

Berlin Township Architectural Review Board

of Delaware County, OH 43015

Administrative Review

Wednesday February 8, 2023: 6:30 p.m.

CALL TO ORDER

The meeting was held at Berlin Township Hall, 3271 Cheshire Rd, and was called to order by Christina Littleton at 6:30 p.m.

Committee members present: Christina Littleton, Kristin Yorke, Quinn Hoffman

Also present: Sherry Graham, Jacob Bon, Cathy Rippel, RJ Sabatino, Mark Mann, Chuck Roddy, Eric and Debbie Rickabaugh, Jennifer Ludwigson

Not present: Ron Bullard

AGENDA ITEM: Chairperson's reading of adopted policy

Ms. Littleton reviewed the adopted policy.

AGENDA ITEM: Minute Approval

Ms. Littleton motioned to approve ARB organizational minutes, 01/19/2023. Ms. Yorke did not see the minutes and asked for this to be postponed until the next meeting. Ms. Yorke motioned to postpone the adoption of the 01/19/2023 minutes, seconded by Ms. Littleton.

VOTE: Littleton, yes; Yorke, yes; Hoffman, yes.

Ms. Littleton motioned to allow public comment to be added to the agenda. Ms. Yorke seconded.

VOTE: Littleton, yes; Yorke, yes; Hoffman, yes.

Proof of Publication

Ms. Graham stated that the meeting was advertised in the Delaware Gazette in January 2023.

AGENDA ITEM: Berlin Business Park 23-001

Berlin Business Park 23-001 filed by T&R Properties, Inc. 3895 Stoneridge Lane, Dublin, OH 43017. The applicant is requesting an administrative review for Industrial Warehousing, Parcels #418-210-02-004-000, 418-210-02-005-000, 418-210-02-002-000, +/- 30.85 acres, from Farm Residential (FR-1) to Berlin Industrial Overlay (BIO), using the North American Industry Classification System (NAICS) code #236210 S.R. 37 E. Delaware OH 43015 filed by T&R Properties, Inc. 3895 Stoneridge Lane, Dublin, OH 43017. The applicant is requesting an administrative review for Industrial Warehousing, Parcels #418-210-02-004-000, 418-210-02-

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005-000, 418-210-02-002-000, +/- 30.85 acres, from Farm Residential (FR-1) to Berlin Industrial Overlay (BIO), using the North American Industry Classification System (NAICS) code #236210 S.R. 37 E. Delaware OH 43015

Applicant Presentation

RJ Sabatino with T&R Properties 3895 Stoneridge Lane Dublin, OH introduced the project overview, specifically focusing on the Berlin Industrial Overlay (BIO) industrial portion. A separate Multifamily aspect to the proposed project will not follow the BIO, but will be a rezone. Mr. Sabatino went on to share that this project will be kicking off Berlin Industrial Park. He stated that he would review the first phase with the group. In this project, Reed Parkway was to the West, and there will be a new road to the south- Plunkett Road. There will be a right in and right out access off of 36/37. In the proposed plan, the first buildings being constructed will be the Northern most two buildings. Each are 120,000 sq ft. There will be tilt up concrete construction and stamped brick, noting this combination of materials is aesthetically pleasing. T&R Properties will build on a speculative basis.

Board Consideration

Ms. Hoffman asked what the intent was for the business use on the property. Mr. Sabatino said they will have light industrial use to match the NAICS Codes listed in the BIO. Ms. Hoffman reviewed the aesthetics of the buildings presented and noted the red and gray was not necessarily what she'd consider aesthetically appealing. Mr. Sabatino shared that the pictures are of a recent project in Grove City, OH and that this as a typical and standard industrial building. He stated that he would take the color feedback and consider it when developing the land, possibly dropping the red. Ms. Hoffman stated that color shouldn't stand out in this region.

Ms. Littleton noted that the colors pictured are cool and sterile, differing from the colors in the submitted binders that they reviewed. Mr. Sabatino stated that the BIO project will reflect the information in the binders, using stamped brick, versus the pictures presented.

