

ZONING COMMISSION MEETING

December 1, 2016

7:00 p.m.

Meeting called to order. Roll call taken. Members present: Jon Kerr, Keith Cornelius, Paul Disantis, Andy Kerr and Eric Johnson.

Paul Disantis called the meeting to order and announced that this meeting has a full agenda. If tonight's scheduled business is not complete by 10 p.m. tonight the meeting will reconvene on Thursday, January 5th at 7 p.m. at the Berkshire Township Hall, 1454 Rome Corners Rd., Galena, OH 43021.

There was a motion by Keith to approve the November 3, 2016 minutes, which was seconded by Jon. Vote was unanimous to approve. Minutes approved.

First item on the Agenda was for Application 16-165 by Ray and Linda Mayo for property at 2711 Blayne Road, Sunbury, OH. The request is for rezoning the property from AG-1 to FR-1 so the property can be subdivided into two (2) lots. The total amount of the property being rezoned is 5.6 acres. A divergence is requested for setbacks on the south lot from 20 feet to 15 feet and on the north lot from 20 feet to 5 feet.

Keith made a motion to approve the request, with the requested divergences and it was seconded by Andy. The vote was unanimous to approve the request.

A continued hearing on Application 16-157 by Schottenstein Homes, LLC was heard. It is for Parcel 41722002036000, 50 acres, located north of Four Winds Drive and east of 3 B's & K. The application is requesting a Change of Use under the current PMUD from A-1 to Residential.

* Note that the south-western portion of this parcel lies partly in Berkshire Township and partly in Berlin Township. This Zoning Commission is only looking at the portion which lies in Berkshire Township, which includes forty-one (41) "Cottage Style" homes (condominiums) and ninety (90) single family homes.

Representatives of Schottenstein Homes and Brookdoc Investments presented the specifics of the application and provided revised/updated copies of the Development Plan with changes requested by the Board and others suggested by the township Zoning Administrators since the last zoning meeting.

Additional questions and suggestions were addressed, including but not limited to:

In the single-family development: what the setbacks would be for homes with front porches that extend past the foundations, what the maximum width of homes would be (40 ft. wide max.), what the size of the lots would be (52' x 120'), color palette for developments, number of model homes for single family as well as condo development (one per development), additional decorative treatment around foundation for homes on corner lots, etc. Board made a request that at least 75% of the homes in the single-family development be required to have accents of stone, wood or brick – not just vinyl siding. Applicant agreed to that request.

The board also specified that it would need Letters of Approval from both BSTG Fire Department as well as the Delaware County sheriff's office based on the applicant's final development plan.

A five-minute break was announced at 9:00 p.m. and the Board reconvened at 9:05.

The discussion continued until 9:30 p.m. at which time the decision was made to continue the presentation until the next meeting, Thursday January 5, 2016 at 7 p.m. at the Berkshire Township Hall, 1454 Rome Corners Road, in order to allow public comment and discussion.

Public discussion included questions about on-street parking within the single-family home development and specific questions about water drainage and runoff and how it will be handled. There was also a question regarding the setback distance from the adjoining church property.

After the public discussion period, Dave Weade announced that officers will be elected at the next meeting.

Keith made a motion, and Andy seconded the motion to initiate for consideration the following proposed amendment to the Berkshire Township Zoning Resolution:

To initiate for consideration, pursuant to Ohio Revised Code Section 519.12, a proposed amendment to the Berkshire Township Zoning Resolution which would, if adopted, make the following changes:

In Article 16, Section 16.08 -D-1 Frontage. Lots shall front upon and/or have access to an improved, public road. Out lots may be located on an improved, public or private road. Road frontage in either case shall be no less than (change from 40 to 55 feet).

In Article 16, Section 16.08 -D-2 minimum side yard per tract. Change, No single unit Residential Use may be closer than (change from 10 feet to 15 feet) to another principal single Residential Use. Add 'Roof overhangs, fireplaces, heat and air conditioning units, Chimneys, and basement window casings are considered part of the principal structure.

As part of this motion will be the notification of a scheduled public hearing on this matter January 5, 2016 at 7:00 pm at the Berkshire Township Hall.

Keith made a motion to adjourn the meeting at 10:00 p.m. Paul seconded and the meeting was adjourned.

Shawna Burkham

Secretary