

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 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
6 The meeting was called to order by Toni Korleski at 7:00 PM.

7
8 Martin Johnson led meeting attendees in the pledge of allegiance.

9
10 BZC members present: Toni Korleski, Jerry Valentine, Darcy Kaplan, Mike Bardash,
11 BZC 1st alternate member Martin Johnson (seated).

12
13 Not present: BZC member Steve Spangler.

14
15 Also present: Zoning Secretary Cathy Rippel; Zoning Clerk Lisa Knapp; BZC 2nd
16 alternate member Steve Flaherty.

17
18 Ms. Korleski read the adopted BZC policy statement for the meeting, as printed in the
19 agenda.

20 **AGENDA ITEM: LEGAL NOTICE**

21 Ms. Knapp said this meeting was advertised at the beginning of the year along with the
22 other regular BZC meetings.

23 **AGENDA ITEM: APPROVAL OF MINUTES**

24 Mr. Johnson made a motion to approve the minutes from the 7/10/18 BZC meeting, as
25 presented. Ms. Kaplan seconded the motion.

26 Vote: Johnson, yes; Kaplan, yes; Bardash, yes; Valentine, yes; Korleski, yes. Motion
27 carried, minutes approved.

28
29 Ms. Korleski noted that the minutes could not be signed this evening because Ms. Rippel
30 could not print them out due to internet issues.

31 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 32 ♦ Cindy Bardash, 3455 W. Bay Circle
33 ♦ Bill Bishop, 2541 Bay Harbor Drive, Vice-Chair of Delaware Economic Finance
34 Authority and the Port Authority. He is a Berlin Township resident. He said he is
35 helping Delaware County do some planning including long-term vision.
36 ♦ Joe Korleski, 3584 Greenville Drive

37 **AGENDA ITEM: REVIEWING QUESTIONS/SURVEY COMMENTS FOR THE**
38 **COMPREHENSIVE LAND USE PLAN UPDATE**

39 Ms. Korleski said the purpose of this meeting is to review the community survey
40 questions and revisions that Mr. Johnson sent out. She turned the meeting over to Mr.
41 Johnson and said this meeting would be in an open forum format.

42
43 Mr. Johnson said as part of the Comprehensive Land Use Plan (CLUP) update, the BZC
44 agreed that a priority item would be to elicit feedback from the community to help guide
45 decisions and directions for the CLUP.

46
47 Mr. Johnson said this included reviewing the last survey that was done in 2009 prior to
48 the 2010 CLUP. He extracted the questions from the PDF document and sent them to the
49 BZC. The purpose tonight is to review those items, and the overall process would be to
50 obtain a consensus regarding what the BZC feels the survey should contain, and then
51 forward that onto the township trustees for approval. Then a link to the survey would be

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

52 posted on the Berlin Township website and feedback from the community would be
53 elicited.

54

55 Mr. Johnson said the process was put on hold due to the resignation of the zoning
56 inspector, but in the interest of time, the BZC will use this evening to go through the
57 survey questions and have an open dialogue in order to obtain direction so that the
58 content can be finalized. He distributed information on the prior survey. He said that
59 survey had been broken into three sections, each one eliciting the community to indicate
60 whether they agreed or disagreed.

61

62 Mr. Johnson said the focus was to determine what the strengths of the township were as
63 well as the weaknesses/areas of improvement. The last one was to verify the high-level
64 roles and objectives that the township has in regards to the CLUP. He would like the
65 BZC to review the items and determine whether the listed concepts are still valid,
66 whether any of them are redundant/repetitive with other sections, whether anything
67 significant is missing, and last, the BZC would decide overall whether a similar
68 format/concept/structure would be followed.

69

70 Mr. Johnson reviewed the strength section. He said he felt that the current format of the
71 survey is too long and too many questions were asked. His personal experience is that
72 when surveys are too long, the survey takers lose interest and start checking boxes
73 without thinking. The overall objective of this survey is to elicit
74 exhaustive/complete/honest feedback from the community regarding those areas.

