

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO

REGULAR MEETING

TUESDAY, OCTOBER 8, 2019 7:00 PM

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

2
3 **CALL TO ORDER**

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

6
7 Pledge of allegiance.

8
9 BZC members present: Chairman Toni Korleski, Vice-Chairman Jerry Valentine, Mike
10 Bardash, Steve Flaherty, 1st BZC alternate member (seated).

11 Also present: 2nd BZC alternate member Ray Armstrong, Zoning Inspector David
12 Loveless; Zoning Clerk Lisa Knapp; Zoning Secretary Cathy Rippel.

13 Not present: BZC member Martin Johnson, BZC member Darcy Kaplan.

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

16 **LEGAL NOTICE**

17
18 Ms. Knapp said the meeting was advertised and tabled to this evening.

19 **AGENDA ITEM: APPROVAL OF MINUTES**

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21 Mr. Valentine made a motion to approve the minutes from the 9/10/19 BZC meeting as
22 presented. Mr. Flaherty seconded the motion.

23 Vote: Valentine, yes; Flaherty, yes; Bardash, abstain; Korleski, yes.

24
25 **AGENDA ITEM: INTRODUCTION OF MEETING ATTENDEES**

- 26
- 27 • Tony Eyerman, with Evans Farm.
 - 28 • Joe Korleski, 3584 Greenville Drive
 - 29 • Marti Davis, 1950 Lackey Old State Road
 - 30 • Barb Sherman, 1476 Africa Road
 - 31 • Michelle Brooks, 4365 Eastbay Circle
 - Tim McNamara, 2535 Peachblow Road.

32 **AGENDA ITEM: BZC 19-007 ROSS ESTATES**

33 **BROOKE MARTIN/EVANS FARM LAND DEVELOPMENT**

34 *BZC 19-007, filed by Brooke Ann Martin, Trustee, c/o Evans Farm Land Development*
35 *Company. The applicant is requesting approval of a preliminary development plan to*
36 *rezone 2174 Peachblow Road, Lewis Center, Ohio 43035 from Farm Residential District*
37 *to R-3 Planned Residential District, 42.76 ± acres, for a 72 single family lot subdivision*
38 *known as Ross Estates.*

39
40 Tony Eyerman, with Evans Farm, apologized that he is not prepared this evening and is
41 requesting that the application be tabled. The submission isn't going to change, but he
42 needs to work on a few things.

43
44 October 22 was discussed as the date the application would be tabled to.

45
46 Ms. Rippel said Mr. Eyerman requested that Mr. Flaherty and Mr. Johnson be present at
47 that hearing because they were on the original board the application was presented to.

48 Mr. Eyerman said that was correct.

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**RESOLUTION 2019.10.08 #A:
TABLE BZC 19-007 TO 10/22/19 AT 7:00 PM**

54 Ms. Korleski made a motion to table and continue BZC 19-007 to 10/22/19 at 7:00 PM.
55 Mr. Bardash seconded the motion.
56 Vote: Korleski, yes; Bardash, yes; Flaherty, yes; Valentine, yes.
57 Motion carried.

58

59 Ms. Korleski said the first BZC meeting in November is scheduled for 11/12. However,
60 that date is taken by the trustees, and so the BZC needs to reschedule their meeting.

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62

**RESOLUTION 2019.10.08 #B:
RESCHEDULE 11/12/19 BZC MEETING TO 11/14/19**

63 Ms. Korleski made a motion to reschedule the 11/12/19 BZC meeting to 11/14/19.

64

65 Mr. Bardash said he would be out of town. Ms. Rippel said she spoke with Ms. Kaplan
66 and Mr. Johnson, who are available on 11/14. Ms. Korleski said if there is nothing
67 placed on that agenda, the meeting may be canceled.

68

69 Mr. Bardash seconded the motion.

70 Vote: Korleski, yes; Bardash, yes; Valentine, yes; Flaherty, yes.

71

Motion carried.

72

AGENDA ITEM: OTHER BUSINESS

73 Ms. Rippel said there is a Dialogue on Zoning meeting in Orange Township this coming
74 Saturday. She has spoken with Bob Lamb about it. Also, November 16 is the
75 prosecutor's training, which will be considered by the trustees on 11/14.

76

77 Mr. Valentine asked whether the Dialogue on Zoning was from the builders. Mr.
78 Loveless said it was Dialogue on Development – Let's Talk About: Zoning, at the
79 Nationwide Conference Center from 10:00 AM to noon. Ms. Rippel said the trustees
80 have approved paying for zoning members to attend.

81

82 Ms. Korleski said the next special meeting will be on 10/17/19 at 7:00 PM at Grace Point
83 Church to continue the hearing on BZC 19-004 and 19-005.

84

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

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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

Steve Flaherty, 1st alternate member

Ray Armstrong, 2nd alternate member

Attest: _____
Lisa F. Knapp, Berlin Township Zoning Clerk