

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

**REGULAR MEETING & HEARING
TUESDAY, FEBRUARY 27, 2024: 7:00 PM**

1

CALL TO ORDER

2 This meeting was held at Berlin Township Hall, 3271 Cheshire Road, and was called to
3 order by Chairperson Darcy Kaplan at 7:00 PM.

4

5 BZC members present: Chairperson Darcy Kaplan, Vice-Chairperson Angela Brown,
6 Jenny Sloas, Tara Shields, Jasper DeChristopher.

7

8 Also present: Zoning Secretary Cathy Rippel, Zoning Clerk Lisa Knapp.

9

10 Not present: BZC alternate member Keith Goshia.

11

12 Ms. Kaplan read the adopted policy of the BZC.

13

AGENDA ITEM: LEGAL NOTICE

14 Ms. Knapp the hearing was advertised in the Delaware Gazette on February 14, 2024, as
15 follows:

16

17 *BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC HEARING*

18

19 *The Berlin Township Zoning Commission will hold a public hearing February 27 at 7:00*
20 *p.m. at the Berlin Township Hall located at 3271 Cheshire Road, Delaware, OH 43015.*

21 *The purpose of the hearing, initiated by the Berlin Township Zoning Commission, BZC*
22 *24-004, proposed amendment to the Berlin Township Zoning Resolution. The text and*
23 *map of this application will be available for public examination February 14-February*
24 *27, 2024, Monday-Friday from 8:00 a.m. to 4:30 p.m. at the Berlin Township Zoning*
25 *Office located at 3271 Cheshire Rd., Delaware, OH 43015.*

26

27 *Also, you can find the text on the Berlin Township website www.berlintwp.us under the*
28 *agenda and meetings tab for Zoning Commission. Questions concerning this matter*
29 *should be directed to the Zoning Office at jvalentine@berlintwp.us After the conclusion*
30 *of the hearing, the matter of BZC 24-004 will be submitted to the Board of Township*
31 *Trustees for its action. The person responsible for giving notice of the public meeting by*
32 *publication is Cathy Rippel. Township residents are encouraged to attend.*

33

34 *BERLIN TOWNSHIP ZONING COMMISSION*

35 *Darcy Kaplan, Chair*

36

37

38 **AGENDA ITEM: APPROVAL OF MINUTES**

39

40 Ms. Shields made a motion to approve the minutes from the 2/13/24 BZC meeting, as
41 presented. Mr. DeChristopher seconded the motion.

42

43 Vote: Shields, yes; DeChristopher yes; Sloas, abstain; Brown, yes; Kaplan, yes. Motion
44 carried.

45

46 **AGENDA ITEM: BZC 24-004:**

47

PROPOSED AMENDMENTS TO BERLIN TOWNSHIP ZONING RESOLUTION

48 Ms. Kaplan said this was initiated by the Berlin Township Zoning Commission. They
49 have been working on this for months, and many people have worked very hard on it and
50 made enormous progress. It will never be perfect and there will always be changes.

51

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52 Ms. Kaplan thanked Jenn Huber, an attorney with Brosius, Johnson and Griggs, who was
53 present to help and answer questions. Ms. Kaplan said that language was included to
54 help assist the BZC with their motion. There was a brief discussion.

55

56

Public Comment

57

58 There were no comments from the public.

59

**RESOLUTION 2024.02.27.#A: RECOMMEND APPROVAL OF BZC 24-004,
AN AMENDMENT PROPOSED TO THE BERLIN TOWNSHIP ZONING RESOLUTION**

60

61 Ms. Shields made a motion to recommend approval of the amendment proposed to the
62 Berlin Township Zoning Resolution in zoning amendment case BZC 24-004, which
63 amendment consists of various text changes as reflected in the version dated January
64 2024.

65

66 Ms. Kaplan seconded the motion.

67 Vote: Shields, yes; Kaplan, yes; DeChristopher, yes; ; Sloas, yes; Brown, yes.

68

69 Motion carried.

70

**AGENDA ITEM: INFORMAL MEETING WITH JORDAN CROSBY
REGARDING POTENTIAL BIKE SHOP ON CHESHIRE ROAD**

71

72 Jordan Crosby said he is a real estate agent, and that his clients are in contract to purchase
73 the property at 5175 Cheshire Road. He distributed some documents. He said he met
74 with township officials a few weeks ago to discuss changing the zoning from residential
75 to commercial for a bike shop. His clients are certified bike coaches, and they want more
76 bikes out there. They intended to purchase the property and existing home, renovate it,
77 and use it as a bike shop. However, the house is too small so they would like to tear the
78 house down. They wanted to discuss the possibility of building a structure there that
79 would be barn-style.

80

81 Mr. Crosby said that the shop would be located along the east side of the lot, and the west
82 side of the lot would have a parking lot. It would be a bike shop that sells apparel with
83 rentals, and training. They would also like to serve beer. The facility will be like a golf
84 clubhouse, where a person trains, then can hang out and have a beer or two. Mr. Crosby
85 said they were curious about zoning in the OCPUD district.

86

87 Ms. Brown noted that the number of liquor licenses in the Old Cheshire area is limited.

88

89 Ms. Kaplan asked how large the property is. Ms. Kaplan said it is about 8 acres. Ms.
90 Kaplan said OCPUD (Old Cheshire Planned Unite Development) is probably the best
91 route to go for this use.

92

93 Ms. Kaplan asked what the setbacks are. Mr. Crosby said he was not sure, but it seems to
94 have 30' setbacks. Most of the businesses are setback around 70'. Ms. Kaplan said the
95 biking community was huge in this area, and a central gathering area would be nice.

96

97 Mr. Crosby's client Kristin Morgan said it would be nice for the community. Ms. Brown
98 said there needs to be more EMS access to the trails. Christopher Morgan said the only
99 access is through the apartments. Mr. DeChristopher noted that the setbacks seem to be
100 per plan.

101

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102 Mr. Crosby asked whether the property would need to be rezoned as a restaurant. Mr.
103 DeChristopher said the uses include food services and drinking places. He said it seems
104 to be a great fit.

105
106 Mr. DeChristopher said the signage information needs to be included in the plan, as well
107 as landscaping information.

108 **AGENDA ITEM: OTHER BUSINESS**
109

110 Ms. Rippel said zoning permits are being sent to Mr. Valentine while he is out of town,
111 and he is processing them. She noted that a zoning inspector has not been hired yet.

112 The next BZC meeting will be on March 12, 2024 at 7:00 PM, when the final
113 development plan for BZC 23-001, Oaks at Berlin, will be heard. Ms. Rippel said it was
114 just the residential part, not the daycare part.

115 There was no further business to come before the BZC. Ms. Kaplan adjourned the
116 meeting.

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119 _____
120 Darcy Kaplan, Chairperson

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123 _____
124 Angela Brown, Vice-Chairperson

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127 _____
128 Jenny Sloas, member

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131 _____
132 Jasper DeChristopher, member

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135 _____
136 Tara Shields, member

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139 _____
140 Keith Goshia, 1st alternate member

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144 Attest: _____
145 Lisa F. Knapp, Berlin Township Zoning Clerk
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