

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING  
JANUARY 11, 2011: 7:00 P.M.**

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

3  
4 **CALL TO ORDER**

5  
6 The meeting was called to order by Chairperson Rick Sedlacek at 7:00 P.M.

7  
8 Ms. Korleski led the meeting attendees in the recitation of the Pledge of Allegiance.

9  
10 **BZC Members Present:** Rick Sedlacek; Kristin Yorko, Jerry Valentine, Jim Hahn; Rae  
11 Ann Kerlin

12 **Also present:** Betty Bringardner (1<sup>st</sup> alternate), Toni Korleski (2<sup>nd</sup> alternate)

13  
14 Mr. Sedlacek read the adopted BZC policy statement for the meeting as printed in the  
15 agenda.

16  
17 **LEGAL NOTICE AND PROOF OF LEGAL NOTICE PUBLICATION**

18  
19 Zoning Clerk Lisa Knapp provided proof of publication for the legal notice for this  
20 meeting, which was published on December 28, 2010 in the Delaware Gazette, providing  
21 notification of the meeting date, time, and items for discussion as follows:

22  
23 *BERLIN TOWNSHIP ZONING COMMISSION NOTICE OF PUBLIC MEETING*

24  
25 *The Berlin Township Zoning Commission will hold a public organizational meeting*  
26 *January 11, 2011 at 7:00 p.m. at the Berlin Township House located at 3271*  
27 *Cheshire Road, Delaware, OH 43015. The purpose of the meeting is to elect officers,*  
28 *set 2011 meetings dates, and conduct such other organizational business as deemed*  
29 *necessary. After the conclusion of the organizational part, the BZC will have a*  
30 *regular meeting with the purpose being to continue discussions on potential zoning*  
31 *resolution changes as a result of the Business Community Forum. In addition,*  
32 *discussions on wind turbines and signage changes will be conducted. The person*  
33 *responsible for giving notice of the public hearing by publication is Cathy Rippel.*  
34 *Township residents are encouraged to attend.*

35  
36 *BERLIN TOWNSHIP ZONING COMMISSION*

37 *Rick Sedlacek, Chairman*

38  
39 **APPROVAL OF MINUTES**

40  
41 Mr. Valentine made a motion to approve the minutes from the December 14, 2010 BZC  
42 meeting as presented. Ms. Yorko seconded the motion. All in favor say, "aye," all  
43 opposed signify with same sign. No opposition, motion carried, minutes approved.

44 **AGENDA ITEM: MEETING ATTENDEES**

45  
46 The following people were in attendance:

- 47  
48 ○ Jeff Baumann, 1224 Dale Ford Road  
49 ○ Joe Korleski, Berlin Township BZA member  
50 ○ Don Sherman, 1469 Africa Road  
51 ○ Barb Sherman, 1469 Africa Road  
52 ○ Phil Panzarella, Berlin Township trustee

53  
54 **Agenda Item: Organizational Meeting – Election of BZC Chairperson**  
55 **and Vice-Chairperson 2011**

56  
57 Mr. Sedlacek noted that the BZA will not have an organizational meeting tonight as had  
58 been tentatively discussed last month, because it has received an application and will hold

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING  
JANUARY 11, 2011: 7:00 P.M.**

59 a regular meeting in a few weeks. The BZA organizational meeting will be held at that  
60 time.

61  
62 **Resolution 2011.01.11.#1: Election of BZC Chairperson for 2011**

63  
64 The floor was opened for the election of Chairperson for 2011. Mr. Valentine nominated  
65 Mr. Sedlacek. Mr. Hahn made a motion to close the floor. There were no further  
66 nominations. Mr. Sedlacek accepted the nomination.  
67 Vote: Valentine, yes; Hahn, yes; Kerlin, yes; Yorko, yes; Sedlacek, yes. Motion carried,  
68 Mr. Sedlacek elected Chairperson for 2011.

