

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 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 Ms. Bringardner led meeting attendees in reciting the Pledge of Allegiance.

8
9 BZC Members Present: Rick Sedlacek, Jim Hahn, Kristin Yorko, Betty Bringardner- first
10 alternate seated

11 Absent: Jerry Valentine, Rae Ann Kerlin

12
13 Meeting Attendees Who Signed In

14 Rick Gemienhardt, 881 Africa Road, Galena, OH 43021

15 Scott Sanders, Delaware County Regional Planning Commission

16 David Leahy, Dale Ford Road

17 Barbara Sherman, 1469 Africa Road, Galena, OH 43021

18
19 Mr. Sedlacek read the adopted policy statement as printed in the agenda for the meeting.

20
21 **APPROVAL OF MINUTES**

22 Mr. Hahn made a motion to approve the minutes from the November 11, 2008 BZC
23 meeting, as presented. Ms. Yorko seconded the motion. All in favor say, "aye," all
24 opposed signify with same sign. No opposition, motion carried.

25
26 **Proof of Publication**

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

30
31 **Legal Notice**

32 Berlin Township Zoning Commission Notice of Public Meeting

33 The Berlin Township Zoning Commission will hold a meeting at 7:00 p.m. Tuesday,
34 December 9, 2008. The meeting will be held at the Berlin Township House, 3271
35 Cheshire Rd., Delaware, OH. The purpose of the meeting is to continue discussion of the
36 home occupation and signage issues from the Business Community Forum. Additionally,
37 discussions will start on the methods and procedures for revising the text of the Berlin
38 Township Comprehensive Land Use Plan (CLUP). The person responsible for giving
39 notice of the public meeting by publication is Cathy Rippel. Questions concerning this
40 matter should be directed to the Zoning Office at 740-548-5217. Township residents are
41 encouraged to attend.

42
43 Berlin Township Zoning Commission

44 Rick Sedlacek, Chairman

45
46 **AGENDA ITEM – DISCUSSION OF**
47 **COMPREHENSIVE LAND USE PLAN UPDATE**

48 Mr. Sedlacek said the Commission would be discussing the approach to be used for
49 updating the Berlin Township Comprehensive Lane Use Plan (CLUP). He said that he
50 and Mr. Armstrong met with Delaware County Regional Planning Commission (DCRPC)
51 director Scott Sanders recently, and asked him to coordinate the update.

52
53 Mr. Sedlacek said the task of updating the CLUP will be lengthy and difficult, and the
54 township wants to do it right. The process is expected to begin in January 2009. He
55 asked Mr. Sanders to share what was discussed during the meeting, including what was
56 asked of him and what he can do, as well as what has been done at other townships.

57
58 Mr. Sanders said that because the CLUP was written in 1999, there is one decade of
59 updates to be done, but that may not be as complicated as one may think. He noted that
60 the CLUP maps were updated just 2 years ago. There are about 15 chapters in the CLUP,

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

61 and 10-11 of those are simply background material. Information regarding various
62 entities and organizations such as the county engineer, the Bureau of Soil and Water
63 Conservation, etc. will need to be updated. It may be possible to review up to 2-3
64 chapters of the CLUP per meeting and the maps, and that process may take only 5
65 months or so, then the Commission can work on recommendations for a few months.
66 This will help prevent Commission members from getting worn out by the process.

67
68 Mr. Sanders said that the Commission should determine how to handle the initial
69 visioning exercise, and each township has done this differently. This process is typically
70 dependant on the number of meeting attendees. At the meetings, visioning exercises
71 could be accomplished by meeting attendees listing things they like and dislike about
72 Berlin Township, as well as things which are working or not working, and that
73 information can be compiled into a master list to be discussed and ranked. Public input is
74 strongly desired but it is difficult to get people involved in the process until there is a
75 crisis.

76
77 Mr. Sanders said that the steering committee members need to be established and then
78 that committee and the public can consider the vision statements. He said that perhaps a
79 survey could be prepared using the vision statement information, asking respondents to
80 rank the importance of the statements and whether they are still relevant to the township.
81 That will provide a good indication of what has changed in the last 9 years. He noted that
82 the township has not seen a lot of growth since the CLUP was written. He is also
83 beginning work on the update of the Orange Township CLUP at about the same time, and
84 doing updates for both townships at the same time will be helpful.

