A.

Tim Pezzot thanked the trustees for taking time in trying to plan ahead of time before any decisions are made as he feels this will benefit all in the long run. He asked that his property be determined as Industrial or Residential because as of now, his property is split up.

Jim Chapman read the following:

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My name is Jim Chapman and I am here representing my wife and her 3 brothers who own land in the area of the proposed zoning changes. Unfortunately, my wife was not able to attend tonight

- To give you some background, the land has been in her family for approx. 100 years. Her Father, Uncle, and Aunt grew up on the property that we now own
- Her Uncle lived there his entire life. He was a life-long farmer and was also a Delaware County Commissioner for 4 terms. If you have lived in the township for many years you may remember Kenny Reed
- He truly loved the Township and County but always said it would change and realized change was necessary as it grew
 - One of the things he always said was "that Columbus and Delaware would one day grow together". We didn't believe him, but he was right. All you have to do is look around and see all the growth.
- Another proof is how many years has Delaware County been the fastest growing county in the state.
- I had many conversations with Patty's Uncle when he was living, for he loved to talk especially about what was important to him and the County and Township definitely were.

One of those conversations was:

- When ODOT forced him to sell some of his land so they could make Rte. 36 into a four-lane road. He didn't like it, but knew it was the correct decision for residents as he considered the future growth of the county. Can you imagine today if Rt. 36 was still a two-lane road?
- My wife and I live in a County similar to Delaware county. It's growing and is primarily residential and agriculture. We've seen the strain the growth has caused on the residents due to higher taxes, in order to support things like the schools, fire department, roads, emergency services, etc. We also saw it when we worked on several school levies where some people couldn't afford the higher taxes and thus didn't vote for it even though it was needed. Our area has finally realized the benefits of bringing in the industrial and commercial tax base
- I would guess some of you are thinking that we support these changes since we will benefit from them when we sell our property, which is partially true, but we would argue that over time the residents, the township and the county will truly be the ones that benefit.

Not all of these changes are we in support of.. I'm referring to the 250 ft. buffer zone that was added to the current proposal. This may impact our ability to sell a number of our acres. We would like to see this reduced or eliminated, but we realize that at times all sides need to compromise for the betterment of all.

Let's face it the Township and County will continue to grow, no matter what any of us in this room today do, so why not help provide a better tax support for this growth? We believe Rt. 36 is a natural location for this.

To the Trustees, we understand you have a tough decision in front of you but hopefully you will make the decision that is the correct one for majority of the residents and for the long-term future of the Township. Thank you for your time!!!

Jen Steele read the following:

I also want to know what is being done for the community itself? In the 2010 Comprehensive Plan it was mentioned the need of open spaces for residents; soccer

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fields, baseball fields, parks, maybe a swimming pool. As a 2nd grade girls soccer coach it is nearly impossible to get a soccer field in this township. Yet, nothing has been done in 10 years, and nothing is included in this new plan. Orange Township has a township pool and liberty park soccer fields. Berkshire Township is getting community trails. Where are our parks or sport fields? Where is our township pool or community trails? If your response is that it is in Alum Creek State Park, this does not recognize the reality that the state park is overrun in the summer with overcrowding and people coming up from Columbus. How does this plan benefit residents in anyway? I only see it benefiting people on the board of trustees. Two board members here tonight directly benefit from the plan and own property in the development proposal. And all will benefit indirectly since the pay scale for an Ohio township trustee set by the Ohio General Assembly and is based on township budget- so as budget increases — which it will- essentially you get a pay raise.

Angela Brown had a question being asked from the streaming on Facebook Live; is there land that is going to be deemed as protective wetlands outside of what is currently Alum Creek State Park? Bullard stated the proper agencies (which he is unsure of who that is) determine what is protected wetlands.

Bullard stated he is not ready to move forward with any actions as there is a lot more to be discussed. Bullard stated he will have an open work session Monday February 10th at 4:00 p.m. for all those that would like to attend to discuss NAICS codes.

Ann Marchiando asked the trustees to explain the procedure going forward. Bullard stated there is an application where there is a change to the zoning text, which the trustees have to approve or disapprove. At this point Bullard stated he would not approve the application as is. Bullard also answered Marchiando question about when the proposal will be voted on; which at this point is unclear as there are many items needing to be discussed during future meetings.

Gregg Knight asked what the thought process is in considering which NAICS codes will be included or excluded. Bullard stated his view would be that they should be low impact and that they are things that would make it possible for residents to work at and also live in the township which in the long run will help with traffic.

Sarah Knight asked for an updated map to be posted on the website. Bob Lamb stated that there will be a separate website/link which will be posted on the townships website along with all the materials so there is a backup system in case there is an IT issue.

Michelle Doubletree asked if the discussion about the NAICS codes would also include the reduction of land for industrial use. Bullard stated at this point it would be which NAICS codes could be put in the area.

Dave Armbruster asked if the NAICS were online. Bob Lamb said they are on their website which is: dcfa.co.delaware.us and if there are any problems he may be contacted at: zdowley@co.delaware.oh.us.

Bob Lamb addressed a few issues that were brought up by residents. He explained they are very cognizant of residents wanting trails and are looking at what can be done to make it happen. He stated in regards to the property owners showing support of the proposal; owners of just over 1,000 acres of land within the area have signed MOU's or expressed support over the last year. With the traffic issues, they are working directly with ODOT and are doing their best to adhere to their transportation plan. They are also working with Delaware County Engineer's Office on how to develop auxiliary roads to support the traffic in the area. In regards to revenue and tax dollars and the burden on the school system, they brought on a financial analysis group to look at public sector financing. When they looked at a NAICS use development over a 35-year plan factoring in different economic development tools they saw \$42 million generated back to the schools. Lamb stated there is a frequently asked questions section online on their website.

Recess at 7:42 P.M. Returned at 7:59 P.M.

RESOLUTION

APPROVE TO TABLE BZC 19-004, BERLIN BUSINESS PARK

