

**BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

*OF DELAWARE COUNTY, OHIO 43015*

**REGULAR MEETING**

**WEDNESDAY, MAY 27, 2020 7:00 PM**

1 This meeting was held virtually.

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**CALL TO ORDER**

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5 The meeting was called to order by Steve Flaherty at 7:00 PM.

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7 Chairperson Steve Flaherty led meeting attendees in the pledge of allegiance.

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9 BZC members present: Chairperson Steve Flaherty, Vice-Chairman Jerry Valentine,  
10 Darcy Kaplan, Martin Johnson, Mike Bardash.

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12 Also present: Zoning Inspector David Loveless, Zoning Clerk Lisa Knapp, Zoning

Secretary Cathy Rippel, BZC alternate member Christina Littleton.

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**AGENDA ITEM: LEGAL NOTICE**

14 Ms. Knapp said this hearing was advertised as a regular meeting at the end of last year in  
15 the Delaware Gazette.

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17 Mr. Flaherty said after this meeting is done, the BZC will adjourn and M/I Homes will  
18 have a Zoom open house with Josh Barkan of M/I Homes for BZC Berlin Farm  
19 development. He noted that application is scheduled to be heard by the BZC on 6/9/20.

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**AGENDA ITEM: APPROVAL OF MINUTES**

21 Mr. Bardash made a motion to approve the minutes from 4/21/20 as presented. Mr.  
22 Valentine seconded the motion.

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24 Vote: Bardash, yes; Valentine, yes; Kaplan, yes; Johnson, yes; Flaherty, yes.

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26 Mr. Johnson made a motion to approve the minutes from 4/28/20 as presented. Mr.  
27 Bardash seconded the motion.

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29 Vote: Johnson, yes; Bardash, yes; Valentine, yes; Kaplan, yes; Flaherty, yes.

Motion carried.

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**OTHER BUSINESS**

31 Mr. Bardash said he received a call from an employee of Schumacher Homes regarding a  
32 lot that is just to the south of 5087 Columbus Pike that has been so overgrown that  
33 customers cannot see the Schumacher Homes sign and they end up passing it. He asked if  
34 there was anything that could be done about that.

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36 Mr. Loveless said he would take a look at it.

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38 Mr. Johnson asked when the BZC meetings would be held in person. Mr. Flaherty said  
39 township meetings will be heard virtually over Zoom through June and would then be  
40 evaluated, pending the trustees, the BZC and any further legislative action. He suspected  
41 in-person meetings may begin in July.

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43 Ms. Rippel said last night, the trustees closed the township hall for rentals in June and  
44 July. Mr. Flaherty said he would discuss the issue with the trustees.

45

46 Mr. Loveless said that Alum Creek Storage on S.R. 37 East is expanding forward and it  
47 appears to be into their green space. He asked whether anybody had approved that. Mr.  
48 Flaherty asked that the original and any subsequent plans be reviewed to find out. Mr.  
49 Loveless did not recall any amendments and said he would research that. Ms. Rippel said  
50 that would be an amendment to an approved plan and she said she would need to research  
51 that as well.

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52 Mr. Loveless said a person has a storage facility on South 3 B's and K Road and his  
53 home residence has a flag lot behind it that used to be a stone yard. That person now has  
54 signs out and is offering storage there, and vehicles are starting to stack up on the back of  
55 the flag lot. The property is zoned commercial but was never approved for trailer  
56 storage. Mr. Flaherty said that would be an enforcement issue.

57

58 Mr. Flaherty said the next BZC meeting will be on June 9, 2020 at 7:00 PM for BZC case  
59 #20-001 M/I Homes/Berlin Farm.

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61 Motion to adjourn. Meeting adjourned.

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Steve Flaherty, 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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Attest: \_\_\_\_\_

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Lisa F. Knapp, Berlin Township Zoning Clerk