69  
70 **Resolution 2011.01.11.#2: Election of BZC Vice-Chairperson for 2011**

71  
72 The floor was opened for the election of Vice-Chairperson for 2011. Mr. Valentine  
73 nominated Ms. Yorko. Ms. Yorko accepted the nomination. Mr. Hahn seconded the  
74 nomination. There were no further nominations. Ms. Kerlin made a motion to close the  
75 floor for nominations. Mr. Valentine seconded the motion.  
76 Vote for election of Vice-Chairperson for 2011: Valentine, yes; Hahn, yes; Kerlin, yes;  
77 Sedlacek, yes; Yorko, yes. Motion carried, Ms. Yorko elected as Vice-Chairperson for  
78 2011.

79  
80 **Agenda Item: Set BZC Meeting Dates/Times for 2011**

81  
82 Discussion

83 Mr. Sedlacek said that the BZC traditionally meets on the second Tuesday of each month,  
84 so typically those dates are reserved for meetings if needed. He suggested that the  
85 summer meetings be designated as "if needed." Most of the work done by the BZC over  
86 the last year and a half is coming to a close.

87  
88 There was a brief discussion and Mr. Sedlacek suggested designating the monthly  
89 meetings with the understanding that they all are, "as needed," in the event there is no  
90 reason for the BZC to meet.

91  
92 **Resolution 2011.01.11.#3: Set BZC Meeting Times/Dates for 2011**

93  
94 Ms. Kerlin made a motion to accept the following as regular 2011 BZC meeting dates, if  
95 needed, with the understanding that if there is no business for the BZC to discuss at a  
96 certain meeting, that meeting can be canceled.

- 97  
98 ➤ January 11, 2011  
99 ➤ February 8, 2011  
100 ➤ March 15, 2011  
101 ➤ April 12, 2011  
102 ➤ May 10, 2011  
103 ➤ June 14, 2011  
104 ➤ July 12, 2011  
105 ➤ August 9, 2011  
106 ➤ September 13, 2011  
107 ➤ October 18, 2011  
108 ➤ November 8, 2011  
109 ➤ December 13, 2011

110  
111 Mr. Valentine seconded the motion. All in favor say, "aye," all opposed signify with  
112 same sign. No opposition, motion carried, 2011 BZC meeting dates approved.

113  
114  
115  
116  
117

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176

**Agenda Item: Article 22 – Sign and Billboard Signage Regulations:  
Proposed Changes and Revisions**

Mr. Sedlacek said that regarding Article 22 of the Berlin Township Zoning Resolution, Ms. Kerlin received very late the proposed suggestions/revisions from the Delaware County Regional Planning Commission (DCRPC) and the Delaware County Prosecutor's office. He asked Ms. Kerlin for an update and whether she had been able to review the information.

Ms. Kerlin said that most of what was suggested was minor, such as wording and phrases that would be more appropriate and no major changes were suggested. However, because the information was received so late, she hasn't had an opportunity to thoroughly review it.

Mr. Sedlacek asked Mr. Kerlin to review the information after the meeting, and if the changes appear to be minor that she incorporate the changes into a clean copy and bring it to the next BZC meeting. Ms. Kerlin agreed to do so, and she asked if any of the meeting attendees had further changes to the language.

Ms. Yorke said that she noticed that a comment was made in the aforementioned review regarding benches. The comment indicated that a particular part of the proposed language allows only the names of the donors to be included on the commemorative sign or plaque, and suggested that the township may wish to consider expanding the permitted content to include trademarks or logos, because businesses often donate commemorative signs and/or plaques.

Ms. Yorke said that was the only item in the review that the BZC may wish to not pursue. Mr. Kerlin agreed and said that the BZC probably didn't want to expand on that language because that is not its intent, and that would be considered as an advertisement.

Mr. Sedlacek said he hadn't had a chance to review the information completely, but he did glance through it and he agreed with the opinions stated by Ms. Yorke and Ms. Kerlin. He said further discussion of the language would be placed on the agenda for the February 2011 BZC meeting, and Ms. Kerlin would provide a clean copy to the BZC and zoning office with the proposed changes to be reviewed during that meeting.

Mr. Sedlacek said that hopefully the BZC will be able to vote to initiate the process for the language in Article 22 at the 2/8/11 BZC meeting unless something changes. He thanked Ms. Kerlin for all of her efforts on this matter.

