

BERLIN TOWNSHIP TRUSTEES

8:15 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, Tom D'Amico (Abstained), Ron Bullard, Claudia Smith, Fiscal Officer and Theresa Taylor, Assistant Fiscal Officer

ATTENDANCE: Sherry Graham, Alex Guistino, Jessica Thompson, Heather Neidig Martin Savko, Jenn Coates, Ashwin Attapuram, Rakesh Bobbala, James Brenza, Brendan Nebrusla, Jay Purasawalkam, Stefanie Greenwald, Nathan Spahr, Alex Daquila Alan Szafranski, Melanie Thomas, Sara Osborne, Scott Sonders, Taylor Hourigan, Scott Rountree, Steve Burkhart, Debi Calloway, Brian Kigar, Brenda Kigar, Steven Thompson, Matt Katuscak, Michael Hanson, Mike and Ginny Black, Vicki Serruto, Ron Metzger, Roy Serruto, Megan Raehll, Christina Littleton, Angela Brown, Sarah and Gregg Knight, Amy and Jasper DeChristopher, Kevin Lehman, Rodd Lawrence, Amy Eiken, Rick Gemienhardt, Jen Steele, Peggy Guzzo, Ben Smith, Michael Black and there may be others from the 6:00 p.m. meeting not included on this attendance sheet.

PUBLIC COMMENT: Bob Lamb from the Delaware Economic Development 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 Land Use Exhibit Alt 1 map is what is being considered by the trustees. This area is east of Old State Rd and will be considered commercial and residential. Lamb stated they are willing to look at issues being raised by residents including the reduction in height, looking at a reduction at the proposed densities, looking at a review of the NAICS codes that are allowed and putting a planning firm into contract to help develop design standards. Lamb stated there will be 3 stakeholder meetings that will allow residents to attend and provide an opportunity to provide feedback on the proposed design standards.

Bullard stated he wanted to make two statements for the record; first being that he wanted the height limit for residential to be 35 feet maximum and secondly, he wanted the density to be at a 10:4 ratio. Bullard wanted to invite all residents that are interested, to a working session on discussing the NAICS codes on Monday February 10th at 4:00 p.m.

O'Brien asked if there was any discussion on lowering the height limit from 60 feet for the commercial area. Lamb said no not at this time.

Bullard opened up the conversation to public comment.

Meghan Raehll read the following:

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 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

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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 including 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 localized commercial and professional development along 36/37, Residents could get behind things like doctor's offices, restaurants, and shops, to name a few. These are 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. We understand that this kind of growth can help us create the strong tax base that we need. 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 expansive commercial 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

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and more. 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 delivery trucks access the commercial 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.

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 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)

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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. We're not concerned about the best interest of the Development Director, or big businesses like DRK, Metro, and other development companies! It's more than a little concerning that Metro Development, and the owner of the parcels discussed as high-density apartments, have the same address. What are the odds?

I've spoken at length with many of my neighbors, and the Overlay in its current form, will greatly impact our neighborhoods. We're talking massive amounts of high-density housing literally in our backyards! Do you want to walk outside your own homes, and stare directly at a 3-story tall apartment complex and its parking lot? Now the BCO doesn't expressly say that's what will be built, but it is what would be allowed under the proposed overlay, and it is what Metro Development has peddled to many other communities around town. But you know what the BCO doesn't have? Reasonable mandatory set backs on parking lots and access roads, mandatory green space and fences along bordering residential properties, it doesn't address the strain high density housing will put on Police and fire response times, nor what will happen to our school Johnnycake Corners, which is already bursting at the seams, and asking for a levy! Let's look into these real concerns from the public, before we jump in and approve 1 ,000's of acres which directly benefit big business, not residents.

Now, some people are suggesting that if we don't give these companies what they want, they'll annex! Now, let's be real here. Annexation is an option of land owners. 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 Sunbury. Maybe it just makes good old-fashioned cents, pun intended, to stay here. Sunbury has additional income and school tax, plus other additional taxes on parks and recs, building codes, property taxes, utility costs, ALL of which are different than Berlin's.