Ms. Littleton questioned what was meant by "stamped brick" and asked about the stamped Brick. Mark Mann, the architect representing T & R Properties, commented that as an engineer on the project, he would be able to provide feedback on the project. He asked Ms. Hoffman if there was any other ideas or suggestions on the preferences for the colors for the building. Ms. Hoffman said the ones on 23 near the railroad tracks are cleaner looking and more aesthetically

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pleasing. She wants it to mix in with the look of the multi-family housing proposed on the property, not sticking out.

Ms. Littleton said that she wouldn't like to see it "too simple" and that it would be nice to have more texture and visual interest, less red. She then said that since there was conversation about the multifamily homes near there, she thought that Berlin Township's code is such that parking isn't permitted along the public roads. Mr. Sabatino stated that no parking is currently proposed along public roads. Ms. Littleton showed him what she was referring to, and Mr. Sabatino stated that there is a lawn between parking and the road. Ms. Littleton said could we put parking between buildings 1 and 2, then buildings 3 and 4. He said that there is a traditional loading style with how trucks load in. Mr. Mann stated that there is a required Reed Road entrance. Ms. Littleton shared her concerns with vehicles at the entrances with Semi Trucks coming in and out.

Ms. Yorke said that the T&R Properties submission did not provide setback info which makes it hard to fully consider the entire area. The current meeting is discussing industrial buildings, but what they're saying and showing is different. She talked about how according to code, for a 125,000 building, you are allowed 2 parking spaces. T & R Tenants are possibly going to change NAICS codes, so they may not be following the overlay code.

Mr. Sabatino responded that part of the reason why they BIO code is not practical in some senses and referred to this parking situation. T&R Properties builds a substantial number of industrial buildings and the parking ratio that they are suggesting is a good ratio.

Ms. Littleton thinks there is going to be an issue in the future with future tenants. Construction shouldn't be an issue, but she said that the board needs a better idea of the tenants and what their use is going to be.

Ms. Littleton asked for clarity about the traffic study- regarding a J turn at 36/37, and if the project will have its own U Turn space. Mr. Mann clarified that this would be the case. He went on to share that they are waiting for final plans for fire approval. T&R Properties have added the things that Berlin Township fire requested.

Ms. Littleton said there was conflicting information from Regional Planning, but the paperwork checks out. The open space calculation was brought up, the total area vs. 30.85 acres/ 31.82 acres. She asked about how they are meeting the open space requirement. Mr. Mann asked for clarity on usable open space, and they have usable ponds deep with fountains. The usable open space is spread over the two lots because the pond for the industrial section is not going to be

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constructed initially. The areas around that will continue to be open green and usable spaces. There will also be a shared use path circulating through the site. Ms. Littleton asked if the path would be 10 feet wide, at which Mr. Mann responded that it would.

Ms. Littleton said that there needed to be 15% central green space that shall serve as usable green space and be accessible by bikeway. She repeated that she was concerned with it just being ponds but presumed that it meets the requirement.

Public Comment

Ms. Littleton opened up the meeting for public comment.

Chuck Roddy 330 Lackey Old State Road- Mr. Roddy has major concern with Reed Road. He questioned the sanitation and water stations behind his home, and about the actual road located behind his home. He was concerned about a 3 lane road with a 45 mph speed limit. Mr. Roddy said that it would be continuous noise and reduce his property value. Mr. Mann commented that the road is posted 45mph but it will be lowered to 35mph for Reed and Plunket Roads. Mr. Mann went on to clarify that because the access on 36/37 is R cut, the vast majority of the truck traffic will be on 36/37 and traffic will come out that way.

Mr. Roddy stated that he has been to a few meetings, and he was never told about the sanitary system behind his house. He contacted a Trustee multiple times and was told they were not sure what was happening. They did not address his concerns regarding his property and the cloud. Nothing was shared with him about road and the facilities behind his house and he requested that the Township leaders take more efforts to communicate. Ms. Littleton stated he could contact the Trustees in regard to his concerns and attend the Berlin Township Zoning Commission meetings for the properties surrounding his house.

