

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, APRIL 9, 2019 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 Ms. Kaplan led the meeting attendees in the pledge of allegiance.

9
10 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Darcy
11 Kaplan, Mike Bardash.

12 Not present: BZC member Martin Johnson, Steve Flaherty (1st BZC alternate member),
13 Ray Armstrong (2nd BZC alternate member).

14 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp, Zoning
15 Secretary Cathy Rippel.

16
17 Ms. Korleski read the adopted BZC policy statement as printed in the agenda.

18 **AGENDA ITEM: LEGAL NOTICE**

19 Ms. Knapp said this meeting was advertised in the annual meeting notice, and the hearing
20 was tabled to tonight at 7:00 p.m.

21 **AGENDA ITEM: APPROVAL OF MINUTES**

22 Mr. Valentine made a motion to approve the minutes from the 3/12/19 BZC meeting as
23 presented. Mr. Bardash seconded the motion.

24 Vote: Valentine, yes, Bardash, yes; Kaplan, yes; Korleski, yes.

25 Motion carried. Minutes approved.

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

- 27
- Andrew Northeim, 815 Shanahan Road
 - 28 • Katie Northeim, 815 Shanahan Road
 - 29 • Tony Eyerman, 1550 Lewis Center Road
 - 30 • Barbara Sherman, 1469 Africa Road
 - 31 • Bob Grden, 1241 Peachblow Road
 - 32 • Gary Budzak, Delaware Gazette
 - 33 • Joe Korleski, 3585 Greenville Drive
 - 34 • Todd Faris, Faris Planning and Design, 243 N. 5th Street, Columbus

35 Miscellaneous

36 Ms. Korleski said that on 4/18/19 at 5:00 p.m. there will be a meeting here at Berlin
37 Township Hall with Delaware County Economic Development Administrator Ron
38 Platte, who will be discussing the S.R. 36 corridor. Anybody who is interested in
39 finding out what's going on up there may want to tell their neighbors.

40
41 **BZC 19-001 & 19-002**

42
43 *BZC 19-001, formerly BZC 17-007, filed by Peachblow Land II LLC, Kenny Asset*
44 *Management LLC, Triangle Properties Inc., requesting approval of a preliminary*
45 *development plan for 183.81 ± acres located at 1162 Peachblow Road, 0 Peachblow*
46 *Road, & 663 Shanahan Road, in Lewis Center, known as Berlin Meadows, from Farm*
47 *Residential District (FR-1) to R-3 with a Planned Residential District Overlay (R-*
48 *3/PRD).*

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50 *BZC 19-002, Peachblow Land II LLC, & Kenny Asset Management LLC, requesting*
51 *approval of a preliminary development plan of 20.85 ± acres located at 1162 Peachblow*
52 *Road, 0 Peachblow Road, & 663 Shanahan Road, Lewis Center, known as Berlin*
53 *Meadows, from Farm Residential District (FR-1) to Planned Commercial and Office*
54 *District (PCD) & from Planned Industrial District (PID) to Planned Commercial and*
55 *Office District (PCD).*

56
57 Todd Faris, with Faris Planning and Design, said he would like to request that this
58 hearing be tabled. He has been meeting with the county engineer on various issues
59 including the roundabout to the north, as well as issues with roadway alignment to the
60 east with the Evans Farm property. Until those issues are resolved, the plan is up in the
61 air and there is no reason to spend time on this tonight. He will then resubmit those
62 modifications and have a productive meeting.

63
64 Ms. Korleski asked whether he planned to revise anything. Mr. Faris said he was not
65 sure to what extent the revisions would be.

66 **RESOLUTION 2019.04.09 .#A: TABLE AND CONTINUE BZC 19-001 & 19-002**

67 Ms. Korleski made a motion to table BZC 19-001 and 19-002 to June 25, 2019 at 7:00
68 p.m. Mr. Bardash seconded the motion.

69 Vote: Korleski, yes; Bardash, yes; Kaplan, yes; Valentine, yes.

70
71 Ms. Rippel said the next available BZC hearing date for a rezoning hearing is July 9th.

72
73 Ms. Korleski said that Memorial Day and Veteran's Day both fall on a Tuesday so
74 trustee meetings will be pushed to Tuesdays. That means the BZC meetings will need to
75 be rescheduled.

76
77 There was a discussion about changing the May 28, 2019 BZC meeting to May 29th.
78 Ms. Knapp asked if the rescheduling of the first November BZC meeting could wait until
79 closer to the date. Ms. Korleski agreed to wait.

80
81 Ms. Rippel said applicant John Wicks came to the trustees last night so they could
82 determine whether the change he has requested in his application is a major or a minor
83 change. His hearing is currently scheduled for May 28, 2019. Ms. Korleski said if it is a
84 major change the application will have to come back to the BZC for review and then it
85 will go to the trustees for final approval. If it is a minor change, the trustees will
86 advertise and hold a meeting to decide the issue. Ms. Rippel said the thought is that it
87 will be a major change.

88 **RESOLUTION 2019.04.09 .#B: CHANGE 5/28/19 BZC MEETING DATE TO 5/29/19**

89 Mr. Bardash made a motion to change the date of the 5/28/19 p.m. BZC meeting to
90 5/29/19 at 7:00 p.m. Mr. Valentine seconded the motion.

91 Vote: Bardash, yes; Valentine, yes; Kaplan, Korleski, yes.

92
93 Ms. Korleski said the next BZC meeting will be held on 4/23/19 at 7:00 p.m. when BZC
94 18-003 Longhill Limited Partnership will be continued from 3/12/19.

95 **AGENDA ITEM: OTHER BUSINESS**

96 Zoning Inspector Report

97 Mr. Loveless said the RCD matter is continuing. There is a pretrial conference on
98 4/29/19 and one trustee will be attending. If the issue cannot be resolved, the trial date is
99 May 16, 2019 and assistant prosecutor Mark Fowler has requested that all trustees attend
100 the trial.

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101 There was no further business to come before the Commission. Motion to adjourn.
102 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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Mike Bardash, member

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Martin Johnson, member

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Steve Flaherty, 1st alternate member

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Ray Armstrong, 2nd alternate member

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Attest: _____

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Lisa F. Knapp, Berlin Township Zoning Clerk