

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, AUGUST 9, 2022: 7:00 PM

CALL TO ORDER

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

BZC members present: Steve Flaherty, Jerry Valentine, 1st alternate member Jenny Sloas (seated).

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

Not present: Vice-Chairperson Christina Littleton, BZC members Darcy Kaplan and Angela Brown.

PROOF OF PUBLICATION

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

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

AGENDA ITEM: APPROVAL OF MINUTES

Mr. Valentine made a motion to approve the minutes from the 7/26/22 BZC meeting, as presented. Mr. Flaherty seconded the motion.

Vote: Valentine, yes; Flaherty, yes; Sloas, yes.

AGENDA ITEM: CLUP UPDATE

Scott Sanders, director of the Delaware County Regional Planning Commission, was present to review and discuss overlay language into the zoning resolution, the scope and process of updating the Comprehensive Land Use Plan (CLUP), and the schedule and next steps.

Mr. Sanders said there is no official process for a township to change and adopt a CLUP, but typically it is done the same way as a rezoning. This means the township would initiate the changes and make them available to the public for review, a meeting would be held to review the changes and vote on them. It would then go to the trustees. He noted that the CLUP is non-binding, but when zoning requests are considered by the BZC they do refer to it.

Mr. Sanders reviewed the proposed changes to the CLUP, including the new executive summary. There was a discussion.

Mr. Flaherty said an open house may be held to review the changes.

Mr. Flaherty said a date would be set for the public to comment on the changes and then it would be voted on, and sent to the trustees. Ms. Rippel said the hearing could be set for the September 13, 2022 BZC meeting.

AGENDA ITEM: OTHER BUSINESS

Mr. Valentine asked about a potential zoning issue with the women's rehab center on 3 B's and K Road that he had mentioned again during a recent meeting. Ms. Graham said every time she and others have checked on it and have seen nothing out of the ordinary

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, AUGUST 9, 2022: 7:00 PM

51 and she asked if Mr. Valentine had. Mr. Valentine said that at the June 8, 2021 meeting,
52 neighbors had complained about the number of cars.

53
54 Ms. Rippel said there have been no additional complaints. Ms. Graham said she
55 discussed the matter with the trustees, who said there needed to be visible proof of a
56 violation by herself or the neighbors. Mr. Valentine said there had been complaints
57 including by the church. Ms. Graham said there is no evidence of a zoning violation at
58 this time.

59
60 Ms. Graham said the village of Cheshire violations are being addressed.

61
62 Ms. Rippel said Rockford Homes is thinking about purchasing Wayne Piatt's Evans Farm
63 tract. Vinyl and aluminum are not permitted materials, but they would like to have the
64 upgraded vinyl siding as was allowed at The Pines. She asked whether they would
65 request an amendment or whether it would be done during the final development plan.

66
67 Mr. Flaherty said that would be a divergence from an approved plan, and any divergence
68 from an approved plan is deemed a minor or major divergence by the BZC. If it's a
69 minor divergence, the trustees will handle it. If it's a major divergence, it is sent to the
70 BZC and they go through the process again.

71
72 Ms. Graham gave an update on the overlay area.

73
74 Mr. Flaherty said at the next meeting, the CLUP will be discussed and Mr. Sanders will
75 be invited to attend.

76
77 The next BZC meeting will be held on Tuesday, August 23, 2022 at 7:00 p.m., when
78 Maeve Meadows will be heard. At the September 13, 2022 BZC meeting, the CLUP
79 updates will be discussed and considered for recommendation for approval.

80
81 There was no further business to come before the BZC. Motion to adjourn and second.
82 Meeting was adjourned.

83
84
85 _____
86 Steve Flaherty, Chairperson

87
88 _____
89 Christina Littleton, Vice-Chairperson

90
91 _____
92 Jerry Valentine, member

93
94 _____
95 Darcy Kaplan, member

96
97 _____
98 Angela Brown, member

99
100 _____
101 Jenny Sloas, 1st alternate member

102
103
104
105
106 Attest: _____

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, AUGUST 9, 2022: 7:00 PM

107

Lisa F. Knapp, Berlin Township Zoning Clerk