75

76 Mr. Johnson said Mr. Valentine had raised points that he strongly agreed with, which
77 included asking the respondents to help set priorities on some of the items. That would
78 provide good insight into areas where there needs to be a balancing act and decisions
79 need to be made.

80

81 Mr. Valentine said there are 26 strengths on the survey. He did not know what the
82 current level of importance of those items are at this point but he agreed there were too
83 many. Ms. Korleski asked whether the strengths are what the residents want to see in the
84 future or current condition. Mr. Valentine said he thought they were people's current
85 perceptions at that time and the reasons why they moved to Berlin Township.

86

87 Mr. Flaherty said the purpose is to determine the strengths. However, this is set up in a
88 "leading" manner because items are already indicated as being strengths or weaknesses.
89 He said the better way would be to list everything and have the residents indicate which
90 are strengths and weaknesses, using various degrees of importance. That will help ensure
91 the questions are not "leading" questions.

92

93 Mr. Flaherty suggested including some demographic information as well including
94 familial status, location in the township, how long they have lived in the township etc.
95 and what amenities they expect. They could also be asked whether they would be willing
96 to pay more taxes to achieve these amenities. There is a chance to engage with the
97 residents on an overall basis. Mr. Johnson said he would like to know whether the
98 respondents are actually residents. He agreed with collecting demographic information.

99

100 Mr. Bardash agreed there should be fewer questions.

101

102 Mr. Johnson said perhaps the items could be listed and ranked as strength, weakness or
103 neutral.

104

105 Ms. Korleski asked whether this would be for ongoing developments or from the past.
106 She said perhaps email addresses could be requested as well. Mr. Flaherty said they
107 would automatically be subscribed unless they opt out.

108

109 Ms. Kaplan said the last page shows the goals and that seems to be the most pertinent and
110 it needs to be determined which of those goals people agree or disagree with. She said

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

111 she would put the other characteristics after. Residents could also be asked for their top 5
112 or bottom 5 rather than ask individually for rankings on all items.

113

114 Ms. Korleski said the goals are the most important as they are looking towards the future.
115 The strengths and weaknesses are not as important. Ms. Kaplan said it should also be
116 explained what the purpose of the CLUP (Comprehensive Land Use Plan) is as well as
117 why it is being updated; it is a guide that will determine what will happen over the next
118 10 years.

119

120 Mr. Johnson said one benefit is that it does give some insight into whether or not as a
121 whole the community has particular feelings towards one thing or against other things.
122 That can help explain why certain decisions are made. The downside is that the
123 expectation needs to be set that just because the community does not like something, does
124 not mean it can be prevented.

125

126 Ms. Kaplan said the strengths and weaknesses cannot always be changed, such as
127 hunting. However, they can find out what characteristics drew the residents to that area
128 such as this being a rural area.

129

130 Mr. Johnson said there could still be some benefit to include moving the goals forward
131 and to determine what the community values. 50 items are too much however, and some
132 of those items could be included together in a single item.

133

134 Ms. Korleski said the strengths could have changed over the past 10 years and may no
135 longer be applicable. Some things such as traffic cannot be controlled by the township.

136

137 Mr. Flaherty said many of these characteristics that come with the zoning have been
138 brought up here. For example, there are currently empty fields but they will not remain
139 fields. The residents can be asked what they would like to see in some of those areas
140 such as big box stores, etc. in each area.

141

142 Ms. Korleski said perhaps the BZC should just look at goals rather than strengths and
143 weaknesses; it is the goals the township wants to achieve in the future. These questions
144 are 10 years old and they do not apply today. Mr. Valentine noted that those items were
145 all provided freeform via resident input. He likes the idea of goals and rating their
146 importance.

147

148 Ms. Kaplan said perhaps a freeform concept may work, such as listing the top 5 likes and
149 the bottom 5.

150

151 Mr. Valentine said one question from the prior was whether residents felt the current
152 goals of the township are within the residents wishes. 44 of the answers did not know,
153 because they did not know what the goals were. The goals should be included. He noted
154 that sometimes there may be issues that are beyond the township's control.

