

BERLIN TOWNSHIP BOARD OF ZONING APPEALS (BZA)

OF DELAWARE COUNTY, OHIO

HEARING

DECEMBER 7, 2021: 7:00 PM

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CALL TO ORDER

The meeting was held at the Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio 43015.

The meeting was called to order by Vice-Chairperson Jason Acevedo at 7:00 PM.

Pledge of Allegiance.

BZA members present: Vice-Chairperson Jason Acevedo, Brad Cook, Michelle Cook, Larry Harmon, Quinn Machan (BZA first alternate member, seated).

Also present: Zoning Inspector David Loveless; Zoning Clerk Lisa Knapp; Zoning Secretary Cathy Rippel, BZA second alternate member Jessica Kuenzli.

Not present: Chairperson Don Sutton.

Those wishing to speak were sworn in by Court Reporter Sandy Kin from Runfola Reporters.

AGENDA ITEM: LEGAL NOTICE

These hearings were both tabled from the 11/23/21 hearing.

**AGENDA ITEM: BZA 21-003 ROCKFORD HOMES
REQUEST FOR CONDITIONAL USE PERMIT FOR A MODEL HOME**

BZA 21-003 request by Rockford Homes for a conditional use permit for a model home and parking lot in the Glenmead Subdivision at 2895 & 2911 Glenmead Drive.

Corey Theuerkauf, Vice-President of Land with Rockford Homes, 999 Polaris Parkway, Columbus, 43240, presented the application and answered questions from the Board.

Exhibits

Ms. Knapp read the list of additional exhibits into the record as follows:

11. Fire Department letter of plan review of 2199 Glenmead, approved, submitted 11/29/21 via email to David Loveless.

12. 11 x 17 color Landscape design for model home and parking lot, dated 10/14/21, 11 x 17 of plat plan model home parking lot side by side, dated 4/16/21, 11 x 17 color Signage, dated 2/15/17, submitted 11/29/21 via email to Cathy Rippel.

13. 11 x17 light pole with specifications on the lighting for parking lot, 4 – pages, submitted 11/29/21 via email to Cathy Rippe

Applicant Presentation

Mr. Acevedo said the hearing was tabled so that additional information could be provided by the applicant. The new exhibits were reviewed as follows:

Exhibit 11: Berlin Township Fire Department plan review. Mr. Acevedo said the letter confirms that the department can provide fire protection to the site.

Exhibit 12: Mr. Acevedo said there had been discussions regarding parking, lighting, landscaping etc. Landscaping was requested around the model home and around the trash receptacle area.

Exhibit 13: Mr. Theuerkauf said the original packet showed a different parking lot plan. The plan has been changed to apply to the zoning resolution, and now includes

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60 four parking spots in the parking lot and two in the driveway and the relationship of
61 the house to the parking lot.

62

63 Mr. Acevedo said the signage has been updated to conform to the maximum 4'
64 height. The parking lot lighting had been discussed at the prior hearing. Mr.
65 Theuerkauf said the landscaping plan shows a trash can adjacent to the service walk.
66 Mr. Acevedo said Exhibit 13 includes light posts and he asked where it was located
67 relative to the house. Mr. Theuerkauf said it was against the service walk as one
68 leaves the parking lot.

69

70 Mr. Machan asked whether the lighting shown in Exhibit 13 is similar to that at to
71 other Rockford Homes model homes. Mr. Theuerkauf said it was recycled from the
72 North Farms development.

73

74

RESOLUTION 2021.12.07.#A: APPROVE BZA 21-003

75

76 Mr. Cook made a motion to approve BZA 21-003. Mrs. Cook seconded the motion.
77 Vote: Mr. Cook, yes; Mrs. Cook, yes; Machan, yes; Harmon, yes; Acevedo, yes.

78

79 Motion was carried.

80

81

AGENDA ITEM: BZA 21-002 KATTER FAMILY TRUST

82

83 *BZA 21-002, request by The Katter Family Trust, The applicant is requesting a*
84 *conditional use permit for outdoor soccer field's w/parking known as Blast Soccer*
85 *Academy on ±11.08 acres at 2379 Gregory Road.*

86 Mr. Acevedo said this hearing had been tabled so that the applicant could provide
87 additional information. He said that at the last hearing, it was discussed that the fire
88 chief had some concerns about a number of items that he included in a letter. The
89 concerns have been addressed in the exhibits.

90

91

Exhibits

92

93 Ms. Knapp read the list of new exhibits into the record as follows:

94

95 19. Added Responses from November 23rd Hearing, 1 page, submitted 12/03/2021.

96

97 20. Revised Parking Standards, Response from Nov 23 hearing, 1 page, submitted
98 12/03/2021.

99

100 21. Revised Landscape Standards, Response from Nov 23 hearing, 1-page, submitted
101 12/03/2021.

102

103 22. Revised 11x17 color copies A01-A08, Response from Nov 23 hearing, 8 pages,
104 submitted 12/03/2021

105

106 23: Email dated 12/6/21 from Lt. Steve Arnold of the Berlin Township Fire
107 Department, to Mr. Loveless, The Katter Family Trust, and Joe Clase, subject: Berlin
108 Township Fire Plan Review.

109

110

Applicant Presentation

111

112 Mr. Clase said he had provided an itemized response to the six items from the fire
113 department. The curb radius requirement was met on the existing plans, so no
114 changes were needed for that. The plan and text do specify that there are 20' drive
115 aisles, and also a 50' minimum radii for all of the drive accesses.

