

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING  
TUESDAY, SEPTEMBER 28, 2021: 7:00 PM**

**CALL TO ORDER**

This meeting was held at Berlin Township Hall, 3271 Cheshire Road, and was called to order by Darcy Kaplan at 7:00 PM.

Ms. Kaplan led meeting attendees in the pledge of allegiance.

BZC members present: Darcy Kaplan, Christina Littleton, Angela Brown, Jenny Sloas (1st alternate member, seated), Sherry Graham (2<sup>nd</sup> alternate member, seated).

Not present: Chairperson Steve Flaherty, Vice-Chairperson Jerry Valentine BZC member, Zoning Inspector David Loveless, Zoning Secretary Cathy Rippel.

Also present: Zoning Clerk Lisa Knapp.

Ms. Kaplan stated that the adopted policy of the BZC has been included in the agenda.

**AGENDA ITEM: PROOF OF PUBLICATION**

Ms. Knapp said this hearing was advertised as a regular meeting, and the Maeve Meadows application was tabled from August 10, 2021 to tonight.

**AGENDA ITEM: APPROVAL OF MINUTES**

Ms. Littleton made a motion to approve the minutes from the 9/14/21 BZC meeting as presented. Ms. Brown seconded the motion.

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

Motion carried, minutes were approved.

**AGENDA ITEM: BZC 21-004 MAEVE MEADOWS**

*BZC 21-004 Maeve Meadows LLC, requesting to rezone ±23.838 acres from R-3/Planned Residential District (R-3/PRD) to Transitional Planned Unit Development (TPUD) Cheshire Road, to allow for a larger variety of lot sizes and open spaces subdivision, known as Maeve Meadows, formally Southwoods.*

Joe Thomas, with Metro Development, was present to answer questions from the BZC.

Ms. Kaplan said Maeve Meadows was to be discussed tonight, but the applicant has requested that it be tabled. Mr. Thomas confirmed that he had requested that the application be tabled, and he requested that it be tabled to October 12, when his other application, for Berlin Bluffs, will be heard.

Ms. Knapp said that Zoning Secretary Cathy Rippel had informed her that 11/9/21 was the next available date. Ms. Littleton said Ms. Rippel has stated that just one application per meeting is preferred. Mr. Thomas confirmed that he is not expecting to table the Berlin Bluffs application on October 12, and that he will be ready for that hearing. There was a brief discussion.

**RESOLUTION 2021.09.28.#1: TABLE BZC 21-004 TO 11/9/21**

Ms. Kaplan made a motion to table BZC 21-004 to November 9, 2021 at 7:00 PM. Ms. Littleton seconded the motion.

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

Motion was carried.

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**AGENDA ITEM: INFORMAL MEETING WITH RYAN MORAN  
FOR EXPANDING STORAGE UNIT AT 141 PLUNKETT ROAD**

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Ryan Moran, owner of All-Purpose Storage on 37 East at Plunkett Road, was present to discuss the matter. He distributed a document to the BZC members.

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Mr. Moran said he is in discussions with a neighboring landowner for a property that used to be in the Berlin Business Park cloud zoning, but it no longer is. Ms. Kaplan said they may have requested to be removed from the cloud.

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Mr. Moran said he is proposing to expand his storage facility, which currently has inside, non-climate-controlled units, and also open camper spots. He just built the lot in March 2020 and it was packed in summer 2020, so there is a huge demand for that use in this area.

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Mr. Moran said he would like to purchase this property to expand his business, and it would include a retention pond and 120 spaces for boats and RVs, which are indicated in orange on the document he distributed. He would like to have air conditioned and heated spaces for RVs and other uses.

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Ms. Kaplan asked how the two locations would be contained. Mr. Moran said they would have fences and gates. The current facility has fences and a gate and an onsite manager. It would not need plumbing, and he can control the gate etc. via Wi-Fi.

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Ms. Kaplan asked whether the property was currently zoned FR-1. Mr. Moran said he thought it was, and he noted that the current facility is planned commercial and is not in the cloud. It is 8.4 acres. He spoke with Berlin Township Zoning Inspector David Loveless about building a mound with trees on the north side to protect the neighbors.

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Ms. Graham asked whether there were neighbors to the north. Mr. Moran said there were, all the way to Baker Road.

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Ms. Kaplan asked whether there was no contiguous residential development. Mr. Moran said that was correct. He said the property would need to be rezoned as a commercial use. Ms. Kaplan said there are many requirements for commercial property, and it can be complex. She said some applicants retain an attorney to represent them because of that. She was not sure whether commercial zoning would require plumbing, etc.

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Mr. Moran said there is a fire hydrant main, and that he would need to have a hydrant within 400'. He may need to run fire hydrants off of that main. Ms. Kaplan said the properties are not contiguous, so she was not sure whether that would apply.

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Ms. Kaplan said the property was surrounded by the cloud and commercial development and there is no residential, so she didn't think there would be an objection to the use. However, the applicant needs to ensure he is following the requirements, and also request any divergences from those requirements. Typically, there should be an equal and opposite perk that results from the requested divergence. For example, an applicant could request a divergence for setbacks.

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Ms. Graham did not have questions.

