

BERLIN TOWNSHIP TRUSTEES

6:00 p.m.

Special Meeting

October 14,

20

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

CALL TO ORDER: Tom D’Amico, Trustee Chairman

PLEDGE OF ALLEGIANCE: Theresa Taylor 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, Angela Brown, Dave Goettel, Trent Roehll, Drew Grudowski and Erik Reed

BZC 19-004 AS THE BERLIN BUSINESS PARK INDUSTRIAL OVERLAY

Rob Platte began with updates that the county had made on the working document for the BIO. He stated that they believed the residents were wanting the feel of retail on the bottom and residential on top 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.

There is language stating that the township retains the rights when it comes to what is considered to be a nuisance. In regards to the subject of variety of roof lines, the maximum height will be 45-feet but it can go up by 2-feet but only within 10% of a fade or the entire project. The heights for the industrial area will retain the 60-foot height limit. 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. The rooftop mechanical units have been reduced to 8-feet from the original 10-feet unless required by the township. 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. As far as the allowed trees that can be used, they would have to be on the allowable tree list adopted by the township. 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. There will also be no building or parking constructed from the lot line within 250-feet of an existing parcel. There is also language stating that mailboxes will be clustered upon the USPS guidelines. Specific language was added per the prosecutor to say, general development and all permitted uses identified by NAICS codes. As far as the phasing plan, language was added to include that the amenities that will be addressed as the phasing plan is built.

Finally, if a modification is required once approved by the township then it will have to go through the whole modification process again to include getting the township approval again.

Bullard suggested that all existing property addresses be established for the record for the 250-foot buffering purpose.

D’Amico asked Platte for examples of what it would look like with 60-foot heights in the industrial area. Platte will get some examples. D’Amico explained that after talking with the residents they are not happy at all with the 60-foot height limit. Platte said that there has to be an allotment for the 60-foot height but feels they have met in the middle by reducing the amount of land that can have that 60-foot height limit and adding an extensive amount of the 250-foot buffering along the areas with existing residents.

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

Meghan Raehll stated that residents had called around for heights of buildings. They had called Olentangy Schools and learned the average height for the middle schools were 30-feet high. They called Best Buy, 801 at Polaris, Kroger Warehouse, The Pointe and learned that 98% of the buildings and high residential apartments were less than 45-feet. She feels if someone wants a 60-foot height building they should go through the standard zoning process and it should not be permitted in the cloud. This way it will be up to the trustees to make the final decision and not the economic developments decision. Raehll stated that the residents do not want it to go to referendum or stall out but are very upset with the 60-foot height limit.

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Angela Brown agreed with everything that Meghan Raehll said. Brown stated that if an agreement can not be made with the height limits then possibly just take out the industrial all together.

Christina Littleton also agrees with Meghan and Angela’s comments. Littleton also stated that she would like to see a max footprint in the proposal. She asked that D’Amico attend a Saturday meeting as she feels it would be very beneficial.

D’Amico asked Platte how he would feel about a 45-foot maximum height limit. Platte doesn’t feel they can do it without the 60-foot limit. He stated that they have put in a significant amount of R4 with the 25-foot height to help address that concern of the residents. In regards to the school parcels, the schools have an extensive amount of land so in reality the school will not go directly beside a 60-foot building. Platte stated that the 519.21C whole point was to create a cloud overlay for an industrial park/commercial park/business park with some commercial/residential being the Berlin Business Park. For it to be able to generate the tax revenues there has to be a mix of uses being the commercial and industrial type uses. They will not get developers to build if there is a 45-foot limit. Platte stated the whole point of the 519.21C was to have a complete master plan overlay development package that developers can see and then decide if they are interested in the area.

Bullard asked it would be possible to put the 45-foot buildings along the south border of the property and then direct the taller buildings closer to route 36/37. Platte feels that they have already done that. D’Amico suggested to use Roloson Road as a divider and put the industrial 60-feet to the west of it and 45-feet to the east of it. D’Amico stated he would like to do some more research on information that was brought up by the residents.

RESOLUTION 20-10-21 MOTION TO ADOPT THE DRAFT DATED OCTOBER 9TH, 2020 ARTICLE 19, BERLIN TOWNSHIP OVERLAY (BIO) AS THE NEW WORKING DOCUMENT WITH THE CORRECT MAP INCLUDED

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

RESOLUTION 20-10-22 MOTION TO CONTINUE BZC #19-004 HEARING TO NOVEMBER 4TH, 2020 AT 6:00 P.M. VIRTUALLY BY ZOOM

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

Meeting continued by Chairman D’Amico at 7:10 P.M.

Tom D’Amico, Trustee

ATTEST:

Ron Bullard, Trustee

Theresa Taylor, Assistant Fiscal Officer

RECUSED

Ken O’Brien, Trustee