

BERLIN ZONING COMMISSION

Regular Meeting

May 13, 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 Bob LeBlanc led meeting attendees in reciting the Pledge of Allegiance.

8
9 Present Board Members: Rick Sedlacek, Bob LeBlanc, Jim Hahn, Jerry Valentine,
10 Kristin Yoroko.

11
12 Others Present: Zoning Inspector Ray Armstrong, 1st alternate Betty Bringardner, and 2nd
13 alternate Rae Kerlin. No others were present.

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

16
17 **PROOF OF PUBLICATION**

18 Zoning Clerk Lisa Knapp provided proof of publication for the legal notice for this
19 hearing, which was published in the May 1, 2008 Delaware Gazette, providing
20 notification of the meeting date and time and items for discussion.

21
22 **RESOLUTION BZC 05-13-08-01 - APPROVAL OF MINUTES**

23 Mr. LeBlanc made a motion to approve the April 8, 2008 BZC minutes as presented. Mr.
24 Valentine seconded the motion. All in favor say, "aye," all opposed same sign. No
25 opposition, motion carried.

26
27 Mr. Sedlacek said the minutes from the last meeting were outstanding and that the lines
28 along the left side of the minutes are very helpful as well. Mr. LeBlanc described the
29 minutes as, "fantastic." Mr. Hahn also said the minutes were good.

30
31 **AGENDA ITEMS**

32
33 **REVIEW DRAFT RULES OF PROCEDURE FOR THE BZC**

34 Mr. Sedlacek said that the rules of procedure for the BZC suggested by Mr. Hahn and
35 reviewed at the last hearing will continue to be reviewed. At the last hearing, the
36 Commission had requested that Mr. LeBlanc and Mr. Armstrong work together to create
37 definitions for gazebos, portable storage containers, and pavilions for Commission
38 review.

39
40 Mr. Sedlacek said that Mr. Hahn had sent an email dated 9/12/07 to the Commission with
41 a list which was a precursor to the currently proposed BZC list of procedures. The
42 procedures were discussed at the last meeting but something was missed.

43
44 Mr. Hahn explained that all comments from the last meeting from other BZC members
45 regarding the list of procedures were appropriate. He noted that Article 4, item 7
46 included a suggestion that at least four affirmative votes should be required to change the
47 BZC procedures themselves. He explained that this did not actually refer to voting on an
48 application.

49
50 Mr. Sedlacek said that the proposal did indicate in Article 1, Section 5 that four members
51 of the BZC would constitute a quorum at a meeting.

52
53 Mr. Hahn said he agreed that Article 1, Section 5 should indicate that a minimum of three
54 members of the BZC would constitute a quorum, and that this is also suggested in state
55 law. He liked the language used by Orange Township for its BZA when considering
56 actions, provided by the Zoning Clerk, as follows: "The Board of Zoning Appeals shall
57 act by Resolution, in which three (3) members concur...."

58
59 Mr. Hahn said that changing the language would ensure that even if only three BZC
60 members are present, all three must vote affirmatively to pass an issue. This would

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61 prevent only two of three members of the BZC being able to make a decision at a
62 hearing. He reviewed several past township circumstances where attempts had been
63 made to change the procedures. The law provides the township with the right to adopt its
64 own procedures.

65
66 Mr. LeBlanc said he has been a member of other similar groups in the past and has never
67 heard of any requiring a quorum of four members out of five. Mr. Valentine said that
68 requiring a minimum of four for a quorum could also work the other way, such as when a
69 good idea for change is presented and two members work together against it. Mr. Hahn
70 said that was a valid point.

71
72 Mr. LeBlanc said there have been only a few issues in the past which the township has
73 dealt with; Berlin Township is stronger now and such changes to the procedures are
74 unnecessary. Requiring three members for a quorum is very common.

75
76 Mr. Sedlacek said that in the proposed Rules of Procedure, Article 4 was not modified to
77 require a minimum of four votes to amend the BZC Rules of Procedure. Mr. Hahn
78 agreed and said that the language stated that an affirmative vote of the majority vote of all
79 the members of the BZC was required to modify the BZC Rules of Procedure. Mr.
80 Sedlacek asked if further discussion was necessary on Article 4. Mr. Hahn suggested
81 changing the language to require a minimum affirmative vote of three.