85
86 Mr. Sanders said that it is up to the Commission whether it wants to mail out a township-
87 wide survey, put it on the township's website, or both.

88
89 Mr. Sedlacek said the Commission wants to inform residents about both projects it is
90 working on (the CLU P update and the Business Community Input Forum discussions)
91 and these projects were publicized in the most recent township newsletter. The
92 Commission wants to encourage involvement and help in the process. He asked if Mr.
93 Armstrong had received any calls from residents volunteering their help. Mr. Armstrong
94 said he had not. Mr. Sedlacek said that was disheartening, because input from residents
95 is desired during the update process, not afterwards when decisions have already been
96 made.

97
98 Mr. Hahn said that was not surprising for a population the size of Berlin Township. He
99 said that typical mailed surveys only receive about a 3% response.

100
101 Mr. Sanders said that perhaps an open house with a display could be held after an initial
102 CLUP draft has been completed, in order for the Commission to receive comments and
103 questions from the public.

104
105 Dave Leahy, Dale Ford Road, liked the concept of an open house as suggested, but also
106 putting the information on the township web site as well, which he uses frequently.

107
108 Mr. Sedlacek said that targeting certain individuals in the township may be beneficial to
109 the steering committee. He asked how the process was going in Orange Township. Mr.
110 Sanders said that Orange Township published a request for qualifications to update their
111 CLUP, the DCRPC was one of three entities which responded, and it was chosen to
112 update the CLUP. He noted that both townships are entirely in the Olentangy Local
113 School District so that portion of the CLUP will be the same for both townships.

114
115 Mr. Hahn asked how close Orange Township was to a 90% build-out. Mr. Sanders was
116 not sure, but he noted that there is a large portion of property owned by Evans
117 Investments, north of Lewis Center Road, which has not been developed. Berlin
118 Township also has a similar piece of property owned by Evans.

119

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

120 Ms. Sherman said that during the writing of the CLUP, several open houses were held
121 prior to the process, and they were advertised via the newsletter. Forty-fifty people
122 attended during that process. She was surprised that there was no response to the last
123 newsletter. Ms. Knapp said perhaps residents are busy due to the upcoming holidays.
124 Ms. Sherman noted that there were few attendees at most township meetings.

125
126 Mr. Gemienhardt said that the updating process will be quicker than the initial writing of
127 the CLUP. He agreed that a return rate of 2-3% for surveys is typical. He was
128 disappointed that there was no response to the newsletter article and he was discouraged.
129 He said that perhaps the lack of response is due to the holiday season, or perhaps that
130 building is down and not much is happening. In 1999, the township's population was
131 growing at a rapid pace. Mr. Sedlacek said that the townships to the south of Berlin
132 Township were growing substantially at that time, and there had been concern about that
133 extending to the north.

134
135 Mr. Gemienhardt said that it is important to have input from more than just township
136 officials, and he said that the CLUP will only be successful if it is people-driven and not
137 forced by township officials. It should be a unified effort, and he noted that sustaining
138 input from residents is difficult when the subject matter becomes less exciting during the
139 process. He said that residents typically get involved only when there is an issue which
140 directly affects them.

141
142 Mr. Hahn said that township demographics have changed substantially in the last 10
143 years. The average time to live in a house is only 5 years now, there are many corporate
144 transfers, and there is less interest in getting involved with local government due to the
145 increase in transient homeowners. He asked Mr. Sanders if his agency had considered
146 that. Mr. Sanders said it had not considered that very much but the next census will
147 provide more information.

148
149 Mr. Gemienhardt asked what could help make people more aware of the importance of
150 the CLUP update, and to bring residents to these meetings, and he asked about mailing a
151 survey to residents.

152
153 Ms. Yoroko said she was not sure what has been done in the past, but perhaps a simple
154 postcard with a few questions could be sent out periodically with timely questions,
155 instead of a detailed survey.

156
157 Mr. Sedlacek suggested that one or two Commission members, Mr. Armstrong, and
158 perhaps a member of the audience put together a draft survey, to be reviewed during the
159 January 2009 Commission meeting. It was suggested that "yes or no" questions be
160 avoided and that the survey be an easy to mail in postcard. Mr. Armstrong agreed to
161 help.

162
163 Mr. Sanders said that issues other than zoning-related issues may be brought up during
164 the process.