155

156 Mr. Korleski opined that if he receives something in the mail that is more than ten
157 questions, it is in the wastebasket before he even reads it.

158

159 Mr. Flaherty said the biggest thing is, what questions does the BZC want answers to? He
160 wanted to limit the questions to only those items, perhaps a list of the top 10 goals the
161 BZC has. He did not suggest open-ended questions.

162

163 Mr. Johnson said there is validity to allow some free comment to allow some feedback,
164 but the core survey should be structured.

165

166 Mr. Flaherty said most residents will indicate they do not want housing. He suggested
167 using wording such as, knowing development is coming, would the respondent want a
168 commercial corridor that contributes to the tax base, and what kind of commercial
169 development would they like. Many residents do now realize that housing is a tax burden.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

170 For each dollar taken in, it costs the township \$1.50 to \$2.25 to maintain it. Commercial
171 is the opposite because they take care of their roads and do not use the same services as
172 residents. Are parks and playgrounds important to residents?
173

174 Mr. Johnson said there are several zoning categories that define densities and they are
175 always playing that balancing act. One specific question could be, for a subdivision that
176 is going to be built on 100 acres, which would the residents rather have? Smaller lots that
177 are set back, more secluded, and have greater green space, or larger lots that reduce
178 overall green space or larger lots that reduce overall green space but increase lot size.
179

180 Mr. Johnson said he assumed that people coming from more urban areas may be fine with
181 smaller lots but they would like to see walking trails, baseball fields, parks, etc. The
182 more established residents may have an opposite opinion. Ms. Korleski suggested
183 staying away from density as it is already set via the zoning resolution, other than
184 requested divergences. The BZC is not able to do much about density. However,
185 questions could be asked regarding the type of housing residents want such as smaller
186 homes, patio homes, cottage-style homes, age restricted housing, etc.
187

188 Mr. Flaherty said the age range, length of residence, and family size should be qualifiers
189 asked to get a better idea of the demographics of the people answering the survey. More
190 questions could be asked such as, does commercial development have a place in the
191 township? Knowing that commercial development is coming, what kind of development
192 would a person want to see along the 36/37 corridor?
193

194 Mr. Valentine asked whether this could be an opportunity to tell the community what the
195 BZC is doing for the community. Mr. Flaherty said there is an opportunity to educate the
196 public in the introductory paragraph.
197

198 Ms. Kaplan asked whether the survey would be placed on only the website or also
199 mailed? Ms. Korleski said it would be placed on the website but also provide hard copies
200 in the office. However, she did not know how the survey would be conveyed to
201 everybody. Ms. Kaplan had the same concern regarding how residents would be made
202 aware of the survey.
203

204 Mr. Johnson said using the website is the most logical. This will be presented to the
205 trustees, so if the trustees wanted to mail something out that would be their decision. He
206 wants to insure all demographics are able to provide input including those who do not use
207 the internet. Ms. Korleski suggested placing it in the township newsletter. Mr. Flaherty
208 said that is issued in spring and fall.
209

210 Mr. Flaherty said all answers should be answered online via Survey Monkey. Hard copies
211 would need to be entered on Survey Monkey, because what is really powerful about
212 Survey Monkey is the analytics provided, such as, the most important item for the age
213 group 25-32 year olds, or people who have lived here more than 10 years, etc.

214 Mr. Flaherty noted that the Berlin Township Facebook page was shut down by the
215 trustees.
216

217 Ms. Korleski said she would like to know what kind of commercial and industrial
218 development the residents would like to see on US 36/SR 37 and also whether there
219 could be commercial somewhere in the township other than there, although she was not
220 sure where. Mr. Flaherty said there would be some in Evans Farm.
221

222 Ms. Kaplan said there may be room in the historic Cheshire area for a small grocery store
223 or gas station.
224

225 Mr. Johnson said priority items may include commercial items such as retail, restaurants,
226 office, white collar space, gas stations, convenience stores, big box, etc. Mr. Flaherty
227 added items such as distribution centers, data centers, etc. Ms. Kaplan asked about
228 having a dentist.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

229 Mr. Bishop asked what the township was trying to accomplish with the survey. Mr.
230 Johnson said they want to state an overall objective. Ms. Korleski said the BZC is
231 updating the CLUP and they started with the survey because they are at a standstill with
232 the CLUP.