**Agenda Item: Any Other Business Brought Before the Zoning Commission**

**Effects of Annexation on Density and School District: Discussion**

Mr. Sedlacek said that Berlin Township trustee Phil Panzarella asked him to attend a meeting last night in the city of Delaware regarding the Glenross development plan for additional housing. However, he was unable to attend the meeting. He said that Ms. Yorke was asked to attend. She then determined that attendance by any BZC representative at that meeting was not necessary, but she did a lot of research regarding the subject matter.

Ms. Yorke said that items 19-30 on the agenda for that meeting affected the varying pieces of the Glenross community, including various things that had to happen through ordinances from Delaware City Council. The basic essence of the meeting was that the density of the single- and multi-family was being changed so that the Glenross community would lose a total of 13 units.

Ms. Yorke said that one type of development was switched to another location which was up against the railroad tracks and it made more sense to have that community there. She said that she and Mr. Panzarella discussed the issue and determined that, due to the

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

177 reduction in single-family homes, there would also be a reduction of 177 students to the  
178 Olentangy Local school district.

179

180 Ms. Yorke said that the added units to the multi-family development created a net  
181 increase of 48 students, which was a total net loss of about 120 students to the school  
182 district. A concern had been the potential impact of the development on the Olentangy  
183 Local School District, so when it was in fact determined that there would be a net loss of  
184 students, which would mean less taxes for existing Berlin Township residents, that was  
185 taken positively and it was decided that Berlin Township didn't need to provide any  
186 comments at the Delaware City Council meeting.

187

188 Ms. Yorke said that their action was in Berlin Township's favor. Mr. Sedlacek said that  
189 he had learned that the school board was represented and he asked Mr. Panzarella to  
190 provide more information regarding this.

191

192 Mr. Panzarella said that he spoke to Andy Kerr, Executive Director of Operations and  
193 Facilities for Olentangy Local School District, who said that he would attend the meeting  
194 and he confirmed that the change would be easier on the school district.

195

196 Mr. Sedlacek explained that just because a particular applicant annexes to the city, the  
197 school boundaries don't change unless there is an agreement between the two schools.  
198 The current Glenross development belongs to the city of Delaware, but they pay their  
199 income tax to the city and their children attend Olentangy schools. He explained that it is  
200 a cause for concern anytime there is an annexation and how it will impact the school  
201 system which could result in more taxes for current residents.

202

203 Mr. Panzarella said that the Berlin Township Comprehensive Land Use Plan (CLUP)  
204 case that was approved in December 2010 states that it takes the taxes of from about a  
205 \$659,000.00 house to support the cost to educate one child in the Olentangy school  
206 district.

207

208 Mr. Panzarella said thus, when density is increased in a development and the price point  
209 on a house is just \$250,000.00-300,000.00, that situation works against offsetting the  
210 costs of educating children. When density is increased to several units per acre, the  
211 selling price of house and property tends to be lower.

212

213 Mr. Panzarella said that the CLUP also discusses the growth in the number of students at  
214 the Olentangy school district. His intent is to attend a meeting of the Olentangy school  
215 board and state that because the district has experienced a high-growth period, beginning  
216 in 2000 and continuing through the current time, and to ask what the yearly increase in  
217 the number of students per year per each political entity in the district including  
218 township, municipality, and annexed lands.

219

220 Mr. Panzarella said it would be interesting to determine where the increase in students is  
221 actually coming from. For example, one of the sources could be the city of Delaware, and  
222 there could also be other sources, but it is certainly not coming from Berlin Township for  
223 two reasons: 1) the density is very low in Berlin Township, which is desirable, and 2) the  
224 township has experienced a severe decrease in the number of houses being built each year  
225 since 2000-2001.

226

227 Mr. Panzarella said that T&R Properties built some housing in the city of Delaware,  
228 which is within the Olentangy school district. He said the issue should be watched, and  
229 he has heard estimates that there could be 120-130 students generated from that  
230 development alone. He noted that it is good that the density of Glenross development  
231 increased in one area but it decreased in another, but he did encourage the overall  
232 reduction in density.

