

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

**REGULAR MEETING
TUESDAY, MAY 23, 2023: 7:00 PM**

1

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 *Notice: A video recording of this meeting can be found on Berlin Township's YouTube*
6 *channel and Facebook page.*

7

8 **BZC members present:** Chairperson Jerry Valentine, Vice-Chairperson Darcy Kaplan,
9 Jenny Sloas, BZC member 1st alternate Jasper DeChristopher (seated), BZC 2nd alternate
10 Tara Shields (seated).

11

12 **Also present:** Zoning Inspector Jake Bon, Zoning Clerk Lisa Knapp, Zoning Secretary
13 Cathy Rippel.

14

15 **Not Present:** BZC members Angela Brown and Keith Goshia.

16

17 Mr. Valentine reviewed the BZC's adopted rules, including public comment rules. He
18 noted that the meeting was being broadcast live on Facebook, and can be watched there
19 and on Youtube later.

20

21

PROOF OF PUBLICATION

22

23 Ms. Knapp stated that this meeting was advertised in December 2022 in the Delaware
24 Gazette as a regular meeting.

25

26

AGENDA ITEM: APPROVAL OF MINUTES

27

28 Ms. Sloas made a motion to approve the minutes from the 5/11/23 BZC meeting as
29 presented. Mr. DeChristopher seconded the motion.

30

31 Vote: Sloas, yes; DeChristopher, yes; Kaplan, yes; Shields, yes; Valentine, yes.

32

33

**AGENDA ITEM: INFORMAL MEETING WITH JAMIE BOUDINOT, J & A STORAGE,
34 FOR BOAT AND RV STORAGE AT 2526 CURVE ROAD**

35

36 Mr. Valentine said first on the agenda is an informal discussion by Jamie and Allen
37 Boudinot regarding the rezoning of 1.62 acres from FR-1 to boat and RV storage, parcel
38 number 418-220-01-036-000. The purpose is to obtain feedback from the BZC for use in
39 preparing the application.

40

41 Ms. Boudinot presented the information to the BZC. She said they have two children in
42 school. She and her husband are lifetime residents of Delaware County, and she grew up
43 in Berlin Township. The property being discussed tonight is the property of her
44 childhood home.

45

46 Ms. Boudinot presented a slide show. Ms. Boudinot said she has filed the business name
47 J & A Storage, LLC., with the state. Ms. Boudinot said the business would be an outdoor
48 storage site for boats and RVs. The project site is at 2526 Curve Road near the boundary
49 of Berlin Township, but located centrally located in the county.

50

51 Ms. Boudinot said the mission will be to provide a safe and secure location to store
52 recreational vehicles. The project would have two phases: phase 1 would include the
53 development of the land and outdoor storage lot, and phase 2 would include four storage
54 buildings, each holding 4-5 bays. Each building will be 60' by 20' and will be located
55 along the southern property line.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

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**REGULAR MEETING
TUESDAY, MAY 23, 2023: 7:00 PM**

56 Ms. Boudinot said the total area is about 1.6 acres. There would be 60 vehicles of
57 various sizes. They would enter using a driveway, through a gate with a security code to
58 park or retrieve their vehicle. The landscaping plan includes a 3' mound along the
59 southeast and wester property lines, as well as a 3' fence on top of the mound.

60

61 Ms. Boudinot said there would be a 6' fence along the north property line with a secure
62 gate for access. Deciduous and evergreen trees would be planted along the perimeter at
63 the required spacing of one tree per 40' of mounding. Within the looped drive there
64 would be additional landscaping.

65

66 Ms. Boudinot said the total green space calculation is 30%, which exceeds the 20%
67 required for a PCD development. A business identification sign would be placed along
68 the northern property line. It will be similar to the sign at the Alum Creek archery range.
69 The vehicle storage area and drive will be gravel. There will be 3 customers/employee
70 parking spaces just inside the gate.

71

72 Ms. Boudinot said there will be two shielded lights within the loop area with
73 downlighting. There will also be one at the security gate as well as on the sign. She
74 reviewed the signage.

75

76 Ms. Boudinot reviewed phase 2, which includes four 60' by 20' buildings, and the
77 building process for those would be in 2027. That would increase the capacity of the site
78 from 60 to 67 vehicles.

79

80 Ms. Boudinot showed a map of the site and said she would submit a zoning change
81 request from FR-1 to Planned Commercial District. There were discussions about
82 rezoning to Planned Industrial District as well. She did a side-by-side comparison of the
83 PCD and the PID, and they are very similar. PCD is more detailed, she said. The PID
84 has a 25% green space requirement while the PCD has a 20% requirement.

85

86 Ms. Boudinot said she was considering requesting a divergence from the minimum 10
87 acre minimum, while this is 1.6 acres. The setbacks are required to be 25' setback on the
88 south and west sides, which are both FR-1 properties. Across the streets is a woods, and
89 across the railroad track is agricultural. She would like to required a setback of 15' on
90 the south and west sides; however, the parking setback would be 25'. In phase 2, she
91 would like to park vehicles at the 15' setback on the southern property line.

92

93 Ms. Boudinot said Section 24 requires in the PCD or PID that the pavement be asphalt or
94 concrete. She would require that gravel be permitted, as well as for the drive.

95

96 Ms. Boudinot said regarding the structural separation, she would like to request a
97 reduction of the required 25' to 15' between buildings.

98

99 Ms. Boudinot said regarding frontage, the property is triangular in shape and the frontage
100 is narrow. There is about 96' at the road.