165
166 Ms. Bringardner agreed that the survey should not have "yes or no" questions.

167
168 Mr. Armstrong suggested that at the January 13, 2009 meeting the Commission put
169 together a contract for DCRPC services, to be reviewed by the trustees. Money has been
170 allocated in the township budget for this purpose, and the township is entitled to a yearly
171 allotment of hours from the DCRPC.

172
173 Mr. Armstrong said that Mr. Sanders has provided a preliminary contract and the
174 Commission could revise it, include an estimation of 2009 DCRPC hours, and send it to
175 the trustees. Mr. Sedlacek asked him and Mr. Sanders to prepare a draft contract for
176 Commission review at its January 2009 meeting.

177

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

178 Mr. Gemienhardt suggested that the survey include on the front an explanation of the
179 CLUP and its importance, and put the survey questions on the back of it, to help get the
180 residents' attention.

181

182 Ms. Sherman suggested having the local newspapers do a story on the update to generate
183 public interest.

184

185 Mr. Sedlacek asked which DCRPC staff member would work on the CLUP update. Mr.
186 Sanders said that he was uncertain, and that it would depend on availability. He
187 commented that the township should take ownership of the update and it should
188 incorporate the township's concepts. Mr. Sedlacek agreed that it should be the "people's
189 plan."

190

191 Mr. Armstrong said that the cost of the postcard should be discussed with the trustees.

192 Mr. Sedlacek said the trustees should be informed that the Commission will soon
193 approach them with the DCRPC contract and the survey. After additional discussion,
194 Mr. Armstrong noted that the postcard surveys would not be pre-posted due to the
195 township's postal contract. Mr. Hahn noted there would be 3-4 mailings during the year.
196 Mr. Gemienhardt said the cost of the survey would be worthwhile, and it would help
197 protect property values and quality of life in Berlin Township.

198

199 Mr. Hahn said that preparing a budget for the update is important. Mr. Sedlacek agreed
200 and said a proposed budget would be prepared. Ms. Bringardner suggested including the
201 cost of postage to mail the postcard survey back to the township, for ease of use.

202

203 Mr. Gemienhardt asked if there would be many major land-use types of changes to the
204 CLUP during these economic times. Mr. Armstrong said he didn't anticipate many such
205 changes, and the majority of current discussions are between county agencies and
206 involves the township's commercial corridors. It is a matter of when enough
207 infrastructure will be available to develop the commercial and industrial corridors.
208 Occasionally he gets a request for commercial development in a residential district.

209

210 Mr. Hahn said more single-family homes may be planned for the area between the
211 railroad tracks and Route 23, and Peachblow and Shanahan Roads. However, single-
212 family homes will increase taxes. This might also be possible along all the township's
213 commercial corridors, as well as along the northern border of Orange Township. The
214 residents should have input on this before the township decides to yield to large
215 developers. He noted that due to its large population, Orange Township may apply to
216 become a municipality in the future, and then would have the opportunity to annex
217 property, unless Berlin Township can get the bordering property built out to help block
218 the annexation. These are issues which should be discussed during the CLUP update
219 process.

220

221 Mr. Gemienhardt asked if, when the township quadrants are being considered during the
222 CLUP update, it would be best to complete the easier areas first and then spend more
223 time on the perimeter areas. This may help maintain the public's interest. Mr. Sanders
224 said the more controversial areas could be identified, and the less-controversial areas
225 could be dealt with first.

226

227 Mr. Sedlacek noted that when sanitary sewer availability crosses State Route 36/37, there
228 will be an explosion in commercial development. The current CLUP includes a 700'
229 corridor to the north and south of State Route 36/37, and perhaps that should be revisited.
230 Many property owners are sitting on land in that area. Mr. Hahn suggested that portion
231 of the township could be medical office buildings, since Grady Hospital will be located
232 close by. There was additional discussion.

233

234 A Committee was formed consisting of Ms. Yorke, Mr. Armstrong, Mr. Sedlacek, and
235 Ms. Sherman, which will meet to draft a survey. Mr. Leahy may be able to attend as
236 well. An email update will be sent to the rest of the Commission after that meeting.

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

237 Mr. Sedlacek will also contact the local newspapers to see if they would be interested in
238 publishing an article on the update.