82
83 Mr. Sedlacek asked the Zoning Clerk to revise the list of proposed Commission
84 procedures as discussed during this hearing and the last hearing, to be ready for the next
85 hearing.

86
87 The Zoning Clerk asked if the following issues from the list at the last meeting had been
88 resolved yet:

89
90 2) Article I, Section 4: Mr. Armstrong will check with the attorney Don Brosius to
91 see if notification of hearings to members via email is appropriate.

92
93 6) Article III, Secretary: Clarification will be requested regarding whether the BZC
94 Secretary is the legal custodian of the BZC records.

95
96 Mr. Armstrong said that regarding item 2), he checked with Mr. Brosius who informed
97 him that notification of zoning hearings to Commission members via email is
98 appropriate. However, if any member had an issue with receiving emails on their
99 personal computer, due to the public records law, they can opt out of receiving emails
100 from the township upon request. The member would then be notified via other
101 appropriate methods, such as telephone call, mail, etc.

102
103 Mr. Sedlacek said no BZC member had informed him yet that s/he had a concern about
104 receiving township emails. Mr. Hahn said he didn't have a problem receiving emails
105 from the township, but he does delete some after he reads them. The Zoning Clerk asked
106 if all BZC members had received a copy of the recent county prosecutor's opinion, dated
107 April 14, 2008, regarding whether emails received by township officials on their personal
108 computer are considered public records. Several members reported that they had not
109 received a copy of the opinion, and the Zoning Clerk briefly explained the opinion.

110
111 Mr. Armstrong said that copies of emails sent by township officials are retained by the
112 township. Mr. Sedlacek said that he deletes his emails because copies are kept by the
113 township. There was a discussion.

114
115 Mr. Sedlacek asked that Mr. Armstrong request that Zoning Secretary Cathy Rippel
116 distribute the legal opinion discussed to all Commission members so they can decide
117 whether they want to remain on the township emailing lists. There was additional
118 discussion, including regarding the difference between hard copies and emails for public
119 records purposes.

120

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121 Mr. Armstrong said regarding item 6), it has been determined that the BZC Secretary is
122 the legal custodian of the BZC records.

123

124 The following changes were discussed to further amend the procedures as follows:

125

- 126 1) Change Article 1, item 5) to indicate that three members of the BZC shall
127 constitute a quorum.
- 128 2) Modify other sections of the rules to indicate that a vote of three members is
129 necessary for an action of the BZC, using language similar to that of Orange
130 Township.

131

132 Mr. Sedlacek asked if there were additional comments from the BZC. There were none.

133

134 **RESOLUTION BZC 05-13-08-02 - MOTION TO MODIFY DRAFT OF BZC**
135 **RULES OF PROCEDURE**

136 Motion by Hahn that the draft of the Rules of Procedure is modified to reflect the changes
137 proposed at the 4/8/08 BZC hearing, and those resolved at this hearing, and that the
138 Zoning Clerk prepare a final draft of the BZC Rules of Procedure for review by the
139 Commission at the next hearing. Seconded by LeBlanc. All in favor say, "aye," all
140 opposed same sign. No opposition, motion carried.

141

142 Mr. Sedlacek thanked Mr. Hahn for his hard work on the BZC Rules of Procedures.

143

144 **OTHER BUSINESS - DEFINITIONS FOR POSSIBLE INCLUSION IN THE**
145 **ZONING RESOLUTION**

146 Mr. Armstrong said that Mr. Armstrong and Mr. LeBlanc have prepared and distributed
147 to the Commission proposed definitions to be discussed and possibly incorporated into
148 the zoning resolution.

149

150 Mr. Armstrong said that the definitions should be discussed and the language changed as
151 desired by the Commission. However, Mr. Brosius has recommended that these changes
152 not be initiated until the most recent changes to the zoning resolution, in Articles 5, 6,
153 and 21-30, are approved and in effect. The township trustees will probably approve those
154 modifications next month, and then the new changes can be suggested. No more than
155 one set of changes to the zoning resolution should be considered at the same time because
156 this can cause confusion and lead to mistakes. Mr. Sedlacek asked if it was necessary to
157 wait 30 days after trustee approval in case of referendum. Mr. Armstrong said the
158 Commission should wait until at least after the trustees have taken action.