Eric and Debbie Rickabaugh 244 Lackey Old State Road – Mr. Rickabaugh was concerned with the Industrial Park and how traffic is going to be on Old State Road which is primarily residential. He was worried about light pollution and noise pollution, and that he hopes that is considered before the submission is approved. Discussion ensued that clarified how a stop sign is on Reed Road and also turn lanes. The traffic study performed determined this information. Mss. Rickabaugh requested to have the Old State Road speed limit reduced.

Mr. Mann commented how county roads have a speed limit of 55 MPH unless engineering study shows a lower one is appropriate. Mr. Sabatino stated that if you look at the plans you'll

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see the 50' from property line, 8' mound and on top of the mound are trees, and past the mound there will be another 200 feet before you will get to the multifamily homes. The light pollution won't be spilling off the site, as the plan is to have downward lighting per the code. There will not be 24-hour operations to the best of his knowledge.

Checklist Review:



BBP.23-001
T & R Properties

Berlin Business Park Architectural Review Industrial Berlin Industrial Overlay Article 19

TYPE	BIO	Are requirements met?		Notes
		YES	NO	
Min. Tract Size	5	YES	NO	
Lot Width	½ the lot depth	YES	NO	
Density	N/A			
SETBACKS				
	36/37 and Collectors: 120' <u>8 foot</u> landscape zone if convenience parking provided One drive aisle permitted Min 40' area between AEP/ROW and parking or building for utilities and 10' landscape zone	YES	NO	Not shown; not scalable drawings
Minimum side and rear setbacks	1/3 the height x depth of structure Or 250' from exist res.	YES	NO	Not shown; not scalable drawings
Building Height adjacent to res.	N/A	YES	NO	
Building Height	60' / or 45' within 400' of 36/37 (+3' for arch detail)	YES	NO	42'
Rooftop mechanical units	Can't exceed 8', sum of building can't exceed 53'	YES	NO	No information provided
Rooftop screening	Must be screened by features <u>more</u> than 10' above height.	YES	NO	No information provided
Building size	N/A			
ARCHITECTURAL				

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Site design	Facing 36/37 must appear to be front	YES	NO	
Building design	Traditional, Artisan Design, same detail on all sides	YES	NO	Back and front are not the same
Building materials	N/A			
Building colors	Earth tones, muted hues, natural tones, plus accents	YES	NO	Red is not an appropriate accent color; Official colors not provided
Design elements	Visible from ROW, broken up with elements and/or landscaping.	YES	NO	Information not provided- see 19-28 for full details
Garages	N/A			
Roofing	N/A			
Drive Thrus	N/A			
LAYOUT				
Ground coverage	Max 75%	YES	NO	35.72%
Open space	25% of tract Min 15% of total tract central green space, front of buildings shall face green space	YES	NO	31.28% meets requirements – clarity was requested on green space specifics
Landscape (table)	Street trees 30 ft. on center/15' buffer between uses	YES	NO	
Access and connectivity	Direct access, allow for cross easements ,min. 200 between driveways for access roads	YES	NO	
Pavement	Roads- 20 year design life, Parking: 8" Aggregate, 2" pavement	YES	NO	30 year life design discussed Information not provided in submission
Parking	Behind or side of building. May encroach no closer than 5 feet into internal setbacks. Vehicular Use Area Max 24 spaces, max 12 spaces in single row. Industrial Max 48 spaces, max 24 spaces in single row	YES	NO	Refer to 19-35 for all requirements Discussed in front of building; 63 spaces in a row