So Trustees, use that to your advantage! Don't let companies, development firms, 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! We all know that the township is changing. Something has to be built along the 3B's and K corridor. BUT existing property owners have rights too.

Lastly, Trustees, I present to you signatures of concern on behalf of 130 voters from our two neighborhoods alone. This many signatures 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 Commercial Overlay in its current form. Either way you have a problem that needs fixing. Thank you for your time.

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

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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!

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

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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,

Kevin Lehman read the following:

I am Kevin Lehman. My wife and I are currently building our Retirement Home at 6756 Linda Lane. We searched for a couple years and finally located land to build our Retirement home on. We thought the land, we purchased in August 2018, would continue to have a Community Feel and be a Quiet Setting. Unfortunately, it appears that the Current Zoning Map for approval, will Not Protect the values of Existing Homes for the entire BCO area! This is the area East of Alum Creek as well as the land that is in-between Alum Creek finger tips.

Specifically, in our location the Zoning Overlay illustrates High Density (R 14) 14 units per acre Apartments. These apartments will back up to our backyard. So Much for a Quite Setting and Community feel!!! Another item that just came to my attention this week, and maybe you trustees didn't know this, but I learned that a correctional institution can be part of this Zoning Overlay. That was almost shocking to me. How many people, in this room, knew about a potential Correctional Institution as part of this Zoning Overlay? These type of changes to the Zoning will Devalue All the Homes in the area.

Furthermore, the traffic getting out on the 36/37 now is extremely difficult. Adding that many units per acre is just going to make it that much more difficult and create much more noise and congestion.

Bottomline, I am here to ask for Your help. To that end, if the current land owners would ever sell, I would appreciate the Trustees consideration for Zoning approval of larger Single-Family Homes with a minimum of 1 acre lots or more across the entire BCO area, and most importantly in the current (R 14) area on North 3B's & K.

Please don't make these decisions based entirely on money. You are in control/responsible for what happens to the property owners that moved here for a quieter, less hectic community. Therefore, please make your decisions based on what is best for the community and the people you represent. It should for us and not too us.

Rodd Lawrence read the following:

Dear Trustees,
I reside at 6788 Linda Lane in Berlin Township. This letter is to summarize my concerns regarding the two proposed zoning amendments referenced above. They appear to be extremely overbroad as to both: (a) area; and (b) use, as a result they appear to be a land and money grab intended to benefit developers and a few private property owners and Delaware County without regard to the adverse impact to Berlin Township or its other current residents.

These vague "cloud" zonings are favored by counties and developers because they lull area property owners into accepting vast zoning amendments that do not include specific plans for smaller, specific parcels. Such specific plans for smaller parcels usually elicit more focused, effective opposition.

But, the broad, vast proposed overlays clearly are just an attempt to include as much land as possible for as many potential uses as possible without regard to significant analysis of the propriety of such zoning in any smaller, particular area. This is the reason the proposed zonings are so obviously land and money grabs without regard to the interests of the Township or its residents.

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For example, I reside just north of one small area that is included in the Commercial Overlay area, BZC 19-005. This smaller area is bordered by Routes 36/37 to the south, North 3Bs & K Road to the east, Alum Creek State Park to the west and private property with homes to the north. In the middle is an area of, I believe, approximately 42 acres of undeveloped land. That land, though, has single family homes averaging more than \$300,000 in value on 1-2 acres on 3 sides of it. The fourth side is the park. Yet, simply because it is an open chunk of land, and without regard to what surrounds it, the overlay proposes to allow 14 apartment units per acre on that land, with buildings 3 stories tall plus HVAC equipment on the roofs. These would not be high-end apartments. Certainly, such use is not consistent with the existing development around it and certainly will be devastating to the existing homeowners in the area. The parcels immediately abutting Routes 36/37 should remain commercial but all the underdeveloped area to the north should be zoned only for single family homes on 1-2 acres consistent with all the homes surrounding that area.

As stated, this is the type of analysis that should be conducted as to all areas included in the overlays. The future of the Township and the interests of the Township residents requires that zoning be considered on a micro level, not an overly broad, macro level. Thank you for your consideration.