159

160 Mr. Armstrong said definitions for several uses were created using a group effort,
161 including information from Mr. LeBlanc, Scott Sanders, Executive Director of the
162 Delaware County Regional Planning Commission (DCRPC), other townships, etc.

163

164 **PORTABLE STORAGE UNITS DEFINITION**

165 The Commission reviewed the definition of portable storage units for possible inclusion
166 into the definitions section of Article IV as follows:

167

168 *Portable Storage Unit. Any enclosed unit made of metal or other durable*
169 *construction material designed for permanent or temporary storage of personal*
170 *property which is designed to be transported by vehicle.*

171

172 Mr. Armstrong said Mr. Sanders had also suggested that in Article XXI, General
173 Development Standards, language is added that states that portable storage units are a
174 temporary use, and he and Mr. LeBlanc had discussed that their use not exceed 30 days
175 within a one-year period. He read the following proposed language:

176

- 177 A. *Temporary Use. Portable storage units are only permitted as a temporary use for*
178 *a period not to exceed 30 days within a 1 year period.*
- 179 B. *Location. Portable storage units must be located on a paved surface and outside*
180 *the right-of-way.*

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- 181 C. *Size. Portable storage units may not exceed 1,200 cubic feet on the interior.*
182 D. *Calamity Exception. If the portable storage unit is being used to store personal*
183 *property as a result of a major calamity (e.g. fire, flood, or other event where*
184 *there is significant property damage), the Zoning Inspector or his designee may*
185 *extend the time period allowed in this section.*
186 E. *Permit Required. A permit is required to place a portable storage unit on any*
187 *premises for a period longer than 7 days.*
188

189 Mr. Armstrong said the 7 day maximum period would allow a resident enough time to
190 unload their portable storage, and then if required longer than 7 days, the resident can
191 obtain a permit for 30 days at a rate to be determined by the trustees.
192

193 Mr. Sedlacek said that item B. would prohibit a person with a single drive from placing
194 the unit on the lawn.
195

196 Mr. Armstrong discussed language stating that portable storage units may not exceed
197 1200 cubic feet on the interior. He said that the maximum width for such a unit is
198 probably 8' in width due to road transportation limitations, and the 1200 cubic feet
199 limitation would prevent large shipping containers from being placed on properties. Mr.
200 Sedlacek asked how the 1200 cubic feet determination was made.
201

202 Mr. Hahn recommended stating a, "total," of 1200 cubic feet, which would limit the
203 number of portable storage units permitted on one property.
204

205 Mr. Valentine asked what the typical size was for portable storage units, and he said that
206 1200 cubic feet may not be sufficient for somebody moving in from very far away. Mr.
207 LeBlanc said that portable storage units are transported on the back of a flatbed truck,
208 which limits the length of the unit. There was additional discussion. The Zoning Clerk
209 accessed the POD website, which she said stated that the sizes available are:
210

- 211 • 8'X7'X7'
 - 212 • 8'X8'X12'
 - 213 • 8'X8'X16' (1124 cubic feet)
- 214

215 After additional discussion, it was agreed that 1200 cubic feet was an acceptable
216 maximum size for a portable storage unit.
217

218 Mr. Armstrong read the calamity clause, item D. Mr. Hahn asked if that text should be
219 modified to state that the size, location, or time period may be extended by the zoning
220 inspector. For example, in case of a tornado the pavement could be destroyed and no
221 driveway would be available. Mr. Sedlacek said that would also allow multiple units.
222 Mr. LeBlanc agreed that was reasonable.
223

224 Mr. Armstrong said that some districts, including FR-1, may only have gravel driveways,
225 and he asked if placing a unit on a gravel driveway would be acceptable. He also asked if
226 the Commission wanted to allow the units to be placed on the grass, and whether they
227 wanted to limit the number of units. Recently, a Berlin Township family moved in with
228 two portable storage units. Mr. Sedlacek said he did not object to two portable storage
229 units, as long as they are only allowed for a maximum of 7 days without a permit, or a
230 maximum of 30 days with a permit.
231

232 Mr. Hahn suggested adding to calamity in item D. "or other unusual exceptions," which
233 would provide the zoning inspector with the ability to be reasonable. Mr. Armstrong
234 suggested, "or other unusual circumstances."
235

236 Ms. Kerlin asked about the regulations for large semi-trucks parked on the road, which
237 are sometimes there for days. Mr. Armstrong said that in the township, only the sheriff
238 can regulate situations like that on public roads.
239

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240 There was a consensus that allowing the units to be located on a driveway, whether it is
241 gravel, asphalt, or concrete, would be acceptable. Mr. Sedlacek suggested in item B.
242 changing, “paved surface,” to driveway. After additional discussion, the language was
243 changed to, “paved surface or driveway,” to accommodate other types of driveways as
244 well.

