

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

1 This meeting was held at the Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio
2 43015.

3
4 **CALL TO ORDER**

5 The meeting was called to order by Chairman Rick Sedlacek at 7:00 PM.

6
7 Mr. Valentine led meeting attendees in reciting the Pledge of Allegiance.

8
9 Present: Rick Sedlacek, Jim Hahn, Jerry Valentine, Kristin Yorko, Rae Ann Kerlin
10 Also present: Betty Bringardner, first alternate

11
12 **Meeting Attendees Who Signed In**

13 None

14
15 **APPROVAL OF MINUTES**

16 Mr. Hahn made a motion to approve the minutes from the August 12, 2008 BZC meeting,
17 as presented. Mr. Valentine seconded the motion. All in favor say, "aye," all opposed
18 signify with same sign. No opposition, motion carried.

19
20 Mr. Sedlacek read a letter from Bob LeBlanc, former BZC member, thanking the
21 township for the celebration/farewell at the last meeting. Mr. Sedlacek thanked Mrs.
22 Bringardner for the delicious cake she baked for the farewell.

23
24 **Proof of Publication**

25 Zoning Clerk Lisa Knapp provided proof of publication for the legal notice for this
26 hearing, which was published in the August 18, 2008 Delaware Gazette, providing
27 notification of the meeting date and time and items for discussion.

28
29 **Legal Notice**

30 **BERLIN TOWNSHIP ZONING COMMISSION**
31 **NOTICE OF PUBLIC HEARING**

32 The Berlin Township Zoning Commission will hold a public hearing on September 3,
33 2008 at 7:00 p.m. at the Berlin Township House located at 3271 Cheshire Road,
34 Delaware, Ohio 43015, to consider several motions initiated by the Berlin Township
35 Zoning Commission which are proposed as revisions to the Berlin Township Zoning
36 Resolution. Proposed amendment designated as Berlin Zoning Commission Case
37 Number 08-006 and would, if adopted, revise certain textual provisions contained in
38 Article V. Proposed amendment designated as Berlin Zoning Commission Case Number
39 08-007 and would, if adopted, revise certain textual provisions contained in Article VI.
40 Proposed amendment designated as Berlin Zoning Commission Case Number 08-008 and
41 would, if adopted, revise certain textual provisions contained in Article XXI. Proposed
42 amendment designated as Berlin Zoning Commission Case Number 08-009 and would, if
43 adopted, revise certain textual provisions contained in Article XXII. Proposed
44 amendment designated as Berlin Zoning Commission Case Number 08-010 and would, if
45 adopted, revise certain textual provisions contained in Articles XXIII through XXX and
46 the appendix, inclusive, of the Berlin Township Zoning Resolution. The text of Articles
47 V, VI, XXI, XXII, XXIII through XXX and appendix will be available for public
48 examination from August 18, 2008 through September 3, 2008, inclusive, Monday
49 through Friday, excluding legal holidays, from 7:30 a.m.-5:00 p.m. at the Berlin
50 Township Zoning Office located at 3271 Cheshire Road, Delaware, Ohio 43015. The
51 Commission will also discuss propose changes to the Comprehensive Land Use Plan
52 (CLUP) and the associated map. The person responsible for giving notice of the public
53 hearing by publication is Cathy Rippel. After the conclusion of the public hearing, the
54 matter of Articles V, VI, XXI, XXII, XXIII through XXX and appendix will be submitted
55 to the Berlin Township Board of Trustees for its action. Questions concerning this matter
56 should be directed to the Zoning Office at 740-548-5217. Township residents are
57 encouraged to attend.

58
59 **BERLIN TOWNSHIP ZONING COMMISSION**
60 **Rick Sedlacek, Chairman**

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118

AGENDA ITEM – CONSIDER MOTIONS PROPOSED BY THE BZC TO REVISE THE ZONING RESOLUTION

Mr. Armstrong said that its 8/28/08 meeting, the Delaware County Regional Planning Commission (DCRPC) discussed and voted on the modified articles sent to them by the BZC. He had also asked the Delaware County Prosecutor’s Office to review Articles V, XXI, and XXII, which were presented to the BZC and modified at their last meeting. He received an email at 5:45 PM today from the Christopher Betts, Asst. County Prosecuting Attorney, providing his review and comments regarding the modified articles, which was reviewed at this hearing as follows (Mr. Betts’s comments in quotes):

ARTICLE V

Page V-2, Section 5.04 (C):

“In the second to the last line, the “M” in the word “map” should be capitalized.”