233

234 Mr. Sedlacek asked Mr. Hahn if the ratio number of students generated from a single-  
235 family household is still 7 units/house. Mr. Hahn said he would check with Mr. Kerr

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

236 regarding that. Mr. Panzarella said that Mr. Kerr had stated that was about right and also  
237 that the taxes generated from a \$659,000.00 house only covers the cost of the student, not  
238 the cost of the building that the student attends.

239  
240 Mr. Korleski said that regarding where the children are coming from, in his development  
241 there are 52 homes, 10 of which are foreclosed upon, purchased by a new owner at a  
242 very low cost, and rented out. Each of those 10 homes has 3 children living in it. He  
243 noted that type of situation results in additional children attending Olentangy schools, but  
244 that nothing can be done about it.

245  
246 Mr. Korleski said that property owners of rental properties in the Olentangy school  
247 district have no problems with maintaining full occupancy because the school district is  
248 so popular. He noted that three new families have recently moved in. One family with  
249 children is from Nevada and moved here for a job, but they decided to rent here because  
250 of the school district.

251  
252 Mr. Hahn said that two other reasons for an increase in the number of children from  
253 existing houses are that due to the recent increases in the cost of living, there has been a  
254 decrease in private school education and those children start attending public schools.  
255 Also retired people sell their homes and people with children purchase their homes and  
256 move in.

257  
258 Mr. Korleski said that the low rent of the rental homes is the problem; the houses are  
259 being purchased inexpensively from foreclosures at 2000 selling prices. Ms. Korleski  
260 said they are being purchased at auction for 2/3 of the appraised value. Mr. Korleski said  
261 he realizes that this discussion is rhetorical in nature and that nothing can be done about  
262 it, but he wanted to make people aware of where the increase in children to the school  
263 district is from.

264  
265 Mr. Sherman said he was also curious about the Glenross development, and he said that  
266 the developer had requested permission from the city of Delaware to narrow the streets.  
267 He saw no good reason why that should be allowed, and he thought that will cause more  
268 accidents with both cars and pedestrians.

269  
270 Mr. Sedlacek said narrower streets could also have a negative effect on emergency  
271 vehicles as well. He asked if Ms. Yorke had learned anything about that issue. Ms.  
272 Yorke said she had not. Mr. Panzarella said that he had been concerned about the  
273 implications of that and had discussed the issue with the Berlin Township fire chief, who  
274 deferred to the fire chief who has jurisdiction in that area.

275  
276 Mr. Hahn said that the implications are that there will be no on-street parking on either  
277 one or both sides of the streets. Mr. Panzarella stated that the approved width was  
278 reduced to just 27'. Mr. Sedlacek said at that width, one would run out of room to park  
279 on the street.

280  
281 Mr. Sherman said that in that case, there wouldn't be an increase in the property size for  
282 the houses and he asked why, other than reducing the costs of building the road, why a  
283 developer would make such a request? Mr. Hahn replied that reducing the size of the  
284 streets would allow increased densities in the development.

285  
286 Mr. Panzarella commented that it was a pleasure to have well-prepared, professionally-  
287 done and researched information like in the update of the CLUP; there were only two  
288 minor comments on the CLUP and the DCRPC is taking care of that. Mr. Panzarella said  
289 that the board of trustees did approve the revised CLUP. Mr. Sedlacek said that the BZC  
290 did put a lot of effort into the update and he was glad that the trustees were pleased with  
291 it.

292  
293  
294

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

295 Backage Road on Lundberg Property: Update and Discussion

296 Mr. Sedlacek said that property owner Dave Lundberg attended last month's BZC  
297 meeting and mentioned some issues, concerns and frustrations. Those matters resulted in  
298 a meeting being held by Doug Riedel of the Delaware County Engineer's office, and Mr.  
299 Armstrong, Mr. Hahn, and Mr. Sedlacek all attended the meeting. He asked Mr.  
300 Armstrong to provide a synopsis of that meeting and his thoughts regarding where the  
301 township stands on it.

302  
303 Mr. Armstrong said that Mr. Lundberg, his wife, and his son also attended the meeting.  
304 Mr. Riedel ran the meeting and a secretary transcribed the meeting word-for-word to  
305 ensure that nothing was misunderstood between the parties; he was certain that could be  
306 appreciated after the last BZC meeting.

