

REGULAR MEETING
August 18, 2025

The Regular Meeting of the Berlin Charter Township Planning Commission was called to order at 6:30 p.m. by Chairman Tallman, followed by the Pledge of Allegiance.

ROLL CALL: Present: Chairman Tallman, Vice Chairman Venier, Secretary Nordyke, Member N. Masserant, Girrbach, and Friar.

EXCUSED: Member G. Masserant

APPROVAL OF AGENDA: Motion by N. Masserant, supported by G. Venier to approve the August 18, 2025, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT: NONE

APPROVAL OF MINUTES: Motion by T. Friar, supported by Girrbach to approve the minutes of the June 16, 2025, Planning Commission Meeting.

AYES: All

NAYS: None

MOTION CARRIED

COMMUNICATIONS: Motion by N. Masserant, supported by T. Friar to receive and file communications, being the Township Board Minutes dated 6-23, 7-14, 7-28, 2025.

AYES: All

NAYS: None

MOTION CARRIED

NEW BUSINESS:

RECESS FOR PUBLIC HEARING:

OPEN PUBLIC HEARING: Chairman Tallman opened the public hearing at 6:38 pm.

1. Pastures of Green Rezoning to R-2 – 4301 Newport Road – 5803 031 015 01.

Planner Kreps stated the applicant proposes to rezone one parcel of land containing a total of 206 acres of land from AG to R-2, Single-Family Suburban Residential. The applicant is proposing rezoning the property to develop additional residential parcels in this area.

FACT FINDING: The proposed rezoning to R-2, is in compliance with the master plan and the surrounding existing single-family residential uses.

The site in question contains a wooded area. It is not clear whether floodplain or wetland areas are located on the subject site.

An increase in residential density would be allowed if the rezoning were approved.

The subject site is found withing the Township's sewer service area.

Residents complained of construction road, dust, lots being cut by HOA and asphalt millings on construction entrance.

Planner Kreps advised comments should be regarding the rezoning only and these concerns should go before the Township Board.

CLOSE PUBLIC HEARING: Chairman Tallman closed the public hearing at 7:01 pm.

RECONVENE REGULAR MEETING:

Motion by Venier, supported by Friar to approve the rezoning from AG to R-2.

ROLL CALL:

AYES: All

NAYS: None

MOTION CARRIED

UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: NONE

COMMISSIONERS COMMENTS: N. Masserant spoke on the development of the new township building.

REQUEST TO SPEAK: NONE

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ADJOURNMENT: Motion by Friar, supported by N. Masserant to adjourn the meeting at 7:15 pm.

AYES: All

NAYS: None

MOTION CARRIED

Stephen Tallman, Chairman

Ann Nordyke, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman Venier, Secretary Nordyke, Member N. Masserant, Girrbach and Friar.

Excused: G. Masserant

Stephen C. Tallman, Chairman
August 18, 2025