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Parking islands	Single-loaded island: 162 sq. ft min width of 9' Doubleloaded island: 324 sq.ft min width of 9' One shade tree 2" caliper, min 50 sq. ft of other	YES	NO	Detail Not Provided
Parking spaces	Min 1 space per 600 gross, Max 1 space per 365 gross Hotel/Motel: Min 1 space per room, max 2 spaces per room Warehousing: 5 spaces per 1,000 gross of storage.	YES	NO	Exceeds requirements
Space size	9' x 20' with aisleways min of 24'	YES	NO	
Peak parking	Mixed use parking may be reduced up to 15% below minimum.	YES	NO	N/A .. not mixed use
Loading Spaces	Side or rear of principal structure. Oriented away from SF uses. Clearance height of 15' and not less than 12' width and 50' length. Loading: <10K=none 10K – 75K: 1 space 75K – 150K: 2 spaces 150K – 300K: 3 spaces 300K+ = 1 space per 100K	YES	NO	Clearance height not provided Property 120k sq ft .. between 75k-150k . Number shown exceeds requirements in
Perimeter	No building or parking within 250 feet of residential purposes. See mounding and planting detail.	YES	NO	
Signs	Article 25.	YES	NO	Details not provided to fully show compliance
LIGHTING				
	Cut-off type fixtures			
	Height: Max 20' (can't exceed building height)	YES	NO	Does not meet 25'
	Max 3,000 lumens, 1.0 foot candles at lot line	YES	NO	
OTHER				
Sidewalks and MUPs	Arterial and Collector Roads: 10' along one side of the road and min 5' sidewalk on other side. Local roads: min 5' sidewalk on both sides Locate outside right-of-way within easement for public use. Street trees with Section 15.05(C)(4)(d). Sidewalks shall connect building entrances to existing sidewalks.	YES	NO	Meets "Arterial and Collector Roads: 10' along one side of the road and min 5' sidewalk on other side" Sidewalks are not corrected
Environmentally sensitive areas	Preserve slopes >20%, 100-year FP, and maintain contours >6% where possible	YES	NO	Moving a creek

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Landscaping

TYPE	BIO	Are requirements met?		Notes
Perimeter Areas				
Perimeter area (within 250 feet of residential at time of adoption) - Design	8' tall mound, 3:1 slope, minimum 10' wide crest	YES	NO	n/a
Perimeter buffer (within 250 feet of residential at adoption) - Landscaping	5 deciduous trees, 5 coniferous trees, and 25 shrubs per 100 feet	YES	NO	n/a
General Regs				
Ground Coverage	Max 75% excl. of pub. ROW	YES	NO	
Min sizes	Deciduous: 2" cal, Coniferous: 5' high Shrubs: 3' high	YES	NO	Exact heights not listed, but details appear to be conforming
Opacity	50% winter, 70% summer	YES	NO	Information not provided
Street trees	Deciduous, 30' on center	YES	NO	
Buffers, Zones, and Screening				
Screening (internal) between non-residential/mixed-use and residential	15' wide buffer, hedge and tree combo 3' min. at install, mounding and fencing may be used	YES	NO	Information was not provided
ROW landscape zone	10' wide, 3 deciduous trees, 5 medium shrubs every 100 feet.	YES	NO	
Building landscape zone	8' wide, one shrub every 5 feet.	YES	NO	Some ambiguity in plan

Vehicular Use Area	4' wide, 3' height continuous planting, hedge, fence, mound.	YES	NO	Sufficient information was not provided
VUA Islands	Single-loaded: 162 s.f., width of 9'. Double-loaded: 324 s.f., width of 9'. Min 1 shade tree, 2" caliper and 50 s.f. of other material.	YES	NO	Sufficient information was not provided
Service Structures	Continuous, 90% year-round planting, hedge, fence, wall. 1' more than height of structure, 10' maximum.	YES	NO	Sufficient information was not provided

Ms. Yorko went through the ARB Checklist. She started with the first section, stating that it met the tract side but the minimum lot width had to meet half lot depth. Mr. Sabatino and Mr. Mann stated that it depends on the street size. They stated that their interpretation of what this meant differs from the ARB Board and would need to look into this.