307 Mr. Armstrong reported that many of the issues from that meeting were cleared up by  
308 examining the historical record and what was happening compared with the MOU  
309 (Memorandum of Understanding) which had occurred for Route 23, as well as the Ohio  
310 Department of Transportation (ODOT) study. Much information was brought up and  
311 discussed, he said.

312  
313 Mr. Armstrong noted that the Lundberg family was very cooperative during the meeting  
314 and made a commitment to build the backage road, but further south on the property so  
315 that the backage road would not impact the smaller properties to the north. In doing so,  
316 the family committed to work with the Delaware County engineer's office, and also  
317 Berlin Township regarding planning and zoning, in order to develop the property.

318  
319 Mr. Armstrong said that the change in road location was a, "win-win," situation for the  
320 parties.

321  
322 Mr. Armstrong said that Mr. Riedel called him yesterday and said that he would like to  
323 move ahead with developing a MOU specifically for the property between Big Run and  
324 Dunham Roads. During the aforementioned meeting at the county engineer's office, it  
325 was suggested that since one of the meeting attendees (Mr. Hahn) had led the MOU for  
326 Route 23, that Mr. Hahn also lead the MOU for U.S. Route 36/37, starting with the  
327 property between Big Run and Dunham Roads.

328  
329 Mr. Armstrong said that Mr. Riedel had requested that the BZC make a recommendation  
330 to the Berlin Township board of trustees to approve a Request for Engineering Assistance  
331 to the county engineer. This will bring the county engineer's department in to work on  
332 the MOU under Mr. Hahn's leadership.

333  
334 Mr. Armstrong said it would be a worthwhile situation for the county engineer to work on  
335 the MOU, and now the major land owner between those two roads has made a  
336 commitment to adopt the backage road and the MOU. He felt that now is the time to  
337 proceed with that because there is already a commitment from the property owner of a  
338 piece of property on the north side of U.S. Route 36/37 for a portion of a backage road.

339  
340 Mr. Armstrong said that this could be the correct time to start this, at least in the corridor  
341 though Berlin Township, and the township has already committed on the U.S. Route  
342 36/37 study to ODOT to go to a Class 2H road with access limited to one mile and  
343 backage roads. He suggested that the BZC may wish to make a recommendation via  
344 resolution to the trustees requesting that the county engineer participate in a request for  
345 engineering assistance.

346  
347 Mr. Hahn said that Pat Paykoff would also be involved with this because he owns  
348 property in that area. He asked whether the parties wanted to include the north side of  
349 U.S. Route 36/37 as well for the backage road. Mr. Armstrong said not at this point, and  
350 he that he was simply pointing out that there is already a commitment made by the  
351 property owner for the property located on the north side of U.S. Route 36/37, which is  
352 zoned R-2. He said he was asked to check on that and he has verified that it is county-  
353 owned and that does show on the plat.

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

354 Mr. Hahn said perhaps it would be a good idea to include the Army Corp of Engineers in  
355 the discussions because any development in that area will be contingent on sewer access.  
356 The Corp was the entity which didn't allow Mr. Vince to come down Africa Road so  
357 involving them now may be prudent, especially since that can take a long time anyway.

358  
359 Mr. Hahn noted that the last process took about 10 months to get all parties in agreement  
360 and involved in that process was ODOT, the county engineer, the township and the  
361 property owners.

362  
363 Mr. Armstrong said that Mr. Riedel also stated that the ODOT portion of the process  
364 would be smooth because the property that was discussed with the county engineer's  
365 office is far enough from U.S. Route 36/37 and it also meets ODOT's requirements for  
366 the backage road in that area. He felt that perhaps ODOT would need to only be involved  
367 in the initial meeting and possibly the signoff at the end. Mr. Hahn agreed and said that  
368 this process should be easier for various reasons.

369  
370 Mr. Sedlacek asked Mr. Hahn if he thought it would be a good idea to pass a motion  
371 requesting that the township trustees invite the Corp. Mr. Hahn said he would like to see  
372 the trustees consider that, and said that it would come to naught if the Corp doesn't agree,  
373 and in that case the city of Delaware would have open license to annex the property and  
374 run its own sewer lines down there.