245
246 Ms. Yorko asked if the quantity of portable storage units should be regulated. Mr.
247 Sedlacek said that it wouldn’t be an issue if there are two units as long as they are only
248 there for 7 days without a permit, or 30 days with a permit.

249
250 Mr. LeBlanc said he recently finished his basement, creating a lot of items which had to
251 be stored for several months at a storage facility. Allowing additional storage may then
252 be useful for township residents. After additional discussion, it was agreed not to limit
253 the number of units.

254
255 Ms. Yorko said if the quantity is not to be limited, the language should be worded so a
256 permit is required for each unit. Mr. Hahn suggested changing the language to state that
257 a permit is required for each portable storage unit on any premises.

258

259 PLAY SETS DEFINITION

260 Mr. Armstrong said that Orange Township requires a minimum rear yard setback of 5’
261 for play sets, and that they are exempted from requiring a zoning permit if they are less
262 than 100 SF. Its code also states, “Additionally, no zoning certificate shall be required
263 for any tent, sidewalk, fence, children’s swing set, children’s sandbox.....” He asked if
264 the Commission wanted to include a list of specific items in the definition. The
265 disadvantage of doing so would be that it would need to be maintained to be kept current
266 when other regulations change.

267
268 Mr. Armstrong said that in Berlin Township, the standard secondary setback for most
269 zoning districts is 15’ and he suggested using that as the rear yard setback for playhouses.
270 For those subdivisions without a secondary setback, he suggested a minimum 15’ rear
271 yard setback.

272
273 Mr. Armstrong asked if a separate list should be maintained or a definition should be
274 included for play sets. Mr. Hahn said it may be shorter to indicate the uses for which a
275 zoning permit is required. Mr. Armstrong and Mr. Sedlacek agreed. There was
276 additional discussion.

277
278 Mr. Armstrong asked about the side yard setback requirements for play sets. There was a
279 discussion. The Commission was asked to consider this for the next meeting.

280
281 Mr. Valentine asked if there was a definition of, “permanent,” for a play set, as there are
282 some play set that are portable and can be moved around in a yard, and others which are
283 permanent. He asked if the play set being regulated by the township should be defined as
284 being permanent to prevent portable play set from being regulated (i.e. small plastic
285 playhouses, etc.) Mr. Armstrong agreed that it should be included with the regulations.

286
287 Mr. LeBlanc asked what the typical side yard in a Berlin Township subdivision was. Mr.
288 Armstrong said that most subdivisions have 12.5’ side yard setbacks, for a total of 25’
289 between structures, for fire safety. Mr. Hahn suggested that the language state that for
290 properties without side yard setbacks, play set shall not interfere with emergency
291 equipment access. Mr. LeBlanc said that to avoid that situation, the regulations should
292 state the play set must be in the backyard. Mr. Sedlacek said that a 15’ side yard setback
293 would meet that purpose.

294
295 Ms. Bringardner asked about playhouses. Mr. Armstrong said playhouses would be
296 included in the definition of, “play set.” Mr. Sedlacek asked the Commission to think
297 about that further for the next meeting.

298

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299 The Commission agreed to a minimum setback for play set of 15' and that play set will
300 not be defined. The issue will be discussed at the next meeting.

301

302 GAZEBO, PAVILION, PERGOLA DEFINITIONS

303 Mr. Hahn asked why these items were being defined, as he thought they were already
304 covered in the code. Mr. Sedlacek said that these uses have become increasingly more
305 common in the township and Mr. Armstrong had suggested that they be included in the
306 zoning resolution. Mr. Hahn asked if they would be controlled via zoning.

307

308 Mr. Armstrong said that the zoning resolution includes a definition section in Article IV,
309 which exists to help relieve some ambiguities and arguments against regulation of some
310 uses because they don't fit into the zoning resolution's categories. Many zoning
311 resolutions have this section.

