

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

Trustee Meeting

September 17,

20

HELD AT: This meeting was held virtually by Zoom, Delaware, OH

CALL TO ORDER: Ron Bullard, Trustee

PLEDGE OF ALLEGIANCE: Theresa Taylor led the Pledge of Allegiance

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

ATTENDANCE: Angela Brown, Rob Platte, Holly Mattei, Rick Gemienhardt, Christina Littleton, Meghan Raehll, Charles Cox, Bob Lamb, Drew Grudowski, James Brenza and Scott Cubberly

BZC #19-005 AS THE BERLIN BUSINESS PARK COMMERCIAL OVERLAY

Platte stated that they would like to get feedback from the trustees and residents on the notes that have been taking during other meetings with residents. Platte stated that when they created the permitted use table, they tried to make it interchangeable between the two districts. The goal is to bring back a changed document that is red-lined. Platte explained that they intend on keeping the proposal as a 519.12 C. Platte stated that they intend on meeting in the middle with the residents by using a R10 and R4 as opposed to the R14 and R8 that was originally proposed. There was language that had been added to specify that the trustees will retain rights about considering what a nuisance is, that there will be two parking spaces per room allotted for a hotel, sidewalks shall comply with all local and state federations, staff as designated in the organizational meeting will attend pre-application meetings. Other language added was to require as many layers of review of possible applications, there will be an internal traffic flow diagram and added verbiage to the phasing plan to call out exactly what is required to the plan. There was also discussion about the possible design standards.

Along with these points others were discussed and will be brought back in a red-lined document that will be given to the trustees and posted on the Berlin Township website September 25th, 2020.

Public Comment- Trustee Bullard opened the meeting to public comment.

Meghan Raehll read the following:

Want to thank Trustee Bullard and Obrien, as well as Rob and Holly for the continued excellent conversations. I would like to request we please continue to meet every two weeks with public hearings and keep this going on to close out as soon as appropriate so we can all move forward for the benefit of our local community.

That said, with what residents are being asked to give up and given than standard zoning protocol remains as an option for every parcel I would simply like to enter to the record the following key elements:

- 1) Bring down the heights. Love the vanishing line between 250 and 500 ft was a great term moving up to 45 and not to exceed that makes the most sense. No building should exceed 45 within the cloud. Keep these heights and others can go through standard zoning for height. 60 feet high is on Polaris and is on Gemini and there is no mound high enough to cover that unnecessary height. I also like what rob proposed of 250 buffer 250 single and then increasing up to 45 feet.
- 2) Bring down the density from r-10.
- 3) And in the interest of getting out in front of potential comments this evening, it's a 250-foot buffer or bust given what we are already giving up. It would be egregious to expect residents to bear any burden to their daily life heavier than this.

Trustee Obrien in our first public hearing said he wants it to look good and smell good. There were just a few more codes for consideration given those parameters for this BCO proposal.

423990, 445291, 445210, 445299

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In closing, I would like to simply reference those who think these restrictions degrade at the value by adding design, so-called restrictions, it strikes me as myopic to suppose that standards and design the decrease in valuation. While I appreciate non-residents wanting to represent maximum freedom to clients, such freedom does not always result in quality and property valuation.

Christina Littleton asked if a house is in the process of being built will it receive the 250-foot buffer. O'Brien answered that if the builder gets the filed before the date of the resolution it would receive the buffer.

Rick Gemienhardt stated that he is frustrated of the lack of the trustees clearly stating what their opinion is on some of the resident's concerns and questions. He would like to hear exactly what their thoughts are.

James Brenza stated that he does not like that the referendum rights are being taken away from the residents. He stated that he would like to hear how the trustees perceive what the majority of residents feel and what they are going to do to address their concerns. O'Brien stated that he feels they are doing the best to meet in the middle to try to accommodate as many residents as possible.

**RESOLUTION
20-09-34**

**MOTION TO CONTINUE BZC #19-005 HEARING TO
OCTOBER 1ST, 2020 AT 6:00P.M. VIRTUALLY BY ZOOM**

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

Meeting continued by Trustee Bullard at 7:45 P.M.

RECUSED

Tom D'Amico, Trustee

ATTEST:

Ron Bullard, Trustee

Theresa Taylor, Assistant Fiscal Officer

Ken O'Brien, Trustee