

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING  
TUESDAY, MAY 9, 2023: 7:00 PM**

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**CALL TO ORDER**

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

4

5 BZC members present: Chairperson Jerry Valentine, Vice-Chairperson Darcy Kaplan,  
6 Angela Brown, Jenny Sloas, Keith Goshia.

7

8 Also present: BZC member 1<sup>st</sup> alternate Jasper DeChristopher, BZC 2<sup>nd</sup> alternate Tara  
9 Shields, Zoning Inspector Jake Bon, Zoning Clerk Lisa Knapp, Zoning Secretary Cathy  
10 Rippel.

11

12 Mr. Valentine reviewed the BZC's adopted rules, including public comment rules.

13

14 **PROOF OF PUBLICATION**

15

16 Ms. Knapp stated that this hearing was advertised in December 2022 in the Delaware  
17 Gazette as a regular meeting.

18

19 **AGENDA ITEM: APPROVAL OF MINUTES**

20

21 Ms. Kaplan made a motion to approve the minutes from the 4/14/23 BZC meeting as  
22 presented. Ms. Brown seconded the motion.

23

24 Vote: Kaplan, yes; Brown, yes; Goshia, yes; Sloas, yes; Valentine, yes.

25

26 **AGENDA ITEM: INFORMAL MEETING WITH BRIAN BAUER OF BAUER ARCHITECTURE**  
27 **REGARDING POSSIBLE NURSING HOME AT BUSINESS PARK**  
28 **AT PARCEL #418-210-01-004-000**

29

30 Eric Wright and Mason Malcom, with the Kleingers Group, 350 Worthington Road,  
31 Westerville civil engineers and landscape architects for the project, presented the  
32 informal presentation and answered questions.

33

34 Mr. Wright said they are in negotiations for a purchase agreement with the sellers and  
35 have been appointed to do due diligence with the planning and zoning for the property.

36

37 Mr. Wright said proposed would be a 150-bed skilled nursing facility, which is a  
38 permitted use on the property, which is about 18 acres. The property is about 855' wide  
39 by 493' deep, which does not include the collector road along the north property line,  
40 which he will install as part of this project, so it provides access to the balance of the  
41 seller's property to the east of the subject property. The access would be off Plunkett  
42 Road to provide access to the front for visitors, and a service access would be off the new  
43 road off the north side of the property. They have met with the county engineer's office,  
44 the Berlin Township fire inspector, and also Scott Sanders, director of the Delaware  
45 County Regional Planning Commission (DCRPC).

46

47 Mr. Wright said the fire chief requested a new road that goes all the way around the  
48 building, which was most likely to be done anyway. The workflow process for Berlin  
49 Township approval should be obtained from the entities, and he thought they needed to  
50 be met prior to submitting zoning. However, the county agencies considered it a parallel  
51 path.

52

53 Mr. Bon said he does like to see a letter from the DCRPC regarding whether it has been  
54 approved or not prior to the first submission of the application.

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56 Mr. Wright said regarding setbacks, they would have frontage on 3 roads. He had  
57 questions about what would be considered as the side yard, etc. for purposes of setbacks.  
58 There was a discussion about parking, which was to be to the rear or side of the property.  
59 There is a 60' maximum building setback. Ms. Brown said the purpose was to prevent  
60 the appearance of a sea of parking. Mr. Wright said typically they would want parking in  
61 the front due to the elderly population they serve. He asked whether a variance could be  
62 requested.

63  
64 Mr. Valentine said the industrial states a 120' setback in section 19.22. Mr. Wright said  
65 60' is required in the district. There was additional discussion.

66  
67 Mr. Wright asked whether he could meet informally with the Berlin Township  
68 Architectural Review Board prior to submittal. It did not appear that there was a process  
69 to do so.

70  
71 Mr. Wright asked whether, on the collector road, in the 30' setback there would need to  
72 be a 20' utility setback, a 10' multi-use path, a 10' landscaping strip, and 25' for the loop  
73 drive, and an 8' landscaping area around the building, so that would be 68' feet. Ms.  
74 Sloas said that appears to be a mathematical error and that the trustees may be able to  
75 work with them on that.

76  
77 Ms. Kaplan asked whether the required green space would be split with another parcel.  
78 Mr. Wright said it would be, and it would be a total of about 18 acres, although he is  
79 attempting to determine how much would be required. 25% is required, and more than  
80 15% of that cannot be retention pond.

