

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, MARCH 8, 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: Chairperson Steve Flaherty, Darcy Kaplan, Angela Brown, 1st BZC alternate Jenny Sloas (seated), 2nd BZC alternate Sherry Graham (seated), Vice-Chairperson Christina Littleton (via zoom).

Also present: Zoning Secretary Cathy Rippel, Zoning Clerk Lisa Knapp,

Not present: member Jerry Valentine.

PROOF OF PUBLICATION

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

AGENDA ITEM: APPROVAL OF MINUTES

Ms. Brown made a motion to approve the minutes from the 2/22/22 BZC meeting, as presented. Ms. Kaplan seconded the motion.

Vote: Brown, yes; Kaplan, yes; Sloas, yes; Graham, yes; Flaherty, abstain.

Motion carried, the minutes were approved.

AGENDA ITEM: REVIEW COMPREHENSIVE LAND USE PLAN

Mr. Flaherty said the trustees have commissioned Scott Sanders, director of the Delaware County Regional Planning Commission (DCRPC) to review and update the townships Comprehensive Land Use Plan (CLUP) in order to reflect what has occurred over the past decade since a major update had been done.

Mr. Sanders said the DCRPC reviews rezonings and provides recommendations to the BZC and they also review subdivisions, final plats, etc., as well as other tasks including helping to update the CLUP. The CLUP was first created in 1999 and he helped update it in 2010. The subareas were reviewed in 2016-2017 and updated in 2018, when a corridor study was done. An overlay was created in 2019.

Mr. Sanders said he has made some minor formatting changes to the zoning resolution, and he brought copies for the BZC that included those changes. Those changes will most likely need to be officially ratified in the future.

Mr. Sanders said he has changed the method for the updates, and he reviewed them. He said these meetings will be used to provide input on modifications.

Mr. Sanders reviewed the overlay information and the draft CLUP text, including Chapter 12A Development Patterns, Delaware County; 12B Development Patterns, Berlin Township; 13B Recommendations, Berlin Township; and the draft CLUP map. There were brief discussions.

A special meeting to continue to review the CLUP was tentatively set for April. If the developer set to present at the 4/12/22 meeting requests a tabling, the CLUP meeting will be moved to that night instead.

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54 Mr. Flaherty said the next regular BZC meeting would be on Tuesday, March 22, 2022 at
55 7:00 PM for a lot classification amendment of application 16-001 Evans Farm, and 18-
56 001 Berlin West, formerly Longhill.

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58 There was no further business to come before the BZC. Motion to adjourn and second.
59 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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Sherry Graham, 2nd alternate member

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Attest: _____

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Lisa F. Knapp, Berlin Township Zoning Clerk

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