116 .

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117 Mr. Clase said it is indicated in the plan that if anything is found to be not sufficient
118 during the engineering process, the plan would be modified appropriate to provide for
119 those turning radii.

120

121 Mr. Clase said the future building notation was removed from the plan, and that will
122 not be considered as a part of this application.

123

124 Mr. Clase there is a commitment for “no parking” signage along the entrance drive
125 and around the emergency access point, and they will be placed as required.

126

127 Mr. Clase said the entrance was modified to provide for one lane in and two lanes out,
128 at a minimum width of 30’.

129

130 Mr. Clase said a 20’ by 20’ no-parking area was added between the practice and
131 regulation-sized fields, in order to address their concerns about how to access the
132 fields from the parking areas.

133

134 Mr. Clase said any and all fire hydrants would be installed, if required, and they
135 would be itemized on the future construction drawings.

136

137 Mr. Clase said the zoning inspector had 5 concerns, which he has addressed in the
138 revised submittal.

139 1) The restrooms were shown previously in the plan, but have been moved closer
140 to the dumpsters so they both can be screened within a 6’ privacy fence. The
141 fence will be solid and will screen the dumpsters from all 4 sides.

142

143 2) The landscaping was expanded, and the pad for the dumpster was expanded to
144 include the restroom area.

145

146 3) A request was made for deciduous trees, which are now shown on the plan.
147 They had not originally been included due to the power line easement. The
148 text states that where they overlap the easement, they will work with the
149 zoning inspector to resolve that issue.

150

151 4) There had been questions about a potential pond and a fountain. He has
152 changed the color on the plan to indicate that he is not proposing a standing
153 water/retention pond, but instead a detention pond that will be dry except
154 during heavy rain events.

155

156 5) The perimeter fence on the east side was extended up the property line as
157 requested to ensure the ability to keep players in the field area and away from
158 the adjacent residential parcel.

159 Mr. Acevedo said there had been a discussion about the parking area and ensuring
160 there is enough room for the emergency vehicles to enter and exit, and that was
161 addressed, as well as the entry and exit.

162

163 Mr. Harmon said the applicants had mentioned that this would be a practice facility
164 with no plans for tournament and competitions, based on the nature of it. He asked
165 whether that should be part of this plan, as there could be large Saturday events with
166 more people and spectators than had been planned for.

167

168 Mr. Forman said the parking lot is designed based on game situations. This is
169 primarily a training facility but there will be league games on the two regulation sized
170 fields. The parking lot is designed to handle that, including spectators and traffic.
171 The parking lot will be mostly empty for training.

172 Mr. Harmon said it would be hard to have tournaments with just two full-sized fields.

173 Mr. Forman said that was correct, and the site is just 11 acres. Even Liberty Park

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174 cannot handle tournaments. Mr. Harmon said based on the fact that there are minimal
175 fields, that may not need to be addressed.

176

177 Mrs. Cook asked whether the signs would be approved by the BZA, as there is no
178 mark up of the no parking signs. Mr. Clase said they are just the standard regulatory
179 kind and they would be spaced accordingly. Mrs. Cook asked whether it was correct
180 that there would be no “Blast” signage etc. Mr. Clase said he resubmitted the
181 development standards so he could specify that there is no signage and lighting
182 proposed, and the two spaces designated for emergencies are shown.

183

184 Mrs. Cook asked whether there would be any handicapped spaces. Mr. Clase said the
185 facility does not meet ADA standards, which is not required unless there is a building
186 proposed.

187

RESOLUTION 2021.12.07.#B: APPROVE BZA 21-002

188 Mr. Cook made a motion to approve BZA 21-002. Mrs. Cook seconded the motion.

189 Vote: Mr. Cook, yes; Mrs. Cook, yes; Harmon, yes; Machan, yes; Acevedo, yes.

190

191 Motion carried.

192

193

AGENDA ITEM: APPROVAL OF MINUTES

194

195 Mr. Machan made a motion to approve the BZA minutes from the 6/30/21 hearing.

196 Mr. Harmon seconded the motion.

197 Vote: Machan, yes; Harmon, yes; Mr. Cook, yes; Mrs. Cook, yes; Acevedo, yes.

198

199 Mr. Machan made a motion to approve the BZA minutes from the 11/23/21 hearing.

200 Mr. Harmon seconded the motion.

201 Vote: Machan, yes; Harmon, yes; Mrs. Cook, yes; Mr. Cook, yes; Acevedo, yes.

202

203 Mrs. Cook made a motion to approve the BZA minutes from the 5/26/21 hearing.

204 Mr. Machan seconded the motion.

205 Vote: Mrs. Cook, yes; Machan, yes; Mr. Cook, yes; Harmon, yes; Acevedo, yes.

206

207 The next BZA meeting will be held on Tuesday, December 14, 2021 at 7:00 PM, and
208 it will be a combined organizational meeting with the BZC.

209

210 There was no further business. Meeting was adjourned.

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212

Don Sutton, Chairperson

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Jason Acevedo, Vice-Chairperson

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Bradley Cook, member

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Michelle Cook, member

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Larry Harmon, member

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Quinn Machan, 1st alternate member

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Jessica Kuenzli, 2nd alternate member

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Attest: _____
Berlin Township Zoning Clerk Lisa F. Knapp

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