81  
82 Mr. Goshia asked whether Mr. Wright had developed a similar project in the past. Mr.  
83 Wright said this is a similar project to what has been developed in Johnston, which does  
84 not have the wing sections, and has 50 units. However, it works very well.

85  
86 Mr. Goshia asked whether he had calculated parking spaces for the facility. Mr. Wright  
87 said 1 space per 600 SF is required. 99,460 SF would mean 167 spaces, and he is  
88 showing 171 spaces, so typically just one per room works well. This will be a skilled  
89 living/short term rehab for hip and knee surgery recovering, etc. There are also memory  
90 care units, and there is a courtyard in the center that is developed as exterior physical  
91 therapy space. Ms. Shields said there is a huge need for memory care in this area.

92  
93 Mr. Malcom asked whether the process was to go to DCRPC and the county engineer  
94 first for review, provide letters to the BZC, finalize the documents, etc. but if DCRPC  
95 were to deny the application, would they need to start over? Mr. Bon said the final  
96 application and fees are done after the determination of the DCRPC. It will then go to the  
97 Architectural Review Board and then to the BZC.

98  
99 Mr. Wright said utilities including Del-Co Water, Suburban Natural Gas, AEP, etc. are all  
100 available to the site. However, the biggest issue currently is the lack of sewer for the  
101 property. There is currently an application at the township for industrial and mixed-use  
102 residential that would bring the sewer in. The industrial piece has been developed  
103 enough to where the sewer comes up almost to Plunkett Road, and he has been trying to  
104 determine if he could tie into that. However, that will take time, and the earliest the  
105 project could start is in about a year. It would be very expensive to run the line  
106 themselves.

107  
108 Mr. Wright said when he met with the county engineer, they discussed the service road  
109 on the west, which will be a township road, and he asked whether that would be a  
110 township road and whether there would be any issued with that being dedicated to the

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111 township. Mr. Valentine and Ms. Brown said it should be fine, as long as it is built to  
112 standards.

113  
114 Mr. Goshia said there should not be a big impact on traffic as many of the residents do  
115 not drive. Mr. Wright said a traffic study was done for the Johnston property, and there  
116 was less impact than there would be for a residential property.

117  
118 Mr. Goshia asked about shifts and whether staff would sleep over. Mr. Wright said it is  
119 staffed 24 hours a day, and there are different shifts so nobody sleeps over. There is an  
120 emergency generator that will provide energy in case of an emergency.

121  
122 Ms. Kaplan asked what the size of the residents' rooms would be. Mr. Wright said they  
123 are around 285 SF plus each unit has their own restroom with bath/shower.

124  
125 Ms. Shields said about 72 rooms only have a certain parking access. She suggested re-  
126 arranging the parking. Mr. Wright said that would result in some of the units not having  
127 access to the wings, which all have secured doors, which is why he likes to have as much  
128 parking as possible in the front.

129  
130 Mr. DeChristopher said he likes the way it looks. Perhaps a fence should be added to the  
131 retention pond. He said recent minutes show discussion on green space, setbacks,  
132 parking etc. that may be helpful for preparing the application.

133  
134 **AGENDA ITEM: OTHER BUSINESS**

135  
136 Ms. Brown asked where the T & R Properties application was in the process. It was  
137 stated that the industrial portion was approved, with many additions, but the apartments  
138 had not been yet approved.

139  
140 Mr. Bon said there is one plan that may be coming from Todd Faris in the BCO. They  
141 have done a good job with their thoroughness, and they are waiting on the final  
142 application. It is for a residential hotel. There is also another application for apartments  
143 coming into the BCO on the 15<sup>th</sup>.

144  
145 Mr. Valentine said the next regular meeting is on Tuesday, May 23, 2023 at 7:00 PM.  
146 The BZC may be reviewing the township's Comprehensive Land Use Plan (CLUP).

147  
148 There was no further business to come before the BZC. Mr. Valentine adjourned the  
149 meeting.

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152 \_\_\_\_\_  
Jerry Valentine, Chairperson

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Darcy Kaplan, Vice-Chairperson

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Angela Brown, member

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Jenny Sloas, member

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Keith Goshia, member

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Jasper DeChristoper, 1<sup>st</sup> alternate member

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Tara Shields, 2<sup>nd</sup> alternate member

Attest: \_\_\_\_\_  
Lisa F. Knapp, Berlin Township Zoning Clerk