239

240 Mr. Sedlacek asked each meeting attendee to bring an extra person to the January 13,
241 2008 Commission meeting at 7:00 PM. He noted that this meeting will be a joint
242 organizational meeting with the BZA and that the Commission will conduct its business
243 after the BZA.

244

245 Mr. Sedlacek asked that any further ideas which would help generate interest in the
246 process before the next meeting can be emailed to the Commission.

247

248 ➤ Synopsis of CLUP update suggestions:

249

○ Establish a steering committee for the CLUP update process.

250

○ Hold visioning exercises, then compile that data into a master list to be
251 discussed and ranked.

251

252

○ Encourage involvement by the public in the CLUP update process.

253

○ Possibly hold a public open house after an initial CLUP draft has been
254 completed, to obtain comments and questions from the public

254

255

○ Post CLUP update information on the township website

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256

257

AGENDA ITEM – DISCUSSION OF

258

“SUMMARY REPORT OF THE BUSINESS COMMUNITY

259

INPUT FORUM COMMENTS”

260

Ms. Yorke said she used the document created by the Clerk entitled “Summary Report of
261 the Business Community Input Forum Comments” to create a spreadsheet, to which she
262 added the applicable portions of the zoning resolution and an area for comments. Mr.
263 Sedlacek complimented Ms. Yorke on her work and thanked her. The spreadsheet was
264 distributed to the Commission and meeting attendees. The addition of date and/or
265 version information to the spreadsheet was suggested for the future.

266

267

SECTION 21.16 2) EXPANDED HOME OCCUPATION (BUSINESS) - DISCUSSION

268

Mr. Sedlacek said at the last meeting, the Commission discussed what it considered to be
269 “fixable” issues from the Business Community Input Forum (“Forum”) which it may
270 wish to discuss first, including Expanded Home Occupations. Mr. Armstrong said he had
271 been asked for recommendations and to contact the zoning inspectors in other townships
272 to learn what their current zoning resolutions allow regarding home occupations. He
273 distributed a synopsis of his findings.

269

270

271

272

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275

Mr. Armstrong said that most of the townships, except for Troy Township, allow limited
276 home occupations without a conditional use permit. A limited home occupation is a
277 residence with a home office but no outside employees, no signage, no customers, no
278 additional traffic, etc. Home occupations which have additional items such as outside
279 employees, signage, etc. require a conditional use permit in these townships.

276

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281

Mr. Armstrong said that Genoa Township has experienced few complaints or issues other
282 than a resident who brought in a commercial vehicle with landscaping equipment, but
283 there have been no complaints about on-street parking. That township allows up to 2
284 non-resident employees.

281

282

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286

Mr. Armstrong was not able to contact Trenton Township despite several attempts.

287

288

Mr. Armstrong said that Orange Township allows one non-resident employee in its
289 residential districts, and up to 3 non-resident employees in the Farm Residential District.
290 Parking and other complaints have been very rare except for at the initial outset of one
291 conditional use permit where mailboxes were being blocked by traffic and other related
292 issues. However, these issues were quickly resolved.

289

290

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294

Mr. Armstrong said that Troy Township allows home occupations without a conditional
295 use permit as long as there are no non-resident employees, and up to 6 customers are
296 permitted per day. During seasonal times more customers are permitted for up to a one-

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

297 month period, such as for the sale of Christmas trees. No professional categories are
298 permitted as a home occupation, including doctors, dentists, chiropractors, etc. Up to 3
299 non-residential employees are permitted for a conditional use permit. However, Troy
300 Township has no subdivisions and a total of only 5 home occupations in the entire
301 township.

302

303 Mr. Armstrong said that his research has led him to the opinion that if the Commission
304 wishes to consider the implementation of more than one non-resident employee in the
305 conditional use permit standards, that it consider allowing it only in the farm residential
306 district, and not in the subdivisions.

307

308 Mr. Hahn said he sees no rationale for discriminating between residential and non-
309 residential employees in the zoning resolution, and he was not sure if such discrimination
310 would be defensible in court. He suggested that the criteria should include the number
311 of employees, but more importantly the parking arrangements should be addressed, and
312 off-street parking should be required. The number of commercial deliveries and number
313 of clients per day should be considered, as well as transient drop-off, hours of work. If
314 these issues are controlled, he would not object to allowing more employees.