375  
376 **Resolution 2011.01.11.#4: Send Recommendation to Township Trustees to Request**  
377 **Engineering Assistance from the Delaware County Engineer on the MOU for the**  
378 **South Side of U.S. Route 36/37 and the Proposed Backage Road Between Big Run**  
379 **and Dunham Roads**

380  
381 Ms. Yoroko made a motion to send to the Berlin Township Board of Township Trustees a  
382 recommendation to request engineering assistance from the Delaware County Engineer  
383 on the Memorandum of Understanding for the south side of U.S. Route 36/37 and the  
384 proposed backage road between Big Run and Dunham Roads. Ms. Kerlin seconded the  
385 motion.

386 Vote: Yoroko, yes; Kerlin, yes; Valentine, yes; Hahn, yes; Sedlacek, yes. Motion carried,  
387 recommendation will be sent to the trustees for further consideration.

388  
389 Mr. Sedlacek asked Mr. Hahn if he felt it was unnecessary to pass a resolution suggesting  
390 that the Army Corp of Engineers be invited. Mr. Hahn said it wasn't necessary, and that  
391 he would talk to Mr. Panzarella about it.

392  
393 Mr. Sedlacek thanked Mr. Hahn for accepting a leadership role on this issues, and  
394 thanked Mr. Armstrong for reporting on that meeting tonight. He noted that the BZC  
395 meeting last month involved some tense situations and that Mr. Lundberg had been  
396 frustrated because he didn't understand why the backage road needed to be built and why  
397 it needed to be built at that location.

398  
399 Mr. Sedlacek said that when he and Mr. Armstrong, Mr. Hahn, and Mr. Riedel met with  
400 Mr. Lundberg, they were able to explain the situation in more detail. He said he believes  
401 that Mr. Lundberg understands the situation now and is willing to work with the  
402 township, and he noted that it was nice to have a pleasant meeting to resolve the situation.

403  
404 **AGENDA ITEM: Wind Turbines**

405  
406 Mr. Armstrong said he has nothing new regarding wind turbines at this time, other than to  
407 say that he has learned that it is currently too cold to climb up and look at the wind  
408 turbines right now at Byers, as discussed at the BZC meeting last month. They will wait  
409 until the weather warms up to visit the wind turbines.

410

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

411 Mr. Sedlacek explained that two BZC members and Mr. Armstrong will be visiting area  
412 wind turbines and report back to the BZC regarding what has been learned. Not much is  
413 known about wind turbines at this time because they are relatively new technology.

414

415 **Agenda Item: Any Other Business Brought before the Zoning Commission**

416

**(continued)**

417

418 **BZC Agendas on Township Website: Discussion**

419 Mr. Sedlacek said that Berlin Township Zoning Secretary Cathy Rippel has informed him  
420 that people have been calling her to request that the BZC agenda be placed on the  
421 township website, which makes sense to him. Currently the BZC minutes are posted  
422 online. He said it makes sense to him to also post the agenda, although it may need to be  
423 completed earlier now. That way people could look at the agenda prior to the meeting to  
424 see whether they are interested in attending. Mrs. Yorke noted that she noticed that the  
425 agenda for tonight's meeting was posted on the township website.

426

427 **CLUP Process: Discussion**

428 Mr. Sedlacek commended the BZC members for their hard work on revising the CLUP;  
429 he said they did a fantastic job and they can be very proud of it. He thanked each BZC  
430 member, especially Mr. Valentine for his many calls reminding residents about the  
431 meeting, which resulted in good attendance of the meetings. He noted that there were  
432 many comments and suggestions from meeting attendees as well, including from the  
433 Shermans and many others. He thanked everybody and said it was really good to  
434 complete the CLUP.

435

436 Ms. Kerlin said that she was also appreciative of the people who went door-to-door to  
437 residents to get information for the CLUP. She noted that residents don't come to the  
438 township when they are asked for information, but they do respond when the township  
439 goes to them. She said the methods used to encourage attendance at the CLUP meetings  
440 were instrumental in getting the word out. People are busy, she noted, and face-to-face  
441 interaction work wells.