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Ms. Sloas said given the proximity to the other business, she did not imagine there would be much objection to the proposal, especially if the buffering requirements were followed.

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Ms. Brown said she feels the area needs more storage, and this is the perfect location for it because of where it is located and because there is nothing in that area. When others

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106 come in to develop later, this property would already be developed and it would not be a  
107 surprise.

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109 Ms. Kaplan suggested that Mr. Moran meet with Zoning Inspector David Loveless. She  
110 asked whether the fields had been excluded from the cloud. If the one to the north is  
111 zoned FR-1, fencing may be required. Mr. Moran said he planned to have fencing for  
112 security purposes like the one at the existing facility.

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114 Ms. Littleton said she lives on Baker Road and asked what a nearby property was  
115 designated as in the cloud. Ms. Brown said it was professional research and commercial,  
116 so it would have office buildings.

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118 Ms. Kaplan asked what the anticipated height was for the buildings. Mr. Moran said the  
119 RV buildings have to have a 14' door with a 16' eave, which means it would have a peak  
120 of about 21'.

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122 Mr. Moran said the other buildings have about a 9' eave and the peak is at about 14'. Ms.  
123 Brown said that 45' or less would be ideal in that area since it is near the cloud.

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124 There was a question about fence height. Mr. Moran said the zoning requires a  
125 maximum of a 6' fence, but he would prefer a 8' tall fence with nice screening. Ms.  
126 Kaplan said he could request that as a divergence, as there are security issues that would  
127 be addressed with the fence.

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129 Ms. Littleton asked whether the mounding could wrap around the corner, as it may be  
130 nice for the residents. Mr. Moran said he could do that. Ms. Kaplan said from an  
131 aesthetic point of view, people do not like to see storage facilities. Maintaining a rural  
132 aesthetic is important when an applicant is trying to obtain collaboration. Ms. Littleton  
133 said landscaping to soften the appearance would be beneficial. Ms. Brown suggested  
134 mounding that is 4-5' tall with trees.

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136 Ms. Kaplan asked whether that would be inside or outside the fence line. Mr. Moran said  
137 it would be on the outside. He asked whether fencing would be required if the mounding  
138 and dense vegetation and buffering was provided. There were comments regarding the  
139 fence being desirable for security reason. The BZC recommended spruce trees, as those  
140 are frequently requested by Mr. Loveless.

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142 Ms. Littleton asked what type of lighting the property would have. Mr. Moran said the  
143 current lighting is fantastic as it is 5,000K LED downlighting. Ms. Kaplan said lighting  
144 is important. Mr. Moran said the camera images are better now due to the lighting, and  
145 there will be lighting everywhere on this site as well. The expense of the lighting is well  
146 worth it.

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148 Ms. Littleton asked whether the access would be from this property. Mr. Moran said no,  
149 and that it would be from Plunkett Road. He anticipates having two ingress/egresses for  
150 various reasons, including if somebody gets stuck at one of the accesses, and there will be  
151 room to pull in if that happens. Ms. Kaplan said it is important that traffic on the street is  
152 not held up in those kinds of situations.

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154 Ms. Kaplan asked whether there would be a regular parking space for customers. Mr.  
155 Moran said there would be parking areas on the ends of the buildings for access. Ms.  
156 Kaplan said sometimes the number of parking spaces mandated by the zoning resolution  
157 are excessive and the applicant may need to request a divergence for that due to the use.  
158 Mr. Moran agreed, and said that even if the building was full, half of the customers will  
159 show up just once a year.

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161 There was a discussion about clearance for emergency vehicles. Mr. Moran said he was  
162 aware of those requirements. Mr. Moran said the clearance needs to be at least 30' for the  
163 fire trucks, and he made them even wider than that.

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165 Ms. Littleton asked whether the climate-controlled areas would be accessible only from  
166 the inside or whether they can be accessed from the outside. Mr. Moran said it would be  
167 from the inside and the outside. He is not in contract to purchase the property at this  
168 time, pending his discussions with the township.

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170 Mr. Moran said he hoped to have a gravel lot rather than a paved lot, for many reasons,  
171 including drainage.

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173 Mr. Moran asked whether he would have the property rezoned and then submit the plan  
174 and how long it would take. Ms. Kaplan suggested meeting with Mr. Loveless, who can  
175 help guide him through the process. Mr. Moran said traffic was discussed, and he said  
176 that this would be one of the lowest traffic uses available. Ms. Knapp noted that  
177 procedure typically takes around 6 months, depending on the complexity of the project.  
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179 **AGENDA ITEM: OTHER BUSINESS**

180 Ms. Kaplan said the next BZC meeting will be on Tuesday, October 12, 2021 at 7:00 PM,  
181 for Berlin Bluffs. There was a brief discussion.

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183 There was no further business to come before the BZC. Ms. Kaplan adjourned the  
184 meeting.

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187 Steve Flaherty, Chairperson

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190 Jerry Valentine, Vice-Chairperson

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193 Darcy Kaplan, member

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196 Christina Littleton, member

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199 Angela Brown, member

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202 Jenny Sloas, 1<sup>st</sup> alternate member

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205 Sherry Graham, 2nd alternate member

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208 Attest: \_\_\_\_\_  
209 Lisa F. Knapp, Berlin Township Zoning Clerk