233

234 Mr. Bishop asked whether the township can prevent certain kinds of developments from
235 going in. He asked if 5 property owners got together and sold 200 acres of land, can the
236 township prevent what they do with that land? Mr. Valentine said they could, based on
237 the zoning resolution, but they can always take it to a higher level.

238

239 Mr. Bishop said the property could also be annexed and there are many annexations
240 coming into his area off of 3 B's and K Road; Sunbury and Delaware are coming over,
241 and Columbus is coming up. He got involved at the county level and he is concerned as a
242 resident that development is coming and he would like to see managed and controlled
243 development. For example, Westerville has done a very good job of that as they are very
244 strict regarding their building guidelines. They required that Meijer change their façade
245 from big box appearance to make it appear to look like a village. For the CVS in uptown
246 Westerville, Westerville was able to control the aesthetics as well, in order to ensure the
247 community lifestyle was maintained.

248

249 Mr. Bishop said the township will not be able to stop development and he was concerned
250 the township will receive many responses telling the township to prevent uses they
251 cannot correct. That is what happened in the City of Powell, which was sued for doing
252 so. However, the growth can be managed. If they do not manage it, development will
253 find a way around such as annexation. He does not want Sunbury to make decisions for
254 this area.

255

256 Mr. Johnson said his perspective is that the BZC is attempting to elicit feedback to
257 establish that the township understands growth is coming and this is their vision of how
258 the township sees the growth being managed in the township. This survey is part of a
259 way to elicit from the community regarding whether the township is doing this in
260 alignment with the community's wishes. Part of that is determining where certain uses
261 should be located within the township.

262

263 Mr. Bishop said he was asked to participate in economic development board with the
264 county because he has history in the area and relationships. The current board is very
265 active and they are trying to find the right opportunities for Delaware to bring that
266 income in so they do not end up like Pickerington where an income tax was required to
267 pay for the schools. He would like to see nice commercial developments come in to pay
268 for some of the improvements and things the residents can benefit from. He does not
269 want to see hotspot projects that need to be fixed in the future that resulted from previous
270 lack of planning.

271

272 Mr. Johnson said one topic that should be woven into this is the impacts of the
273 infrastructure as this growth happens. Roads, electric, water, sewer, internet, cable etc.
274 are needed for growth.

275

276 Ms. Kaplan said perhaps as a starting point, the survey could state that for the last 10
277 years, these have been our CLUP goals. Moving forward, with development coming,
278 which goals are still options and should be pursued?

279

280 Mr. Flaherty said that Sunbury is being handled via a JEDD that was put over Evans
281 Farm. An agreement was reached that Delaware and Sunbury will not annex any further
282 and there are annexation agreements in place. There will also be a JEDD along the US
283 36/SR 37 corridor.

284

285 Mr. Bishop asked how the property would be prevented from annexing. Mr. Flaherty said
286 contiguous borders would be required. Sewer is what drives that entire corridor. The
287 county has purchased the plot on Big Run Road for the future sewer plant and that will

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

288 keep the annexation from occurring. Delaware cannot take on the capacity past the
289 railroad tracks at this point. They still have the entire area in the Ohio Health Boulevard
290 and Glenn Parkway to develop and it is unlikely they will attempt to take additional
291 projects on.

292 Mr. Flaherty said he believed there are people playing better together as opposed to 10
293 years ago when it was an island and it was the townships versus the cities. The situation
294 is more unified now and the entities are trying better to co-exist.

295
296 Ms. Korleski asked whether Evans Farm is under a JEDD. Mr. Flaherty said it is not
297 currently but they are working towards the JEDD. Ms. Korleski asked whether they are
298 under a community authority. Mr. Flaherty said they are and there is a master agreement
299 in place.