There was a consensus by the BZC to make this change.

Page V-3, Section 5.053:

“It is not clear whether the requirement of access to centralized water and sewer applies only to multi-family residential developments or to all types of dwellings in this district. If the requirement only applies to multi-family residential developments, then nothing needs to be done. If the requirement applies to all types of dwellings in this district, then a comma needs to be inserted after the word “development.””

There was a consensus by the BZC to make this change.

Page V-3, Section 5.054:

“It is not clear whether the requirement of access to centralized water and sewer applies only to multi-family residential developments or to all types of dwellings in this district. If the requirement only applies to multi-family residential developments, then nothing needs to be done. If the requirement applies to all types of dwellings in this district, then a comma needs to be inserted after the word “development.””

There was a consensus by the BZC to make this change.

Page V-4, Section 5.055:

“The Planned Residential District is a planned unit development district (PUD) adopted pursuant to the Ohio Revised Code section 519.021(A). It is intended to supplement the...”

There was a consensus by the BZC to make this change.

Page V-4, Section 5.057:

1. The first two sentences in this section should read as follows:
“The Transitional Planned Unit District is a planned unit development district (PUD) adopted pursuant to the Ohio Revised Code section 519.021(A). It is intended to provide...”
2. General welfare as a purpose of zoning questionably applies under the circumstances in which it is used in this section. (See ORC 519.02). Thus the phrase “...maintaining the health safety and general welfare of the inhabitants...” should be changed to “...maintaining the public health and safety of the inhabitants...”

There was a consensus by the BZC to make these changes.

Page V-4, Section 5.058:

“The first two sentences in this section should read as follows:

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

119 “The Planned Office District is a planned unit development district (PUD) adopted
120 pursuant to Ohio Revised Code section 519.021 (___). It is intended to provide and
121 encourage unified...”

122

123 There was a consensus by the BZC to make this change.

124

125 Ms. Yorke said that Section 5.058 is for Planned Office District, and it states as a goal to,
126 “encourage unified office commercial,” while Section 5.059 is for Planned Commercial
127 and Office District, and it states as a goal to, “encourage unified commercial.” These
128 statements seem to be inconsistent. After further discussion, it was agreed by the
129 Commission to modify Section 5.058 to delete the reference to “commercial” in the first
130 sentence, and to modify Section 5.059 to add “and office” after “commercial” in the first
131 sentence.

132

133 Page V-5, Section 5.059:

134 “The first two sentences in this section should read as follows:

135 “The Planned Commercial and Office district is a planned unit development district
136 (PUD) adopted pursuant to Ohio Revised Code section 519.021 (___). It is intended to
137 provide and encourage...””

138

139 There was a consensus by the BZC to make this change.

140

141 Page V-5, Section 5.060: (Mr. Bett’s letter referenced Section 5.059 but it was
142 determined by the Commission to actually refer to Section 5.060)

143 “1. The first two sentences in this section should read as follows:

144 “The Old Cheshire Planned Unit Development District is a planned unit
145 development district (PUD) adopted pursuant to Ohio Revised Code section
146 519.021(C). It is intended to encourage the efficient...”

147 *Note: General welfare as a purpose of zoning questionably applies under the
148 circumstances in which it is used in this section. (See ORC 519.02.) As a result, it
149 has been removed.

150 2. The first sentence of the last paragraph on page V-5 should read:

151 “The zoning districts and regulations that existed at the time of adoption of the
152 original OCPUD district or later adopted remain and lay...””

153

154 There was a consensus by the BZC to make these changes.

155

156 Page V-6, Section 5.062:

157 “1. The first two sentences in this section should read as follows:

158 The Planned Industrial Districts is a planned unit development district (PUD)
159 adopted pursuant to Ohio Revised Code section 519.021(___). It is intended to
160 provide for many...”

161 2. “Morals” is not a purpose of zoning. (See ORC 519.02). In the last line of the last
162 paragraph in this section, the phrase “...the health safety and morals...” should read
163 “...the public health and safety...””