101

102 Ms. Boudinot said regarding easements and drainage, she is investigating the best way to
103 do this.

104

105 Ms. Boudinot said improvements have been made to the lighting and parking.

106

107 Ms. Boudinot said she is working with Scott Sanders, executive director of the Delaware
108 County Regional Planning Commission, who was concerned that storage was not
109 allowable for a PCD. She explained to him that she would plan to use NAICS code
110 5311.30 (mini warehouses and self-storage units), which is permitted in both PCD and
111 PID.

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REGULAR MEETING

TUESDAY, MAY 23, 2023: 7:00 PM

112 Ms. Boudinot said Mr. Sanders also had concerns about this being spot zoning, and also
113 screening for the project. She has made changes to the plot plan and landscaping plan to
114 address that feedback.

115
116 Ms. Boudinot said she met with Mike Love of the Delaware County Engineer's office to
117 discuss easements and final engineering, as well as drainage maintenance and
118 erosion/sediment control requirements. He also stated that a commercial driveway will be
119 required.

120
121 Ms. Shields asked what the mound and fencing heights would be. Ms. Sloas said they
122 would each be 3' tall to make the 6' requirement. Ms. Shields said she is a boater so she
123 understands the need for storage. She said the property on Old State has had issues with
124 thefts from boats, and she suggested a higher fence and/or security fencing.

125
126 Ms. Shields asked what the distance from the security gate to the road was. Ms.
127 Boudinot said it was about 25'. Ms. Shields suggested that she consider what size of
128 boats the business would allow, including the length of the trailer. Ms. Shields said
129 Article 24 indicates that no parking lot or area shall be located nearer than 6' to the side
130 or rear line of the tract on which the structure is located, and parking in front of the main
131 structure is permitted, but no more than 40% of the setback area may be used for parking.

132
133 Ms. Shields asked her to ensure that the requirements are met. She asked whether the
134 green space was being covered up by the parking. Ms. Boudinot said most of the green
135 space would be in the setback and buffer areas.

136
137 Ms. Shields asked about the hours of operation and how late one can bring their boat in.
138 Ms. Boudinot said it would be 24/7, and the gate would have a code. Ms. Shields asked
139 whether the lighting would be enough for a person to back in their boat safely and
140 securely.

141
142 Ms. Sloas asked about an employee office. Ms. Boudinot said her intent was to not have
143 an office.

144
145 Ms. Sloas said the reduction in setbacks is concerning, given that a building will be built
146 at the setback.

147
148 Mr. Valentine said Article 21-7 i) states less than 5 acres, and it discusses phase, so it
149 appears that PCD has a minimum of 5 acres, not 10. Mr. Valentine said he would not
150 support the request, as that is a residential area.

151
152 Ms. Sloas asked what kind of fence would be on top of the mounds. Ms. Boudinot said it
153 would be a solid fence.

154
155 Ms. Kaplan was concerned the spaces would not be large enough for the boats. She
156 noted that the BZC is not fond of setback divergences. She asked for additional features
157 to make it look nicer. She asked how people would get in contact with the business. Ms.
158 Boudinot said the intent was to pay the bill and rent space online.

159
160 Mr. DeChristopher asked how they would police the drop off of junk items. Ms.
161 Boudinot said they live 15 minutes from the site and would be there regularly. She said
162 that would be part of the contract. She said Article 17 states there is not to be any non-
163 functioning vehicles.

164 Mr. DeChristopher said he was concerned about reducing the setbacks as well. He said
165 this should be more than just a big rectangle to put items inside. He said the turn in and
166 out may need to be modified due to a potentially inadequate turning radius. He also
167 mentioned some of the engineering requirements.

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TUESDAY, MAY 23, 2023: 7:00 PM

168 Ms. Boudinot asked whether anybody had approached the township about doing rain
169 gardens, which include an urn that allows water to flow in, be filtered, and then absorbed
170 by plants. This helps prevent ponding. She would like to look into it.

171
172 Mr. Valentine suggested security be installed, and that they provide the details in the
173 application. He asked whether the trailers would be inhabited. Ms. Boudinot said they
174 would not be. Mr. Valentine said he was concerned about the reductions in setbacks
175 between buildings.

176
177 Ms. Shields said Article 24 discusses driveways and access, and she asked that the
178 applicants review those standards prior to submittal.

179
180 **AGENDA ITEM: BEGIN WORK ON DRAFT COMPREHENSIVE LAND USE PLAN 2023**

181
182 Mr. Valentine said the Comprehensive Land Use Plan (CLUP) revisions were rejected by
183 the trustees. They have made changes and sent the document back to Mr. Sanders.
184 However, the trustees want the BZC to review the changes and highlight other changes,
185 which will occur at the next BZC meeting.

186
187 **AGENDA ITEM: OTHER BUSINESS**

188
189 Ms. Sloas asked about Blast Soccer, which had received a conditional use permit. She
190 said cars were pulling off the side of the road and parking for games.

191
192 Mr. Valentine said the next regular meeting is on Tues. June 13, 2023 at 7:00 PM.

193
194 There was no further business to come before the BZC. Mr. Valentine adjourned the
195 meeting.

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198
199 _____
200 Jerry Valentine, Chairperson

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202 _____
203 Darcy Kaplan, Vice-Chairperson

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205 _____
206 Angela Brown, member

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208 _____
209 Jenny Sloas, member

210
211 _____
212 Keith Goshia, member

213
214 _____
215 Jasper DeChristopher, 1st alternate member

216
217 _____
218 Tara Shields, 2nd alternate member

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224
225
226
227 Attest: _____
228 Lisa F. Knapp, Berlin Township Zoning Clerk

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TUESDAY, MAY 23, 2023: 7:00 PM**

229