300
301 Mr. Bishop said he recommends doing bigger districts where the townships can get
302 together and have a voice in their districts regarding what the JEDD or TIF would look
303 like. Then when a developer comes in, Bob Lamb can say it is all laid out, this is what is
304 available, everybody is on the same page, this is what the county is looking to provide,
305 etc. so the right kind of development is attracted.

306
307 Ms. Korleski asked who the partner would be for the Evans Farm JEDD. Mr. Flaherty
308 said the municipal partner has not been selected yet.

309
310 Mr. Johnson said the CLUP actually does not change zoning. Mr. Valentine said he
311 thought that Delaware County Regional Planning director Scott Sanders and his
312 department were going to help redo the map because of it, so it does change zoning. Mr.
313 Flaherty said it is a framework but nothing is set in stone. Mr. Valentine said nothing
314 changes other than the vision, and the 36/37 corridor is the most important to deal with
315 now, as quickly as everything is changing around it. Ms. Korleski said she has not heard
316 from Mr. Sanders lately.

317
318 Ms. Korleski said the BZC has not looked at its zoning yet. Mr. Flaherty said that goes
319 hand in hand with this. Ultimately the market will decide what goes where. Ms.
320 Korleski said certain areas can be designated on the CLUP as being different zonings.

321
322 Mr. Johnson said that as part of the CLUP, the BZC can determine what their preferences
323 are for zoning in those areas. He said it does not obligate that the development must be
324 done that way, but it is a way to communicate to the market-driven industry what the
325 township is trying to do. If applicants want to come in with something that is
326 significantly different than this, they better do their homework and pack a lunch because
327 the township will resist because it is against the CLUP. Mr. Flaherty said that is the
328 vision plan.

329
330 Mr. Johnson asked how the BZC would like to attack this. It seems that the BZC would
331 like to move away from just ranking strengths, weaknesses and attributes, but instead
332 informing the community that development is coming, this is how the township plans to
333 manage it, and do they agree. It is difficult to capture that, however. The different sides
334 include commercial/industrial and residential. Information designed to educate can be
335 included ahead of the questions then questions can be asked about the topic and the
336 survey can ask whether they agree.

337
338 Mr. Johnson suggested rather than asking whether they agree or disagree, using numbers
339 to rank. Mr. Flaherty said the amount of each use may want to be determined, such as
340 how much commercial, industrial, office park, retail, etc. is desired. Ms. Korleski said
341 that would adjust the amount of land in the other uses. Mr. Flaherty said buffers could
342 also be discussed to ensure the correct amount of transition between the uses.

343
344 Ms. Korleski suggested a question like, knowing that commercial and industrial
345 development is coming, what kind of businesses would they like to see in there? Ms.
346 Kaplan said nothing can be done about that.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

347 Mr. Flaherty said the question is, does the CLUP still apply today as it was updated 10
348 years ago, or have the needs of the township changed enough that additional restrictions
349 are needed, or restrictions are made less stringent.

350

351 Mr. Valentine said the township is always questioned by the developers regarding the
352 CLUP not always matching the zoning resolution. He asked whether it could be indicated
353 that the CLUP is guide while the zoning resolution is the law. Mr. Flaherty said it could
354 be written, knowing that the developer has the right to take variances, which of these are
355 the deal breakers? Which are the most important?

356

357 Ms. Korleski said information from OTA (Ohio Township Association) cited that the
358 ORC indicates that if there are any questions between the CLUP and the zoning
359 resolution, the zoning resolution rules. Mr. Valentine said he would like to rewrite it so
360 the language matches. Mr. Flaherty agreed. He said there have been two successful
361 referendums over the past 4 years and that is the residents telling the township they do
362 not agree with what the township is doing.

363

364 Mr. Johnson said it seems that the zoning resolution indicates what a developer can do,
365 and the CLUP indicates where it can be done. It seems that the BZC is extending the
366 original purpose of the survey and is trying to validate the location of the uses and
367 whether they agree. Now the BZC seems to want to open up the questions regarding
368 setbacks, etc. which would be changes to the zoning resolution, not the CLUP. Mr.
369 Bishop said it may be a two part question; do the residents agree, and do they think the
370 current requirements should be protected.

