

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO*

**REGULAR MEETING**

**TUESDAY, JANUARY 14, 2020 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 Darcy Kaplan led meeting attendees in the pledge of allegiance.

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

12 Also present: BZC alternate member Steve Flaherty, Zoning Inspector David Loveless,  
13 Zoning Clerk Lisa Knapp, Zoning Secretary Cathy Rippel.

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15 Ms. Rippel noted that alternate Ray Armstrong did not request reappointment to his  
16 position.

17  
18 Ms. Korleski dispensed with the reading of the adopted BZC policy statement.

19 **AGENDA ITEM: LEGAL NOTICE**

20 Ms. Knapp said this meeting was advertised in the 12/31/2019 Delaware Gazette as a  
21 regular meeting.

22 **AGENDA ITEM: APPROVAL OF MINUTES**

23 Ms. Korleski made a motion to approve the minutes from the 12/10/19 BZC meeting as  
24 presented. Mr. Johnson seconded the motion.

25 Vote: Korleski, yes; Johnson, yes; Valentine, yes; Kaplan, yes; Bardash, yes.

26 Motion carried.

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28 Mr. Bardash made a motion to approve the minutes from the 11/26/19 BZC meeting as  
29 presented. Mr. Valentine seconded the motion.

30 Vote: Bardash, yes; Valentine, yes; Kaplan, yes; Johnson, yes; Korleski, yes;

31 Motion carried.

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

- 33
- 34 • Larry Harmon, 3931 Africa Road
  - 35 • Joe Korleski, 3584 Greenville Drive
  - 36 • Molly Gwinn, 2 Miranova Place

37 **AGENDA ITEM: BZC 19-006 VALERIE ROWE TRUSTEE C/O MOLLY GWINN**

38 Ms. Gwinn said she is requesting a tabling of this application. She said she is still  
39 working with Ms. Rowe regarding the acreage and whether or not the homestead lot she  
40 intends to keep will be included as part of the rezoning. She said she paid the required  
41 tabling fee to the zoning secretary this evening.

42 There was a discussion about the date the application would be tabled to. Ms. Gwinn  
43 asked for March 24, 2020 and she said everything will be finalized by then. She said her  
44 client only wants to purchase the property if the owner wants to sell, and they want to  
45 ensure that the development fits in with Piatt Preserve East and Piatt Preserve West.

46  
47 Ms. Korleski confirmed that this was a preliminary plan. Ms. Rippel said the revisions  
48 would need to be submitted by March 9<sup>th</sup>.

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**RESOLUTION 2020.01.14 #A: TABLE AND CONTINUE BZC 19-006  
TO 3/24/20 AT 7:00 PM**

Mr. Bardash made a motion to table and continue BZC #19-006 to 3/24/20 at 7:00 p.m.  
Ms. Kaplan seconded the motion.  
Vote: Bardash, yes; Kaplan, yes; Johnson, yes; Valentine, yes; Korleski, yes.

**AGENDA ITEM: OTHER BUSINESS**

**Personal Signs**

Mr. Valentine said in the last month, he has seen many personal signs going up in very strange places such as baseball signs on Curve Road and others. He said regarding the sign that says “thank you Jesus,” he is not sure whether there is a new cult or what is going on. He asked whether there are regulations in the zoning resolution to keep those things from going on.

Mr. Loveless said the “thank you Jesus” sign falls under freedom of speech because they aren’t selling anything; he can move it back from the right of way, but could get in trouble if he removed it. He said that is similar to the big sign on the fence that states “The World is Flat.” That sign is anchored down and is out of the right-of-way. Mr. Valentine said there was a “for rent” sign on Old State Road for a home. Mr. Loveless said those signs are removed when he sees them; signs that are not on the subject property also can be removed.

Ms. Kaplan asked whether roundabouts are also out of bounds. Mr. Loveless said yes because that is in the right-of-way.

**Comprehensive Land Use Plan**

Mr. Johnson asked whether the comprehensive land use plan review would continue in 2020. Ms. Korleski said the BZC is taking a break for a bit. She said she didn’t think too many changes could be made until the 36/37 overlay districts are finalized.

Ms. Korleski said the next BZC meeting will be held on Tuesday 1/28/20 for Maeve Meadows by Metro Development, and the annual Evans Farm update from Tony Eyerman and Dan Griffith, which should be interesting because this is the seventh year, and the first phase must be started by the 10<sup>th</sup> year.

There was no further business to come before the Commission. 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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Mike Bardash, member

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Martin Johnson, member

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Steve Flaherty, 1<sup>st</sup> alternate member

Attest: \_\_\_\_\_

Lisa F. Knapp, Berlin Township Zoning Clerk