442

443 Mr. Sedlacek noted that the notices of the CLUP revision were provided via a mailing of  
444 a tri-fold brochure to all Berlin Township addresses, as well as the publication of a notice  
445 in the newspaper. Also, he, the Korleskis, and Mr. Valentine met every Saturday at the  
446 township hall to determine what parts of the township to visit that day. He said that many  
447 residents weren't interested, but they did get names and telephone numbers and after Mr.  
448 Valentine called them, frequently they decided to attend.

449

450 Mr. Sedlacek said that it cannot be stated in the future that the CLUP revision was done  
451 in a vacuum without attempting to obtain resident input; frequently there were about 20  
452 meeting attendees at the CLUP revision meetings. Ms. Knapp noted that during the many  
453 CLUP meetings she attended at Orange Township, there was only one meeting attended  
454 by anyone who wasn't affiliated with the township. Mr. Sedlacek said it was important  
455 to generate interest in order to get residents involved in the process.

456

457 The next BZC meeting will be held on 2/8/11 at 7:00 p.m.

458

459

**SYNOPSIS**

460

461 **Accomplished**

462

➤ Elections of 2011 BZC Chairperson and Vice-Chairperson were held.

463

➤ BZC meeting dates were set for 2011.

464

➤ The following resolution was passed:

465

*Resolution 2011.01.11.#4: Send Recommendation to Township Trustees to Request  
Engineering Assistance from the Delaware County Engineer on the MOU for the  
South Side of U.S. Route 36/37 and the Proposed Backage Road Between Big Run  
and Dunham Roads.*

466

467

468

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**JANUARY 11, 2011: 7:00 P.M.**

- 469 ➤ It was discussed and agreed upon that BZC agendas will now be placed on the Berlin  
470 Township website in order to inform the public what is intended to be discussed at the  
471 meetings.  
472 ➤ Mr. Armstrong provided a report was regarding the preliminary and successful  
473 meeting which was held with property owner David Lundberg, Doug Riedel of the  
474 Delaware County Engineer’s office, Mr. Hahn, and Mr. Sedlacek to discuss the  
475 backage road planned for Mr. Lundberg’s property.  
476

477 Homework

- 478 ➤ Regarding Article 22 of the Berlin Township Zoning Resolution, Ms. Kerlin will  
479 review the proposed suggestions/comments from the DCRPC and county prosecutor’s  
480 office, incorporate applicable changes into Article 22, and provide a clean copy of  
481 such to the zoning office and BZC members for discussion at the next BZC meeting  
482 on 2/8/11.  
483

484 Future Work

- 485 ➤ When the weather warms up, Mr. Armstrong will arrange a trip view the wind turbine  
486 at the Byers dealership along I-270 for a preliminary wind turbine subcommittee  
487 consisting of BZC members, Mr. Armstrong, and possibly resident Dave Leahy.  
488 ➤ In order to become more informed regarding wind turbines, BZC members will  
489 independently visit the Byers Volvo Dealership, located along U.S. 23, to view its  
490 wind turbine and ask questions of a Byers representative.  
491 ➤ The BZC is considering creating a list, for internal use only, which would be a “Cheat  
492 sheet”/informal guidance document to include a list of items which should be  
493 reviewed for re-zonings, including reasons why a property shouldn’t be rezoned in a  
494 certain classification per information included in the CLUP, such as incorrect density,  
495 lack of sewer service; clarification regarding what is intended by Transitional Planned  
496 Unit Developments; etc.  
497

498 There was no further business to come before the Commission. Motion to adjourn.  
499 Meeting adjourned.

500  
501  
502  
~~503~~  
~~504~~  
505  
~~506~~  
~~507~~  
508  
509  
510  
~~511~~  
~~512~~  
513  
~~514~~  
~~515~~  
516  
517

---

Rick Sedlacek, Chairperson

---

Kristin Yorke, Vice-Chairperson

---

Jerry Valentine

---

Jim Hahn, member

---

Rae Kerlin, member

---

518 Attest: \_\_\_\_\_  
519 Lisa F. Knapp, Berlin Township Zoning Clerk