164

165 There was a consensus by the BZC to make these changes.

166

167 It was noted that Mr. Bett’s suggested language changes for Sections 5.058, 5.059, and
168 5.060 indicate a reference to “Ohio Revised Code section 519.021 (___),” but the correct
169 letter is not indicated. It was agreed that Mr. Armstrong will contact Mr. Betts to obtain
170 and insert the correct letter into these sections.

171

172 **ARTICLE XXI**

173

174 Page XXI-1, Section 21.00:

175 “General welfare as a purpose of zoning questionably applies under the circumstances in
176 which it is used in this section. (See ORC 519.02.) Thus the following sentence should
177 be deleted:

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

178 “They are designed to ensure that the general welfare of citizens of Berlin Township are
179 protected and enhanced.””

180

181 There was a consensus by the BZC to make this change.

182

183 Page XXI-4, Section 21.07:

184 “There is no text in this section. Should there be text?”

185

186 There was a discussion about the language which should have been included in this
187 section related to the size of cul-de-sacs. Mr. Armstrong said the standards which he
188 obtained from the county engineer’s office were to have been inserted in this section.
189 Mr. Armstrong said that the fire code has several minimum sizes, and Berlin Fire Chief
190 Bill Bechstein informed him that his department had adopted the county standard.

191

192 Ms. Yorke asked about the setbacks for State Routes 23 and 36/37, and she asked if the
193 setbacks provided in the chart in Section 21.05 of the zoning resolution were reasonable.
194 For example, the minimum setback of 130’ for an industrial building doesn’t seem far
195 enough back. Mr. Armstrong said the chart was intended for roads other than State
196 Routes 23 and 36/37.

197

198 It was agreed to add to this section, “The size of all cul-de-sacs shall meet or exceed the
199 current Delaware County Engineer’s standard.”

200

201 Ms. Yorke said that much of the format of the outlining in the zoning resolution is
202 inconsistent throughout. Mr. Armstrong explained that this was a result of formatting
203 issues in Microsoft Word.

204

205 Page XXI-8, Section 21.13 (A)(4):

206 “The “a” should be deleted.”

207

208 It was agreed by the BZC to make this change.

209

210 Page XXI-8, Section 21.13 (C)(3):

211 “The word “or” should be “of.” The word “and” should be “or.”

212

213 It was agreed by the BZC to make this change, but the “and” will be replaced with
214 “and/or.”

215

216 Page XXI-10-11, Section 21.16:

217 “Subsections (f)-(n) are not examples of home occupations, but instead are restrictions on
218 home occupations. Starting with (f) these sections should be numbered (4)-(12) and
219 aligned with (1)-(3).”

220

221 It was agreed by the BZC to make this change in conjunction with the formatting changes
222 approved earlier.

223

224 **ARTICLE XXII**

225

226 Page XXII-7, Section 22.03 (G):

227 “The title of the section should read: “Temporary Business Signs.””

228

229 It was agreed by the BZC to make this change.

230

231 Page XXII-7, Section 22.03 (G)(2):

232 “The second to the last sentence of this section is redundant to Section 21.03(G)(5). It
233 should be deleted.”

234

235 It was agreed by the BZC to make this change.

236

237 Page XXII-8, Section 22.03 (G)(5):

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

238 “The phrase “and under the time period for which the sign shall be displayed” should be
239 inserted after the word “displayed” and before the phrase “shall be.”

240

241 It was agreed by the BZC to make this change.

242

243 Page XXII-14, Section 22.08 (C):

244 “The word “placement” in the second to last line of the section should be “replacement.””

245

246 It was agreed by the BZC to make this change.

247

248 Page XXII-16, Section 22.09 (J):

249 “The word “may” in the first line on page XXII should be “shall.””

250

251 It was agreed by the BZC to make this change.

252

253 Page XXII-17, Section 22.11 (B)(4):

254 “The last line of the section should read “by filing an administrative appeal to the Court
255 of Common Pleas pursuant to Chapter 2506 of the Ohio Revised Code.”

256 Assuming the above changes are made, Articles V, XXI, and XXII as provided to me by
257 Zoning Inspector Ray Armstrong, are legally sufficient for enactment, upon adherence to
258 the proper procedure under ORC 519.12 for enactment of zoning code amendments.”