315

316 Mr. Hahn said that he has worked with many small businesses in the past, and there exists
317 a crossover point between what home occupations can generate remaining at home, and
318 when they generate enough revenue to justify the overhead of renting or purchasing
319 commercial property outside the home occupation. The transition between a small
320 business having one resident employee and being required to move to a commercial
321 space is large, and if high traffic and other nuisances can be prevented, revising the
322 current regulations can help small businesses in the township grow.

323

324 Mr. Hahn noted that his daughter is an in-home physical therapist who operates her
325 business from her home, but she visits her clients in their homes only. He said that in the
326 future, her business could increase to the point where she would want to hire a secretary.
327 However, she can't afford to rent private office space because of the additional expense.
328 He said that this is a common situation.

329

330 Mr. Leahy said that in the summer of 2008, he had requested a variance to allow more
331 than one non-resident employee at his home occupation. His business has no walk-in
332 customers, no signage, etc. and he doesn't make it known that he operates a business out
333 of his home. He has a couple of non-residential employees who work on his property and
334 that is not apparent at all to outsiders. He was granted a conditional use permit allowing
335 only up to one non-resident employee.

336

337 Mr. Leahy said that an expanded home occupation is a conditional use and requires
338 approval by the BZA. The applicant must state exactly the activities which would occur
339 on the property. Allowing 3 non-resident employees and also customers without
340 requiring a conditional use permit would make the business more like a commercial
341 business. The zoning resolution currently allows a home-based daycare with up to six
342 children, as well as a bed and breakfast with up to 8 guests, both of which would create a
343 lot of traffic each day.

344

345 Mr. Leahy said that many small business owners want to grow their business, and
346 allowing only one non-resident employee does not allow for very much growth.

347

348 Mr. Sedlacek said the number of vehicles should be considered in the criteria for an
349 expanded home occupation. Ms. Bringardner noted that many residences have multiple
350 cars parked on their property for non-business use.

351

352 Ms. Yorke asked if the zoning resolution were to be modified to allow more than 1 non-
353 resident employee for an expanded home occupation, would Mr. Leahy have to request a
354 new conditional use permit? Mr. Armstrong said he would need to apply for a new
355 conditional use permit because one of the conditions for approval of the conditional use

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

356 permit was that there will be no more than one non-residential employee. However, he
357 could request a refund of the \$500.00 application fee from the trustees.

358
359 There was a discussion about “grandfathering” small businesses who wish to have more
360 than one non-resident employee if the regulations are changed. Mr. Hahn asked if they
361 could request permission from the trustees because there are so few, or whether the
362 language could be written into the zoning resolution. After additional discussion, Mr.
363 Hahn said the Commission could recommend to the trustees that the application fee be
364 refunded for such “grandfathered” businesses.

365
366 Mr. Sedlacek said that Mr. Hahn will write a draft of suggested changes to the Expanded
367 Home Occupation regulations, to be discussed at the 1/13/09 Commission meeting. Mr.
368 Hahn will email the draft to the Commission members.

369
370 VILLAGE OF CHESHIRE REGULATIONS/SIGNAGE
371 Mr. Sedlacek asked for further input on this issue. Mr. Hahn suggested that a
372 Commission member work with the business owners who attended the Forum to create a
373 list of suggestions for the regulations. Mr. Sedlacek asked Mr. Hahn to ask Ms. Kerlin if
374 she would be available to do this and he agreed to contact her.

375
376 ADDITIONAL PUBLIC COMMENTS
377 Mr. Gemienhardt commended the Clerk on her outstanding meeting minutes. He
378 reviewed them recently on the Berlin Township website, and said they are concise, to-
379 the-point, and easy to read. Mr. Sedlacek agreed.

380
381 AGENDA ITEM – COMMENTS FROM
382 THE ZONING INSPECTOR
383 Mr. Armstrong said that today and yesterday he received telephone calls from attorneys
384 representing clients who own property in and around the area of the planned Columbus
385 State Campus in Berlin Township, regarding “student housing” in the form of apartments.
386 This type of development does not fit into the existing CLUP, which indicates that the
387 properties will be commercial.

388
389 Mr. Armstrong said that one concept also includes greater density than the zoning
390 resolution allows, and possibly a 3-story building with 10-20 units, which would be a
391 very large apartment house. The other concept did not include the proposed density but it
392 would be much higher than any residential properties in that area, which have a density of
393 1.85 units/acre. The attorneys are aware that the Transition Planned Unit Development
394 (TPUD) would not be effective for this use because no more than 20% of units in such a
395 development can be leased or rented.

