

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JUNE 13, 2017, 7:00 PM**

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

3 **CALL TO ORDER**

4  
5 The meeting was called to order by Chairperson Toni Korleski at 7:00 PM.

6  
7 Resident Graeme Quinn led the meeting attendees in the Pledge of Allegiance.

8  
9 BZC Members present: Toni Korleski, Jerry Valentine, Darcy Kaplan, Steve Spangler.

10 BZC members not present: Ken O'Brien; BZC 1<sup>st</sup> alternate member Mike Bardash, BZC  
11 2<sup>nd</sup> alternate Martin Johnson,

12 Also present: Zoning Clerk Lisa Knapp, Zoning Inspector Chet Heid, Zoning Secretary  
13 Cathy Rippel.

14  
15 Ms. Korleski read the adopted BZC policy statement for the meeting, as printed in the  
16 agenda.

17  
18 **AGENDA ITEM: LEGAL NOTICE**

19  
20 Ms. Knapp said this hearing was advertised in the June 2, 2017 Delaware Gazette.

21  
22 **AGENDA ITEM: APPROVAL OF MINUTES**

23  
24 Mr. Valentine made a motion to approve the minutes from the May 9, 2017 BZC  
25 meeting, as presented. Mr. Spangler seconded the motion.

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

28  
29 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 30  
31 ♦ Heather Cameron, 345 Plunkett Road  
32 ♦ Eric Cameron, 345 Plunkett Road  
33 ♦ Graeme Quinn, 355 N. Old State Road  
34 ♦ Tom Gallick, ThisWeek News, 7801 N. Central Drive, Lewis Center  
35 ♦ Jamie Comstock, 215 Plunkett Road  
36 ♦ Debbie Comstock, 215 Plunkett Road  
37 ♦ Virginia Black, 425 N. Old State Road  
38 ♦ Michael Black, 425 N. Old State Road  
39 ♦ Wooldridge, 440 N. Old State Road  
40 ♦ Dave Glassburn, 68 N. Old State Road  
41 ♦ James McConnell, 350 N. Old State Road  
42 ♦ Barbara Sherman, 1469 Africa Road  
43 ♦ Michael Shade, attorney in Delaware, Ohio  
44

45 **AGENDA ITEM: BZC #17-006**

46  
47 *The Berlin Township Zoning Commission will hold a meeting for the purpose of a public*  
48 *hearing June 13, 2017 at 7:00 p.m. at the Berlin Township Hall located at 3271 Cheshire*  
49 *Road, Delaware, OH 43015 in order to consider an application to amend the Berlin*  
50 *Zoning Resolution, designated as BZC 17-006, filed by Boatman, Inc., 100 South 3 B's &*  
51 *K Road, Sunbury OH 43074 The applicant is requesting approval of a preliminary*  
52 *development plan for Savko Brothers Properties X, LLC, 4636 Shuster Road, Columbus,*  
53 *OH 43214., Parcel #418-120-01-057-000; from Neighborhood Commercial District*

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54 *(NCD) & Farm Residential District (FR-1) to Planned Industrial District (PID) 24.312 ±*  
55 *acres, 5427 S.R. 37 E, Delaware, OH 43015.*

56

57 *The text and map of this application will be available for public examination, excluding*  
58 *legal holidays; June 2 – June 13, 2017, Monday-Friday from 8:00 a.m. to 4:30 p.m. at the*  
59 *Berlin Township Zoning Office located at 3271 Cheshire Rd., Delaware, OH*  
60 *43015. Also, you can find the text and map with revisions on the Berlin Township*  
61 *website [www.berlintwp.us](http://www.berlintwp.us) After the conclusion of the hearing, the matter will be*  
62 *submitted to the Board of Township Trustees for its action. Questions concerning this*  
63 *matter should be directed to Chet Heid, Zoning Inspector at 740-548-5217 x103. The*  
64 *person responsible for giving notice of the public hearing by publication is Cathy*  
65 *Rippel. Township residents are encouraged to attend.*

66

67 *Berlin Township Zoning Commission*

68 *Toni Korleski, Chairwoman*

69

70

**AGENDA ITEM: BZC #17-006 BOATMAN INC.**

71

72 *BZC 17-006, filed by Boatman, Inc., 100 South 3 B's & K Road, Sunbury OH 43074,*  
73 *requesting approval of a preliminary development plan for Savko Brothers Properties X,*  
74 *LLC, to rezone 24.312 ± acres at 5427 S.R. 37 E, Delaware, OH 43015, from*  
75 *Neighborhood Commercial District (NCD) & Farm Residential District (FR-1) to*  
76 *Planned Industrial District (PID)*

77

78 *Ms. Korleski said BZC #17-006 was tabled to 5/23/17, that hearing was tabled to this*  
79 *evening and a revised advertisement was published.*

80

81

82 *Mike Shade, attorney for the applicant, said he learned about a week ago that a BZC*  
83 *member would be absent from this meeting but there would be no BZC alternates*  
84 *available to attend. He is requesting an extension to the June 27, 2017 BZC meeting. He*  
85 *requested that the application be tabled and continued due to the fact that his client is*  
86 *entitled to a full panel of BZC members. Ms. Korleski agreed that having just four*  
87 *members can complicate the vote.*

88

89

**RESOLUTION 2017.06.13.#A: TABLE AND CONTINUE BZC #17-006 BOATMAN, INC.**

90

91 *Ms. Korleski made a motion to table and continue BZC #17-006 to the BZC's next*  
92 *scheduled meeting on Tuesday, 6/27/17 at 7:00 p.m. at Berlin Township Hall. Ms. Kaplan*  
93 *seconded the motion.*

94 *Vote: Korleski, yes; Kaplan, yes; Spangler, yes; Valentine, yes. Motion carried, BZC 17-*  
95 *006 tabled and continued to 6/27/17 at 7:00 p.m.*

96

97 *Mr. Spangler asked whether there was anything else on the agenda for the 6/27/17 BZC*  
98 *meeting at this time. Ms. Korleski said there is nothing on that agenda at this time.*

99

100 *There was no further business to come before the BZC. Motion to adjourn. Meeting*  
101 *adjourned.*

102

103 *The next scheduled BZC meeting will be at Berlin Township Hall on Tuesday 6/27/17 at*  
104 *7:00 p.m.*

105

106 *There was no further business. Motion to adjourn. Meeting adjourned.*

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Toni Korleski, Chairperson

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Jerry Valentine, Vice-Chairperson

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Darcy Kaplan, Member

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Steve Spangler, Member

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Ken O'Brien, Member

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