

**BERLIN TOWNSHIP TRUSTEES**

**6:00 p.m. Special Meeting August 20, 20**

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

**CALL TO ORDER:** Tom D’Amico, Trustee Chairman

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

**ROLL CALL:** Ken O’Brien, Tom D’Amico, Ron Bullard and Theresa Taylor, Assistant Fiscal Officer

**ATTENDANCE:** Josh Barkan, Aaron Underhill, Meghan Raehll and Jay Neff

**BZC #20-001 BERLIN FARMS**

The three trustees discussed taking exhibits #1-14 and using them to discuss the proposal by the applicant.

**RESOLUTION 20-08-29 MOTION TO ACCEPT EXHIBITS #1-14 WITH THE LATTER EXHIBITS TAKING PRECEDENCE**

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

D’Amico gave the applicant the floor to address the board.

Josh Barkan explained the proposal for Berlin Farms. Barkan noted the development schedule for this project cannot start until the county’s project, the Peanut Project on Berlin Station and Piatt Rd is completed. The estimated start date will not be until sometime in 2022. The plan is to match The Pines subdivision with 1/3 of the lots having side-load garages, green spaces and extensive buffering wherever it can be added.

O’Brien asked Barkan how the side-load garages would be distributed, and in what order will they happen. Barkan explained that they have it planned out to where the potential resident would be able to see that the lot is slotted to only have a side-load garage and would have to decide if that is what they want, if not they would have to choose a different lot that would be slotted for a front-load garage. Barkan stated that there would be a minimum of 30 lots allocated as side-load garages. O’Brien asked that it be stated and executed that there will be no more than three front-load garages in a row. Barkan agreed to this but does have concerns with engineering issues that may occur.

O’Brien stated that he wants to see specific language as to when and where the amenities will be put in. Barkan agreed to this.

O’Brien asked Barkan to discuss the paths that are being put in. Barkan explained that they have a path system that will run the length of the future Piatt Rd. O’Brien stated that he would also like to see a connector of the path to Dale Ford Rd due to safety issues. Barkan stated that he does not have a problem with putting in a connector but during talks with residents that live on Dale Ford Rd, they made it clear that this was something they did not want. O’Brien understands residents not wanting the connector but that safety issues have to be put first and foremost. Bullard agrees with O’Brien.

Bullard stated that between lots 23-25 and lots 35-37 there is a pond behind them with no access to the green space. Bullard feels there needs to be a walkway so that the pond is accessible to all of the residents who pay HOA fees and would also allow access for emergency purposes. Barkan stated that he feels an access between lots 23-25 is feasible but will have to re-examine the pond between lots 35-37 due to its close proximity to the main road. Bullard stated that he can live with it not having access there but is not happy about it.

Bullard asked when the HOA will be turned over to the residents. Barkan asked when a good time would be. O’Brien answered by 85% completion. Barkan agreed to this. Bullard wants it in writing.

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Bullard reiterated O'Brien's request of having specific schedule for when the amenities will be put in. Barkan asked for specific items that the trustees want to see and when they would like to see them be put in by. The trustees answered with the Tot Lot, when the fountains will be added to the ponds, the natural facing on the inlets and outlets of the water to the ponds, the paths, the mailboxes, tree planting in green space areas and anything else going in to the subdivision. Barkan will look into all of these and get back to the trustees with a timeline.

Bullard asked Barkan to explain why they asked for a 12-foot divergence. Barkan answered that it is to permit eaves, overhangs, bay windows and fences. D'Amico stated that he does not like the divergence. Bullard stated that he does not like having an open-ended grant of this magnitude. Barkan agreed to define it that eaves and overhangs will be no more than 12 inches. O'Brien stated he does not like the signage or light divergence. He would like the lighting to be down lighting and language in the schedule to say when the signage by the model home will be removed.

Bullard stated that he would like to see off-street parking for the mailbox clusters. After a lengthy discussion, about the parking for the mailboxes Barkan stated that they would look into seeing what they can do to make it happen.

O'Brien asked that the trustees be sent an updated draft with time for them to look over the changes before the next meeting on September 14<sup>th</sup>, 2020.

**RESOLUTION                      MOTION TO ACCEPT APPLICANTS REQUEST FOR TABLING THE  
20-08-30                              PROPOSAL UNTIL SEPTEMBER 14<sup>TH</sup>, 2020 AT 7:00 P.M. VIA  
ZOOM**

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

Meeting adjourned by Chairman D'Amico at 8:00 P.M.

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Tom D'Amico, Trustee

ATTEST:

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Ron Bullard, Trustee

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Theresa Taylor, Assistant Fiscal Officer

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Ken O'Brien, Trustee