

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

**REGULAR MEETING
TUESDAY, JUNE 14, 2022: 7:00 PM**

CALL TO ORDER

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

BZC members present: Vice-Chairperson Christina Littleton, Jerry Valentine, Darcy Kaplan, Angela Brown, 1st alternate member Jenny Sloas (seated).

Also present: Zoning Secretary Cathy Rippel, Zoning Clerk Lisa Knapp, Assistant Zoning Inspector Sherry Graham.

Not present: Chairperson Steve Flaherty.

PROOF OF PUBLICATION

Ms. Knapp stated that this meeting was advertised in the Delaware Gazette as a regular meeting in December 2021.

AGENDA ITEM: APPROVAL OF MINUTES

Mr. Valentine made a motion to approve the minutes from the 5/10/22 BZC meeting, as presented. Ms. Littleton seconded the motion.

Vote: Valentine, yes; Littleton, yes; Kaplan, yes; Sloas, yes; Brown, yes.

Motion carried, the minutes were approved.

AGENDA ITEM: OTHER BUSINESS

Mr. Valentine asked for an update about the property at 124 North 3 B's and K Road that was being used as a residential dwelling for people in recovery, in violation of the approved zoning for the property. There was a brief discussion. Ms. Graham said she would look into it.

Ms. Littleton said she attended the Delaware County Township Association meeting last week where a person from the Delaware County Farm Bureau discussed renewal energy sources for this area, including solar. She said regulations should be included in the zoning resolution regarding that.

Ms. Graham said she spoke with a woman who stated that when Berlin Farms was built it would not create additional drainage issues. She stated that there had been several issues with the drainage since then. Ms. Knapp said that is a county issue.

Ms. Graham said article 18 of the zoning resolution is the Old Cheshire Planned Unit Development. Kari Lundberg has been in discussions regarding their property in that district and how it can be developed, including whether their plan would fit that district.

Ms. Graham said they are having issues with creating this vision and if it was considered a subdivision for Delaware County, the timeline would be pushed out and the matter much more complicated. She asked if the BZC would allow them to have one big lot with residential buildings, but not individual lots. The entire project would be owned by their LLC.

Ms. Lundberg said the majority of the residents of the property would be family, with one or two perhaps not, with private leases. Ms. Graham said rentals could not exceed 25%.

Ms. Lindberg said she would like to have just one driveway. Mr. Valentine said shared

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56 access drives are allowed in the township. Ms. Graham said up to five can be built on a
57 shared drive, per the Delaware County Regional Planning Commission. However, that
58 would be for a typical subdivision.

59

60 Mr. Valentine was concerned about who would take care of the roads. Ms. Lindberg said
61 the LLC would. Mr. Valentine said the concern would be liability to the township. Ms.
62 Lindberg said a bed and breakfast is not planned.

63

64 Ms. Kaplan asked whether there would be commercial and residential. Ms. Lindberg said
65 there would be two guest rooms for friends to come and stay at. Ms. Graham said there
66 could be a commercial use with the farm.

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68 Ms. Graham said it is a multi-use development and the purpose of the Old Cheshire
69 district was that everything in Article 18 could be built, such as schools, parks,
70 residential, playfields, religious uses, accessories etc.

71

72 Ms. Lindberg said she did not want to have to improve the property and install items such
73 as curb and gutter roads.

74

75 There was a discussion about whether a preliminary and/or final development plan would
76 be required. Ms. Rippel said she thought it would be a one-step process. There was
77 additional discussion.

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79 Ms. Littleton made a motion to cancel the BZC meeting for 6/28/22. Ms. Brown
80 seconded the motion.

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82 Vote: Littleton, yes; Brown, yes; Kaplan, yes; Sloas, yes; Valentine, yes. Motion carried.

83

84 The next regular BZC meeting will be on Tuesday, July 12, 2022 at 7:00 PM.

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86 There was no further business to come before the BZC. Motion to adjourn and second.
87 Meeting was adjourned.

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Steve Flaherty, Chairperson

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Christina Littleton, Vice-Chairperson

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Jerry Valentine, member

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Darcy Kaplan, member

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Angela Brown, member

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Jenny Sloas, 1st alternate member

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Attest: _____

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Lisa F. Knapp, Berlin Township Zoning Clerk