259

260 It was agreed by the BZC to make this change.

261

262 The following additional changes were suggested and approved:

263 ➤ Page XXI-5, Section 21.09 6., the phrase “If a fill” should be changed to “If fill.”

264 ➤ Page XXI-10, Section 21.16 1. d., replace the word, “handicrafts” with
265 “handcrafts.”

266 ➤ Page XXII-4, Section 22.03 7. d., an appropriate comma should be included in
267 “1250.”

268 ➤ Page XXII-5, Section 22.03 B. 4. line 8, make “letter” plural, and a comma should
269 be added after “letters.”

270 ➤ Page XXII-16, Section 22.10 A., the last two lines should read, “...more than \$500
271 per offense. Each day during which such violation continues may be deemed a
272 separate offense.”

273 ➤ Page XXIII-4, Section 23.03 d., after the “9” insert “; or

274 ➤ Page XXIII-9, Section 23.04 A. 1. delete “etc.,” and replace “Location” with
275 “location.”

276 ➤ Page XXV-1, Section 25.03, “plat” should be replaced with “plot” in two locations.

277 ➤ Page XXV-3, Section 25.11 first paragraph, second line, delete “limits,” and
278 “during construction.”

279 ➤ Page XXV-3, Section 25.11 1. C. replace “plat” with “plot.”

280 ➤ Starting on page XXVIII-4, Section 28.06, in regards to formatting, the numbers
281 should be replaced with upper case letters.

282 ➤ Page XX-8 and page XXI-9, Section 21.15, in regards to formatting, the numbers
283 should be replaced with upper case letters, and the lowercase letters should be
284 replaced with numbers.

285 ➤ Starting on page XXVIII-5, Section 28.07, and also in Sections 25.11 and 28.04, in
286 regards to formatting, the numbers should be replaced with upper case letters, and
287 the lowercase letters should be replaced with numbers.

288 ➤ Page XXIX-1, Sections 29.01, 29.02, and 29.03, replace “Chapter 519, Ohio
289 Revised Code” with “Ohio Revised Code Chapter 519” or “ORC Chapter 519” for
290 consistency.

291

292 There was a discussion regarding the next step in the process. Mr. Hahn noted that none
293 of the modifications made at this hearing were changes to the legality of the zoning
294 resolution. Mr. Sedlacek asked the Commission if they wished to approve the
295 modifications as discussed, ask Mr. Armstrong to make the changes, and send the
296 changes to the trustees for further consideration, without review by the DCRPC or the
297 attorney.

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

298

299 Mr. Sedlacek noted that Mr. Bett’s emails stated that, “Assuming the above changes are
300 made, Articles V, XXI, XXII as provided to me by Zoning Inspector Ray Armstrong, are
301 legally sufficient for enactment, upon adherence to the proper procedure under ORC
302 519.12 for enactment of zoning code amendments.” Mr. Sedlacek said the changes were
303 simply clarifications. Mr. Armstrong said he could make the changes to the zoning
304 resolution as long as the modified document was proofread by another person. Ms.
305 Yorke agreed to proofread the changes.

306

307 **Resolution 08-09-03-01 – Adopt BZC Case Number 08-006**

308 Mr. Valentine made a motion to adopt BZC Case Number 08-006 (the adoption of
309 amendments to Article V of the zoning resolution text), including the suggested
310 clarifications and changes by Christopher Betts, Asst. County Prosecuting Attorney, and
311 by the Commission at this hearing. Mr. Hahn seconded the motion. All in favor say,
312 “aye,” all opposed signify with same sign. No opposition, motion carried.

313

314 **Resolution 08-09-03-02 – Adopt BZC Case Number 08-007**

315 Ms. Kerlin made a motion to adopt BZC Case Number 08-007 (the adoption of
316 amendments to Article VI of the zoning resolution text), including the suggested
317 clarifications and changes by Christopher Betts, Asst. County Prosecuting Attorney, and
318 by the Commission at this hearing. Mr. Hahn seconded the motion. All in favor say,
319 “aye,” all opposed signify with same sign. No opposition, motion carried.

320

321 **Resolution 08-09-03-03 – Adopt BZC Case Number 08-008**

322 Mr. Valentine made a motion to adopt BZC Case Number 08-008 (the adoption of
323 amendments to Article XXI of the zoning resolution text), including the suggested
324 clarifications and changes by Christopher Betts, Asst. County Prosecuting Attorney, and
325 by the Commission at this hearing. Ms. Yorke seconded the motion. All in favor say,
326 “aye,” all opposed signify with same sign. No opposition, motion carried.

