

BERLIN TOWNSHIP TRUSTEES

6:00 p.m. Special Meeting December 6, 21

HELD AT: Berlin Township Hall, 3271 Cheshire Road, Delaware, OH

CALL TO ORDER: Ron Bullard, Trustee Chairman

PLEDGE OF ALLEGIANCE: Ron Bullard led the Pledge of Allegiance

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

ATTENDANCE: Todd Faris, Joe Thomas and Rich Shearrow

Todd Faris from Faris Planning and Design spoke about the updates that he and Joe Thomas have worked on for Berlin Bluffs. The original plan was approved as an R-2 with 57 lots with no amenities. They are asking that the subdivision now be an R-3 with 70 lots with amenities. Thomas explained that he and Faris had meetings with the surrounding residents to get a better idea of what amenities they would like to see in the area.

The amenities that were added include a 40 x 40 open shelter house, 4 ponds, a playground and 8-foot wide pathways for walking and riding bikes. Faris showed where each amenity would be along with the mounding and fencing. Three divergences are being asked for approval. The first is the lot area size, second is the lot frontage (which is 72' and RPC wants it to be 80'), and lastly, they would like the PRD to go from 50-foot building separation of the adjacent property to 12 1/2-feet.

O'Brien asked if the books that the trustees had were what was being voted on. Faris stated that they were told by Rippel, that they did not have to bring the new updated book with revisions, all that was needed was what the recommended changes were by the BZC.

After a lengthy discussion, the trustees were not happy with the size of the lots or the higher density from the original plan. O'Brien stated that what was being presented did not compare to what was located around the proposed subdivision. D'Amico stated that 32 out of the 72 homes did not even have a frontage of 80-feet. Bullard questioned the road stub and how it would be used. Bullard explained that they could not vote on anything because the current plan was not given to them, to include what the BZC requirements were. Bullard stated that the mailbox areas would need to be changed to make them handicap accessible.

The trustees all stated that they would be comfortable with what the Regional Planning Committee agreed to, which is an R-2 (1.25), and they would like the divergences to be removed. Faris and Thomas are going to look over the plans and see if what the trustees are asking for could be a viable solution.

RESOLUTION 21-12-01 MOTION UPON THE APPLICANTS REQUEST, TO SUSPEND AND AND CONTINUE BZC 21-005, BERLIN BLUFFS HEARING TO JANUARY 10, 2022 AT 7:30 P.M., TO BE HELD AT 3271 CHESHIRE ROAD

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

Adjourn-

RESOLUTION 21-12-02 MOTION TO ADJOURN

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

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Meeting adjourned by Chairman Bullard at 9:10 p.m.

Ron Bullard, Trustee

ATTEST:

Ken O'Brien, Trustee

Theresa Taylor, Assistant Fiscal Officer

Tom D'Amico, Trustee