

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

Special Meeting

October 15,

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, Theresa Taylor, Assistant Fiscal Officer

ATTENDANCE: Angela Brown, Rob Platte, Holly Mattei, Christina Littleton, Meghan Raehll, Dave Goettel, Rick Gemienhardt, Jessica Weaver, Erik Reed and Scott Cubberly

BZC 19-005 AS THE BERLIN BUSINESS PARK COMMERCIAL OVERLAY

Rob Platte began with updates that the county had made on the working document for the BCO. He stated that they believed the residents were wanting the feel of retail on the bottom and residential on top throughout the whole area so they extended it out to the PRO and the PROC. After feedback from the residents this is not what they wanted and the county has since removed it from the map and the text. Platte explained from the map where the mixed uses will be placed, which mainly consist in the peninsula area. Platte explained that they added a 500-unit maximum on the residential part in the mixed-use area. Platte stated that the meat market NAICS code had been removed.

There were a few items called out in the prohibited uses area. One being, that the granting of a conditional use permit on a parcel does not automatically mean it will be granted on another. There is language stating that the township retains the rights when it comes to what is considered to be a nuisance.

As far as the step-up after the 250-foot buffer, which will be retained against all existing residential uses, another 100-feet will be added before each step-up would occur.

If a development plan is phased, there is language that states there needs to be a roof height variety that is accomplished per phase and not clustered in one phase.

The rooftop mechanical units will be put in the center of the building unless there is an architectural or fire reason that it cannot be. Bullard wants language added to include recommendation from the ARB be included in this decision. The height plus the mechanical unit cannot be any higher than 53-feet.

The allowance of flat roofs has been added back in to allow for a variety of architectural designs but will have a minimum of a 6:12 pitch roof. O'Brien wants language stating flat roofs may be permitted upon recommendation of at least one entity, being the ARB or the zoning commission before coming to the trustees for approval.

Platte will put together a list of allowable trees to be used for the trustees to adopt at the next meeting.

There was added language specifying that the slope of the mound would have a maximum of a 3:1 slope and shall have a minimum of a 10-foot wide crest. Existing trees shall be 50-feet from the lot line that it is abutting the existing residential use lot line.

There is also language stating that mailboxes will be clustered upon the USPS guidelines and outside of the right-of-way.

Specific language was added per the prosecutor to say, general development and all permitted uses identified by NAICS codes.

In the development plan content section, if there is a change to an approved development plan, the applicant has to go back through the whole process to get reapproval.

O'Brien wants language added to say that rooftop uses need to be an extra 100-feet out which would be at least 550-feet from a resident's property line to help with the possible noise.

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

Special Meeting

October 15,

20

Bullard stated that all existing property addresses need to be established for the record at the time of adoption for the 250-foot buffering purpose.

Public Comment- Bullard opened the meeting to public comment.

Christina Littleton asked if in the PRO section allows for restaurants and retail. Mattei stated that the language does allow for the commercial usage in that area. Littleton asked for confirmation on what was decided on the flat roofs. Bullard answered for a building to have a flat roof it will be limited to 3-stories and will need to meet the architectural review that has been decided upon.

Jessica Weaver asked where the access will be to the new properties as they are concerned with the traffic flow. Bullard stated that ODOT decides the how the traffic will flow.

Meghan Raehll stated that she is still opposed to the R10 and thinks the 45-feet height is still on the high side. She feels the vanishing line effectively addresses the primary concerns and thinks it's a great way to protect the current residents.

Angela Brown stated that she also appreciates the vanishing point. She would like to see the R10 come down a bit in height. As she has stated in a previous meeting, she would like to see the front of apartments/amenities face the backyards of existing residents so they would have more privacy. Platte stated in the area she is talking about there is good possibility of Sunbury annexing that area and feels the more we change the less likely we will be able to keep the area in our township. O'Brien suggested that the 250-foot going to 350-foot buffer be a 35-foot height limit instead of a 45-foot height limit. Mattei will add language in regards to the orientation of the buildings.

Bullard asked Platte to get the changes written by October 23rd, 2020.

**RESOLUTION
20-10-23**

**MOTION TO ACCEPT THE DOCUMENT DATED OCTOBER
9TH, 2020(2) AND MAKE IT THE CURRENT WORKING
DOCUMENT**

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

**RESOLUTION
20-10-24**

**MOTION TO CONTINUE BZC #19-005 HEARING TO
OCTOBER 29TH, 2020 AT 6:00 P.M. VIRTUALLY BY ZOOM**

Motion: Bullard
Second: O'Brien
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