312

313 Mr. Armstrong provided documents including proposed definitions, and suggested that
314 they are added to Article IV of the zoning resolution, and then their terms are added to
315 the, "Accessory Use (or Structure)," definition already included Article IV .

316

317 *Gazebo: A gazebo is a pavilion structure, often octagonal. Gazebos are free-*
318 *standing, or attached to a garden wall, roofed, and open on all sides.*

319

320 *Pavilion: A pavilion is a free-standing structure sited a short distance from a*
321 *main residence, whose architecture makes it an object of pleasure or relaxation.*

322

323 *Pergola: A pergola is a garden feature forming a shaded walk or passageway of*
324 *pillars that support cross beams. It may also be part of a building, as protection*
325 *for an open terrace.*

326

327 Mr. Armstrong also included definitions in the documents, and other information on the
328 items from the internet. He said that Mr. Sanders had also suggested that the terms,
329 "permanent," or, "foundation," should be used in the definitions so that temporary or
330 seasonal items aren't regulated, and that the Commission should also consider a
331 maximum height for such items.

332

333 There was a long discussion about the potential height of a gazebo. Ms. Kerlin suggested
334 relating the height of the item to the height of the structure the item is located next to.

335

336 Mr. Armstrong noted that a deck attached to a house, which has a roof, would be
337 considered a porch. Ms. Bringardner asked about a structure with a roof, which is not
338 attached to a house. Mr. Armstrong said that would be either a gazebo or a pavilion. The
339 proposed definition says that a gazebo is simply a form of a pavilion.

339

340 Ms. Yorko asked if definitions were available from other township zoning resolutions
341 which Berlin Township could perhaps use, for standardization purposes.

342

343 Mr. Hahn asked if building plans would be required for approval of such structures. Mr.
344 Armstrong said that the Delaware County Building Department requires a building
345 permit for such a structure, including an examination of the foundation. Thus, if a
346 foundation is required, the Building Department must inspect it. Ms. Kerlin said that
347 pergolas don't always have foundations, and that they can be just a walk-through.

348

349 Mr. Sedlacek asked if Mr. Armstrong was comfortable with the provided definitions,
350 without height limitations, and including that a foundation is required. It was noted by
351 several Commissioners that there large existing structures in the township which are
352 aesthetically pleasing and a height limit would prevent similar uses in the future.

353

354 Mr. Valentine said that if a height limit was imposed, an applicant could request a
355 variance to allow a height above that. A height limit of 15-18' was discussed. There
356 was additional discussion. Mr. Armstrong said that the proposed definition of pavilion
357 would also include shelter houses. It was noted that the zoning inspector must have
358 standards and definitions for uses and he cannot determine arbitrarily what is appropriate.

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359

360 Mr. Sedlacek said it was unlikely that many extremely high gazebos or pergolas would be
361 build. Mr. Valentine said that first one is all that matters. It was discussed that the height
362 of structures would be dependant on circumstances such as roof pitch, etc. Ms. Kerlin
363 noted that many properties in subdivisions have homeowners associations would regulate
364 such uses. Mr. Hahn suggested limiting the uses to a single story height. Mr. LeBlanc
365 said a height of 12' would seem to be appropriate.

366

367 Mr. Sedlacek asked Mr. Armstrong and the Commission to do some additional research
368 on gazebos, pergolas, and pavilions, and report back at next month's meeting.

369

OTHER BUSINESS - MISCELLANEOUS

370

EXTRA COMMISSION MEETINGS

371

372 Mr. Hahn said that in 2005, the trustees determined that Commissioners who worked on
373 specific projects which went above their typical duties could turn in a time sheet so they
374 would be compensated for excessive meetings attended, mileage, etc. He has created a
375 procedure and form for this type of situation, which were approved by the trustees, and
376 other Commissioners can obtain copies of the documents from the township.

377

NEW BZC APPLICATION

378

379 Mr. Armstrong said an application has been filed by Byers Automotive/Byers Realty,
380 LLC. to expand its existing Kia Dealership located on Route 23. Byers has purchased the
381 former NAS/QAL property, which is currently zoned Planned Commercial and Office
382 (PCD), and also the former Stewart property to the north, which is currently zoned Farm
383 Residential (FR-1). The applicant is requesting a rezoning of both properties to the
384 Planned Industrial District (PID) in order to add a service area to the car dealership.