327

328 **Resolution 08-09-03-04 – Adopt BZC Case Number 08-009**

329 Mr. Hahn made a motion to adopt BZC Case Number 08-009 (the adoption of
330 amendments to Article XXII of the zoning resolution text), including the suggested
331 clarifications and changes by Christopher Betts, Asst. County Prosecuting Attorney, and
332 by the Commission at this hearing. Ms. Yorke seconded the motion. All in favor say,
333 “aye,” all opposed signify with same sign. No opposition, motion carried.

334

335 **Resolution 08-09-03-05 – Adopt BZC Case Number 08-010**

336 Ms. Yorke made a motion to adopt BZC Case Number 08-010 (the adoption of
337 amendments to Articles XXIII-XXX and appendix of the zoning resolution text),
338 including the suggested clarifications and changes by Christopher Betts, Asst. County
339 Prosecuting Attorney, and by the Commission at this hearing. Mr. Valentine seconded
340 the motion. All in favor say, “aye,” all opposed signify with same sign. No opposition,
341 motion carried.

342

343 It was noted that the agenda for tonight’s hearing incorrectly states that the next BZC
344 meeting is 10/7/08 – the correct date is 10/14/08.

345

346 **OTHER BUSINESS**

347 **Discussion - Berlin Township Business Community Input Forum**

348 Mr. Sedlacek said a letter of invitation to business owners for the upcoming Berlin
349 Township Business Community Input Forum has been prepared by Mr. Armstrong and
350 reviewed by Mr. Hahn. Copies of the letter were provided to the Commission.

351

352 There was extensive discussion.

353

354 Mr. Valentine said that the Commission had previously discussed not accepting any
355 anonymous comments. Mr. Sedlacek said he would review with Mr. Armstrong any
356 responses prior to the meeting. Ms. Kerlin said that the BZC has committed to
357 responding to comments, so the letter should state that in order to provide a proper

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

358 response, all comments should provide appropriate contact information. Mr. Sedlacek
359 felt it wasn't necessary to allow written comments prior to the meeting, but that emails or
360 telephone calls would be accepted.

361
362 Mr. Sedlacek said that the meeting should be kept at a good pace, and he will state at the
363 meeting that once attendees' comments and requests have been documented, and their
364 rationale provided, the information will be compiled and discussed at a future BZC
365 meeting. Mr. Armstrong said he has heard a lot of feedback from business owners who
366 are interested in the forum. He will provide for business owners at the meeting business
367 cards from the trustees, zoning office, and the fire department.

368
369 After discussion, it was agreed to word the letter as follows:

370

371 *September 4, 2008*

372

373 *The Berlin Township Zoning Commission (BZC) cordially invites you to a*
374 *Business Community Input Forum. This forum will be on the agenda of the BZC*
375 *meeting to be held on October 14, 2008, at 7:00 PM at the Township House*
376 *located at 3271 Cheshire Rd., Delaware, Ohio, 43015.*

377

378 *The BZC recognizes that there are needs and issues related to planning and*
379 *zoning within the business community, and are seeking your input. The meeting is*
380 *an open public meeting and will focus on needs, including any requested changes,*
381 *which will support the business community. Although the BZC can not promise to*
382 *adopt all requests for zoning changes, we will give serious consideration to those*
383 *requests and will provide follow-up feedback from the dialogue.*

384

385 *This forum will be an open discussion and will be conducted according to normal*
386 *BZC policy. If you are unable to attend, but would like to provide input, please*
387 *email the Zoning Office at zoninginspector@berlintwp.us, or call us at (740)548-*
388 *5217 Ext. 103. You may also wish to have another person attend the meeting to*
389 *discuss your requests.*

390

391 *Rick Sedlacek – Chair*
392 *Berlin Zoning Commission*

393

394 Mr. Hahn suggested setting up a laptop and projector at the forum so the zoning
395 resolution can be projected. Mr. Sedlacek said that most comments may be general in
396 nature and not specific to the code.

397

398 It was agreed that the Forum would be first on the agenda, and the other items would be
399 discussed at the end of the meeting.

