

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING**

**TUESDAY, SEPTEMBER 12, 2023: 7:00 PM**

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**CALL TO ORDER**

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

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BZC members present: Chairperson Jerry Valentine, Vice-Chairperson Darcy Kaplan, Angela Brown, Jenny Sloas, BZC 1<sup>st</sup> alternate Jasper DeChristopher (seated).

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Also present: Zoning Inspector Jake Bon, Zoning Secretary Cathy Rippel, Zoning Clerk Lisa Knapp, BZC 2<sup>nd</sup> alternate Tara Shields.

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Not present: BZC member Keith Goshia.

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Mr. Valentine read the BZC's adopted meeting rules.

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**AGENDA ITEM: PROOF OF PUBLICATION**

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Ms. Knapp said this hearing was advertised as a regular meeting in December 2022 in the Delaware Gazette.

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**AGENDA ITEM: APPROVAL OF MINUTES**

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Ms. Kaplan made a motion to approve the minutes from the 8/22/23 BZC meeting as presented. Ms. Sloas seconded the motion.

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Vote: Kaplan, yes; Sloas, yes; Sloas, abstain; DeChristopher, abstain; Valentine, yes. Motion carried.

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**AGENDA ITEM: BERLIN TOWNSHIP ZONING RESOLUTION**

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Mr. Valentine said the Comprehensive Land Use Plan (CLUP) is on the schedule to be approved by the trustees on Sept. 25. The trustees would like the BZC to work on the zoning resolution so it matches the CLUP and also to address ambiguities. Mr. Bon has put together some items to review.

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Mr. Valentine said there are some "gotcha" items that need to be fixed. For example, Berlin Farms West, formerly known as Longhill, used a 20,000 SF lot size/net developable acre. However, that is really not what the zoning resolution says, which is 1.85 units/net developable acre, and that is lower than 20,000 SF. This language needs to be corrected and made clear so developers cannot pick and choose.

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Mr. Valentine said as another example, he is not sure what R-4 means anymore. The R-4 designation in the Business Park is 4 units/acre, but the R-4 in the zoning resolution is 1.5 units/acre. The terminology should be consistent. It would take too much time to redo the entire zoning resolution, he noted, and said the last update was done in August 2019.

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Mr. Valentine said the trustees have a list of items to be corrected as well. There have been issues with the new chapters 15 and 19 that need to be corrected. He said he would like the BZC to read through the zoning resolution and bring forward any items that they feel need to be changed.

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Mr. Valentine said the original zoning resolution was crafted for farmers who wanted to develop their land. However, today there are many developers with attorneys, and they look for the loopholes in order to maximize their returns. He would like to see the resolution revised so it is clear and fair.

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53 Ms. Sloas asked what the procedure would be. Mr. Valentine said he hoped that after the  
54 CLUP was approved, the matter should be discussed, at the next regular meeting. He  
55 would combine all the changes together to give to Delaware County Regional Planning  
56 Commission director Scott Sanders. He said he would be enlisting the assistance of the  
57 county prosecutor’s office as well. He said he would be creating a schedule, and that  
58 density should be a priority.

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60 Mr. Valentine said he would like to start with Tab 5 and go through Tab 11. There was  
61 additional discussion.

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63 Marge Troupe, 6481 Sherman Road, said she thought the township had been working on  
64 this for four years and was surprised it wasn’t completed. Mr. Valentine said that was  
65 actually the CLUP revision, which has been completed.

66 **AGENDA ITEM: OTHER BUSINESS**

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68 Mr. Valentine said the next BZC meeting will be on Tues. September 26, 2023 at 7:00  
69 PM. The AAT final development approval is on the agenda. The minutes from 2018  
70 have been provided for review. The project has been delayed due to the sewer access on  
71 Route 23. It was changed from residential to PCD and the plan is to develop 10-12 retail  
72 businesses.

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74 Mr. Valentine said tonight is his last night on the BZC as he has been appointed as the  
75 assistant zoning inspector.

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77 There was no further business to come before the BZC. Mr. Valentine adjourned the  
78 meeting.

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83 Jerry Valentine, Chairperson

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87 Darcy Kaplan, Vice-Chairperson

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91 Angela Brown, member

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95 Jenny Sloas, member

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99 Keith Goshia, member

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103 Jasper DeChristopher, 1<sup>st</sup> alternate member

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

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