385

386 Mr. Armstrong explained that when the NAS/QAL property was developed, car
387 dealerships were included in the PCD. Since then, car dealership uses have been moved
388 to the PID district in order to have better control. Thus, the applicant is requesting that
389 both parcels be rezoned to PID, and the total area is about 5 acres.

390

391 Mr. Armstrong said that the applicant is limited by a prior Environmental Protection
392 Agency (EPA) ruling that a full-service dealership cannot be located on the property due
393 to a lack of sewer. However, the applicant now intends to bring sewer in from the Greif
394 Industrial Park, and it has worked with the EPA, the Delaware County Health District,
395 the Delaware County Sanitary Engineer, etc. The final development plan will be for a
396 full-service dealership, and preliminary plans for a second and third phase for expansion
397 onto the Stewart property have been included. The final development plan for those
398 phases will be submitted at a later date.

399

400 Mr. Sedlacek informed the Commission that the next BZC hearing will be held on
401 6/10/08 at 7:00 PM at the Berlin Township Hall for that purpose.

402

MID-OHIO REGIONAL PLANNING COMMISSION MEETING

403

404 Mr. LeBlanc reported that he and Mr. Armstrong had a meeting with the Mid-Ohio
405 Regional Planning Commission (MORPC). Mr. Armstrong said MORPC had contacted
406 the township to see if it would be willing to meet with township officials regarding
407 transportation needs in Delaware County, particularly in Berlin Township and the
408 surrounding area. Mr. LeBlanc said he had expressed that the township needed to obtain
409 access to sewer, especially along Route 36, and MORPC seemed to be understanding of
410 that need. Otherwise, the township could lose its potential commercial base. There was
411 additional discussion.

412

413 Mr. Hahn said that about 1.5 years ago, MORPC expressed its desire that the areas
414 around Columbus have high-density development, to cut down on taking over farmlands.
415 He said the two areas with the highest zoning densities are Orange Township and the City
416 of Delaware. Those higher densities cause other areas to have to pay proportionately
417 higher school taxes, and if the higher densities continue it will get worse.

418

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419 There was additional discussion.

420

421

422

SYNOPSIS

423

424 1) Rules of Procedure: The Commission will consider the revised BZC Rules of
425 Procedure at the next hearing.

426

427 2) Portable Storage Units: The following proposed language was proposed and modified
428 during this hearing as follows:

429

430 *Portable Storage Unit. Any enclosed unit made of metal or other durable
431 construction material designed for permanent or temporary storage of personal
432 property which is designed to be transported by vehicle.*

432

433 A. *Temporary Use. Portable storage units are only permitted as a temporary use for
434 a period not to exceed 30 days within a 1 year period.*

435

436 B. *Location. Portable storage units must be located on a paved surface or driveway
437 and outside the right-of-way.*

437

438 C. *Size. Portable storage units may not exceed a total of 1,200 cubic feet on the
439 interior.*

439

440 D. *Calamity Exception. If the portable storage unit is being used to store personal
441 property as a result of a major calamity (e.g. fire, flood, or other unusual
442 circumstances where there is significant property damage), the Zoning Inspector
443 or his designee may extend the time period allowed in this section.*

442

443 E. *Permit Required. A permit is required for each portable storage unit placed on
444 any premises for a period longer than 7 days.*

444

445
446 3) Play set: the Commission agreed that play set should have a minimum rear yard
447 setback of 15', and that play set will not be specifically defined. There was also
448 discussion about including language regarding permanence, and stating that play set
449 shall not interfere with emergency service access. Additionally, the Chairman asked
450 that the Commission and Mr. Armstrong research and consider factors for discussion
451 at the next hearing regarding side yard setbacks for play set, and whether the
452 definition of play set should include playhouses.

453

454 4) Gazebos, Pergolas, Pavilions: The Chair asked that the Commission and Mr.
455 Armstrong do some additional research on gazebos, pergolas, and pavilions, and
456 report back for discussion at next month's meeting.

457

RESOLUTION BZC 05-13-08-03 – MOTION TO ADJOURN

458

459 There was no further business to come before the Commission. Motion to adjourn.

460

461

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463

Rick Sedlacek

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Bob LeBlanc

Jim Hahn

Jerry Valentine

Kristin Yoroko

Attest: _____
Township Zoning Clerk Lisa F. Knapp

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479