400

401 **AGENDA ITEM – DISCUSSION OF PROPOSED CHANGES TO THE**
402 **COMPREHENSIVE LAND USE PLAN (CLUP) AND ASSOCIATED MAP**

403 Mr. Armstrong said that after the initial discussions regarding updating the CLUP, he
404 contacted DCRPC director Scott Sanders, who sent him a general contract for planning
405 services, which could be modified for a partial or complete review of the CLUP. He
406 distributed copies of the general contract.

407

408 Mr. Sedlacek asked if the trustees had selected a second alternate to the BZC. Mr.
409 Armstrong said they have not made a decision yet and submissions are being considered.
410 He is not aware of the current status but all residents are encouraged to submit
411 applications. Mr. Hahn suggested that a geographically diverse Commission would be
412 ideal.

413

414 Mr. Sedlacek said that reviewing the CLUP will be a big job, and the DCRPC asked him
415 if the Commission would like them to perform the services. He told the DCRPC that the
416 Commission was considering undertaking the process themselves because it has not been
417 very busy. He feels that the process should be done in parts. Mr. Hahn said the process

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

418 will take a long time. Mr. Sedlacek suggested that the Clerk be responsible for typing the
419 changes to the CLUP.

420

421 Mr. Sedlacek asked that the Commission look at page 35 of the CLUP. He said that
422 Chapter 4, including the vision statement, should be completed prior to the review of the
423 CLUP. He has reviewed the CLUP and provided a list of items to consider. He asked
424 the Commission to review the CLUP and be prepared to discuss its impressions and
425 perspectives, and how they think the process should be executed. The CLUP has only
426 been updated only twice, in 1988 and 1999. Mr. Hahn said it is recommended that the
427 CLUP be revised every 5 years.

428

429 Ms. Kerlin suggested setting up a review schedule if possible so the CLUP is kept
430 current. Mr. Sedlacek said that historically, the Commission attempts to do these types of
431 reviews when there is a slow period in zoning.

432

433 Mr. Sedlacek provided a list of his suggested CLUP ideas to review, as well as some of
434 his opinions regarding this task.

435

- 436 1) Reviewing and revising the CLUP will be a big job, as it is 172 pages.
- 437 2) DCRPC has asked if the BZC wants it to do the job or whether the Commission
438 will do it themselves. The cost of reviewing and revising the 1999 CLUP should
439 be obtained.
- 440 3) The review/revising of the CLUP should be done in parts.
- 441 4) Additional research is needed for statistics.
- 442 5) Assignments could be made for review teams (i.e. teams of two, teams of 1 or 2
443 plus zoning inspector).
- 444 6) The DCRPC has stated that the format of the current CLUP is consistent with
445 their template, so it can be used as the basis for the revised CLUP.
- 446 7) The zoning inspector and zoning secretary will be key parts of the process.
- 447 8) The zoning clerk will type the changes.
- 448 9) Much information must be obtained from the DCRPC or other county
449 organizations.
- 450 10) Should Chapter 4 of the CLUP be reviewed and the vision statement on page 35
451 be revised first?

452

453 Mr. Sedlacek said that the Commission should plan to discuss the CLUP review/update at
454 its November 2008 meeting.

455

456

SYNOPSIS

457 1) Approved changes to Articles V, VI, XXI, XXII, and XXIII-XXX: The BZC voted to
458 approve BZC Case Numbers 08-006 (Article V), 08-007 (Article VI), 08-008 (Article
459 XXI), 08-009 (Article XXII), 08-010 (XXIII-XXX and appendix).

460

461 2) Schedule for Upcoming BZC meetings: October 14, 2008, Business Community
462 Forum and other business; November 11, 2008, discuss Comprehensive Land Use
463 Plan.

464

465 There was no further business to come before the Commission. Motion to adjourn.
466 Hearing adjourned at 9:05 PM.

467

468

469

Rick Sedlacek

470

471

Jim Hahn

472

473

474

Jerry Valentine

475

476

477

BERLIN ZONING COMMISSION

Regular Meeting

September 3, 2008, 7:00 PM

478
479
480
481
482
483
484
485
486

Kristin Yorke

Rae Ann Kerlin

Attest: _____
Township Zoning Clerk Lisa F. Knapp