

BERLIN TOWNSHIP TRUSTEES

6:00 p.m. Special Meeting September 16, 20

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

CALL TO ORDER: Tom D’Amico, Trustee Chairman

PLEDGE OF ALLEGIANCE: Tom D’Amico led the Pledge of Allegiance

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

ATTENDANCE: Christina Littleton, Meghan Raehll, Holly Mattei, Jim Reed, Rob Platte, Scott Cubberly, Scott Wieclaw, Angela Brown, Drew Grudowski, Charles Cox, Bob Lamb, Jason Calhoun, Shunda Wright and Jim Chapman

BZC 19-004 AS THE BERLIN BUSINESS PARK INDUSTRIAL OVERLAY

Rob Platt addressed some points that were brought up at a meeting with the residents. Platt stated that when they created the permitted use table, they tried to make it interchangeable between the two districts. These along with other discussion topics included dropping the R10 to R4. Residents questioned if there would be an allowance of four-story buildings, the answer is no the highest that is allowed will be three-stories. Bullard asked for verbiage stating this. There was discussion about the additional 10-foot heights for mechanical units on top of structures. There was a suggestion that it be put all in one area of the building. The request to move street trees out of the right-of-way will be honored. There will be a mounding requirement added to include trees. In regards to parking for a hotel, there will be verbiage added to allow two spaces per room. Platt stated they are researching signage issues. He would like the trustee’s thoughts about what was discussed and then they will bring back a red-lined document with the changes.

Bullard stated that he wants there to be a maximum building size in the industrial overlay as there is one stated in the commercial overlay which is 65,00 square feet. Platt will look into it.

Public Comment- D’Amico opened the floor to public comment.

Jim Reed stated that he feels the proposed 250-foot buffer will inhibit some of the developers and their plans which then in turn will affect the value of the property. He stated that he would like to see the buffer zones that were confirmed in a 2017 resolution that said the buffer would be 80-130 foot.

Meghan Raehll requested that public meetings be held every two until a common ground is met. She also stated that if there is not at least a 250-foot buffer this plan will be a bust for the residents. She would also like to see the heights addressed more specifically.

Scott Cubberly stated that he feels a step down from R10 to R4 would inhibit the value of the land for the owners. He would like to see a higher density because it will have a valuable impact on the sale of the land to the developers which will help with the tax base for the township.

Angela Brown agreed that a 250-foot buffer is a must for the residents that the BIO affects. She asked if it would be possible to put the fronts of the R4 facing the back of the existing homes. This would allow existing residents to keep their privacy.

Christina Littleton stated that she feels that in regards to residential it should be a maximum height of two-stories.

Jim Chapman reiterated thoughts of wanting the trustees to reconsider lowering the 250-foot buffer as he feels it is excessive. He stated that it would cut down on the sale of the land and would bring less tax dollars back into the township.

Platt and Mattei shared some of the design standards that had been discussed with the residents. Some of the themes included the Rural Concept but a concern with that is it

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

Special Meeting

September 16,

20

would be hard to pinpoint what that would look like. Another theme was an Amish type look but the concern with that was it would be to plain. The one that residents seem to like the best is the Sheik Farmhouse/Craftsman style. This would consist of large entryways, the use of stone and wood beams/posts and earth tone colors. Mattei stated that they were going to do some research and see what they can bring back to the trustees.

**RESOLUTION
20-09-33**

**MOTION TO CONTINUE BZC #19-004 HEARING TO SEPTEMBER
30th, 2020 AT 6:00P.M. VIRTUALLY BY ZOOM**

Motion: Bullard
Second: D'Amico
Vote: D'Amico yes and Bullard yes

Meeting continued by Chairman D'Amico at 7:12 P.M.

Tom D'Amico, Trustee

ATTEST:

Ron Bullard, Trustee

Theresa Taylor, Assistant Fiscal Officer

RECUSED

Ken O'Brien, Trustee