396
397 Mr. Armstrong said that both attorneys asked for input regarding whether the
398 Commission has any interest in this type of development, which would require changes to
399 the zoning resolution. He said that he informed the parties that in his opinion, it didn’t
400 look very promising, as there is nothing in the existing code which allows for similar
401 developments. There are multi-family and apartment uses included in the residential
402 districts, but the maximum density is 1.85 units/acre.

403
404 Mr. Sedlacek asked if Mr. Armstrong had recommended that the parties have informal
405 discussions with the Commission. Mr. Armstrong said he did, and that the attorneys
406 wanted to learn whether there was a reason to attempt that.

407
408 Mr. Hahn said that such a development has a population which would not increase school
409 taxes, provided that the bedrooms in those units are small, but he was concerned about
410 increased burden on the sheriff’s department. He said that the fire department may also
411 not currently be equipped to service 3-story buildings. Township regulations include a
412 35’ height limit. There are also concerns about annexation of the property and also
413 ensuring that the properties are only rented to students and not others. He would like to
414 discuss this information further, and he noted that it will not be an easy decision.

415

BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

416 Ms. Sherman noted that the Ohio State University is also building a campus nearby so the
417 apartments may also attract students from that college.

418

419 Mr. Sedlacek asked Mr. Armstrong to inform the attorneys that the Commission has
420 many questions regarding the proposals and they should schedule informal meetings with
421 the Commission for further discussions.

422

423 Mr. Sedlacek said that about a week ago, the Commission and zoning office created and
424 mailed a letter to about 60 township businesses which included a summary of the Forum
425 and a letter to keep the businesses informed. Mr. Leahy said he did not receive the letter.
426 Mr. Armstrong said that he did not receive any responses from the businesses.

427

428 Mr. Sedlacek was surprised there was no response, as the letter mentioned that two of the
429 items which the Commission will discuss first will be signs and home occupation
430 permits. Mr. Armstrong will look into the matter.

431

432 Mr. Gemienhardt commended Mr. Sedlacek on the letter, which he said was very well
433 written.

434

435 Ms. Yoroko asked that any comments regarding the spreadsheet she created be forwarded
436 to her.

437

438 Ms. Bringardner noted that she does not have email access, and she asked that all
439 information be printed and that she is notified when it is ready.

440

441

SYNOPSIS OF MEETING

442 ➤ Vision Survey: A survey draft will be created, with questions to help determine
443 what residents feel are currently important issues in the township. A committee
444 was formed consisting of Ms. Yoroko, Mr. Armstrong, Mr. Sedlacek, and Ms.
445 Sherman, who will draft a survey to be distributed to Commission members and
446 then reviewed at the 1/13/09 BZC meeting. Ideas include avoiding “yes or no”
447 questions, having the survey be postcard size, and mailing and/or putting the survey
448 on the website.

449

450 ➤ To help generate interest by residents in the CLUP update process, Mr. Sedlacek
451 will contact the local newspapers to see if they would be interested in publishing an
452 article regarding this.

453

454 ➤ A draft contract for DCRPC services will be put together by Mr. Sanders and Mr.
455 Armstrong, to be reviewed at the 1/13/09 BZC meeting, and later by the trustees.
456 Mr. Sanders will also provide an estimate of the number of DCRPC hours which
457 will be required.

458

459 ➤ Each meeting attendee will attempt to bring an extra person to the January 13, 2009
460 BZC meeting,

461

462 ➤ Mr. Hahn will write a draft of suggested changes to the Expanded Home
463 Occupation regulations, to be distributed to the Commission and then discussed at
464 the 1/13/09 Commission meeting.

465

466 ➤ Mr. Hahn will ask Ms. Kerlin if she would be willing to contact business owners
467 who attended the Forum to create a list of suggestions for the Village of Cheshire
468 regulations/signage, to be discussed at a future BZC meeting.

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BERLIN ZONING COMMISSION

Regular Meeting

December 9, 2008, 7:00 PM

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

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478

479

Rick Sedlacek, Chairman

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481

482

Jim Hahn, member

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485

Kristin Yorko, member

486

487

488

Betty Bringardner, first alternate, seated

489

490

Attest: _____

491

Township Zoning Clerk Lisa F. Knapp

492