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 would feel like it is happening FOR us not TO us. Abundance and creativity come in many forms and I believe we

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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? Why 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 respondents disagree with multifamily construction, 85+%/0 respondents prefer retail/restaurants over Industrial/Distribution/Logistics)?*
- How is the quality of life of the current residents on Dunham Rd, Linda Ln, the east side of Africa Rd being enhanced by this change being proposed?

Jen Steele read the following:

A lot people are tonight are not against any type of development. Instead have concerns that the current proposed planned is about to be considered without the public interest or public safety in mind. The proposal for a three-story apartment building is problematic when our fire department does not have ladders that reach that high. We have been fed the lie that this will increase tax dollars in the community but there is no consideration of the cost it will take to alleviate our overcrowded school system and our predictable increase in need for public safety departments that will occur because of high density housing. We will need more tax dollars for the fire department and police services just based on the pure number of people being added to the community. We probably need to start our own police department like Genoa Township or Sunbury. We are deeply concerned that this have not been addressed and you are going expect us to keep passing fire levies, because at some point the people of this community will not.

Making economic decisions to save a few bucks do not always work out and are sometimes at the expense of quality of life. If you do not make your decisions with the best interest of the community in mind, we will vote two of you out in 2021 when you are up for reelection. Someone will run against you---just like they did with the Galena Mayor. Please take our concerns seriously. Grow our community thought fully and with the best interest in mind for the community itself.

Peggy Guzzo who is attorney 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 boards decisions and it will put more power

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in the hands of the board. In final, her recommendation is to make it legislative 519.021A.

Ben Smith asked the trustees to keep in their thought process what the actual motivation is behind the commercial overlay. Although there is a section for frequently asked questions a few residents have uncovered some questionable networking connections between the planners and developers who stand to make a lot of money from this proposal.

Kevin Lehman asked if a 3D illustration could be posted on the Delaware County website of the proposal. Lehman also asked if the Delaware County contact information could be posted on the Berlin Township website.

Michael Black expressed concern that if apartments are built it there will be challenges for the fire trucks being able to get in safely. He feels that the apartments will only make the developers money and leave the citizens with the aftermath of problems.

O'Brien asked Megan Raehl to clarify what was on the paper that she submitted. Raehl stated the first being a printout of the commercial Berlin resident compromise math with physical signatures and with signatures from a Google form that was distributed amongst other areas within Berlin Township. The second being a printout of language of Article 15 19-005 that has the recommendations that the residents would like it changed to being highlighted in red. They also highlighted the NAICS codes that they would like eliminated along with changes to the height limit and amount of open space per track parcel.

O'Brien stated he is in favor of a cloud but not as the proposal is written as of now. He would like to get standards that developers will conform to and that residents are happy with. The goal is compromise and will be needed from all involved to avoid lawyers getting involved. O'Brien expressed that the architectural design standards are crucial to have high quality and continuity within the township.

Bullard explained that since there are only two trustees on each application, if they do not agree the application that the zoning board passed will be the proposal that passes. So again, the goal is to come to a compromise that will make everyone happy.

Sarah Knight asked that when the wording is composed that it is specific so there is no wiggle room for the developers. O'Brien agreed.

Rodd Lawrence asked the trustees if they are planning on using an independent legal counsel. Lawrence stated he feels the county's interest is not always in the townships best interest. Bullard stated they would rely on the prosecutor as long as they are getting what they want.

RESOLUTION 20-02-03 APPROVE TO TABLE AND RECESS BZC 19-005 BERLIN BUSINESS PARK COMMERCIAL OVERLAY TO THURSDAY APRIL 23RD AT 6:00 P.M. AT THE TOWNSHIP HALL

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

RESOLUTION 20-02-04 MOTION TO ADJOURN

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

Meeting adjourned by trustee Bullard at 10:00 p.m.

Ken O'Brien, Trustee

Abstained

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ATTEST:

Tom D'Amico, Trustee

Theresa Taylor, Assistant Fiscal Officer

Ron Bullard, Trustee