371

372 Ms. Kaplan said it comes back to maintaining the rural feel and, do the residents agree
373 that is what the township should be charged with, and when areas are developed as
374 industrial, commercial, residential, etc. how should they be developed?

375

376 Mr. Flaherty said the items that are required are listed, and then it can be determined what
377 the most important aspects are to the residents. That way when zoning exceptions are
378 requested, the township can point to the survey if those are areas the residents felt should
379 not be compromised.

380

381 Ms. Kaplan said she felt that Savko made many concessions and included additions such
382 as vegetation, mounding, the back road, etc. Mr. Flaherty said Savko requested no
383 variances. There was additional discussion.

384

385 Ms. Kaplan was concerned about educating the residents prior to taking the survey. Mr.
386 Flaherty suggested 3 qualifying questions at the top and then 10 questions of substance.
387 For example, knowing that the township needs commercial and industrial in this
388 township for a tax base, is 36/37 the proper place for large commercial development?
389 The current setbacks could be listed and the residents could respond as to whether they
390 feel that is sufficient. Mr. Johnson said it could be asked whether they should be
391 increased, decreased, or remain the same.

392

393 Mr. Flaherty said the fields could be ranked. With a 1-10 scale there will be some polar
394 opposites and also the middle ground. Knowing that development is coming, what are
395 the most important aspects? The residents could then be asked to rank exceptions to the
396 zoning resolution which may be requested. That will help the township when making
397 their decisions, such as if the residents indicate they really like setbacks, green space,
398 rural charm, mounding, etc. A ranking of importance will help ensure the township is
399 making the correct decisions on behalf of the residents.

400

401 Mr. Johnson suggested demographic qualifiers with 10 questions divided between
402 commercial versus residential, then 1-2 for general feedback.

403

404 Mr. Valentine asked about putting the access road for 36/37 in the survey. Mr. Johnson
405 and Mr. Flaherty said ODOT is mandating that so the township has no control over it.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, JULY 24, 2018 7:00 PM

406 Mr. Flaherty said ODOT has told them that there will not more than 2 lots along that
407 corridor, possibly 3. The backing roads will be required as development comes in
408 because they will not have access to turning across that development.

409

410 Mr. Flaherty said one of the questions will be regarding the commercial corridor. It could
411 be explained and then residents asked whether that is the right place for it. Residential
412 locations are already known.

413

414 Mr. Flaherty asked whether the township would like to separate it down to anything
415 below just residential such as R-1, R-2, etc. Mr. Bardash suggested asking questions
416 regarding lot sizes, etc. Ms. Korleski said questions could be asked regarding the type of
417 development they want to see, such as ranches, smaller houses, cottage houses, etc.

418

419 Mr. Flaherty said it would be similar to the commercial questions. For example, these are
420 the requirements for a PRD for an R-3/R-4 neighborhood, and ask what the most
421 important features would be. Ms. Kaplan suggested asking, as residential development
422 occurs, what characteristics would the residents like to see? Mr. Johnson said
423 characteristics such as lot size, green space, lot frontage etc. could be ranked. Mr.
424 Flaherty suggested amenities such as bike trails, playgrounds, etc. be ranked.

425

426 Mr. Johnson said he could create a draft survey for the BZC. The BZC agreed.

427

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

429

Meeting adjourned.

430

431

432

433

Toni Korleski, Chairperson

434

435

436

437

Jerry Valentine, Vice-Chairperson

438

439

440

441

Darcy Kaplan, member

442

443

444

445

Steve Spangler, member

446

447

448

449

Mike Bardash, member

450

451

452

453

Martin Johnson, 1st alternate member

454

455

456

457

458

Steve Flaherty, 2nd alternate member

459

460

461

Attest: _____

462

Lisa F. Knapp, Berlin Township Zoning Clerk