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The setbacks were not shown they on the drawings- the ARB cannot determine if they met the requirements. If it is not shown, requirements are not met.

Ms. Yorke stated that it shows the building height is met. The rooftop mechanical units were not shown in the submission. Mr. Sabatino stated that if there are any rooftop mechanical units in their site, they will not exceed requirements.

The board went on to discuss the architectural elements. Ms. Yorke stated that the site design and building design are both ok. The rendering shows that the back and the front of the building are not the same. Design elements must be visible from the ROW, broken up with elements and or landscaping.

It was determined that ground coverage, open space and landscape appear to meet the Berlin Township ARB requirements. Access and connectivity appear to meet, but pavement was not provided in the submission. Mr. Mann clarified the 30 year life design of the pavement they plan to use and Ms. Littleton requested that they include it in the next meeting.

Parking was a point of discussion- Ms. Littleton and Ms. Yorke said that detail was not shown on the plan and it is not necessarily meeting the current suggestion. Discussion of the ambiguity of the parking details proceeded with Ms. Yorke and Ms. Littleton. They brought up how the square footage of a building would increase, yet parking spaces are reduced, which is seemingly conflicting.

When landscaping was discussed, Ms. Hoffman asked for clarification on the west side between Reed and Building 4. Mr. Sabatino and Mr. Mann said they were adding street trees to this area. A water line for the future development to the west would be there, so they needed to put something there that is not land- street trees or something for this level of buffer.

Ms. Yorke stated that there were not enough details on the signs for them to have the submission meet the requirements.

Lighting was discussed and it was determined that multiuse paths weren't lit up. Ms. Littleton noted that the plan did not show 5' sidewalk on both sides, connecting to the 10' trail, etc. Mr. Mann and Mr. Sabatino stated that they would comply with all requirements.

Environmentally sensitive areas were reviewed by Ms. Yorke, with concern to moving a creek. Mr. Mann stated that they were preserving the wetland in the property. Intermittent water and streams, covering and piping is acceptable for stormwater and pipeline. He stated that their actions will be environmentally sensitive.

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General regulations appeared to meet the requirements.

Ms. Yorke stated that the submission did not provide enough information of buffering and screening overall. Additional information would need to be provided to show this was compliant with the requirements.

Ms. Yorke motioned to make the recommendation to the Berlin Township Zoning Commission that the T&R Properties BIO Submission does not meet the Berlin Township ARB Standards. Ms. Littleton Seconded. VOTE: Unanimously For, 0 Opposed.

Mr. Sabatino and Mr. Mann asked if they could have Berlin Township provide them with the draft of the minutes and checklist for them to review before their next meeting. It was determined that February 28, 2023 would be the date for the BZC to hear their submission.

Ms. Hoffman made a motion to recess. Ms. Littleton Seconded. VOTE: Unanimously For, 0 Opposed.

Ms. Littleton made a motion to reconvene from a recess. Ms. Yorke seconded the motion. VOTE: Unanimously For, 0 Opposed

Ms. Yorke recommended that the board meet for an organizational meeting at a convenient date for everyone. This meeting would help the board determine a set process (Ex: how they would begin by reviewing an itemized list at each meeting, then allow for public comments.) This meeting would be an opportunity to bring ideas and opinions to the table to discuss and possibly create a useable spreadsheet for future use. It was brought up that Scott Sanders from Regional Planning wanted to meet with the ARB, and if the BZC should have a joint meeting with him or if the ARB should meet with him independently. The goal is to formalize the process. The board mutually decided on Tuesday March 7 at 6:30 for their next meeting date.

AGENDA ITEM: Adjourn

Ms. Littleton made a motion to adjourn. Ms. Hoffman seconded the motion.

VOTE: Littleton, yes; Yorke, yes; Hoffman, yes.

Meeting was adjourned.

Christina Littleton, Chairperson

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Kristin Yorko , Vice-Chairperson

Quinn Hoffman, Member of the Board