

ZONING COMMISSION MEETING

January 5, 2017

7:00 p.m.

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

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 Tuesday, January 11th at 7 p.m. at the Berkshire Township Hall, 1454 Rome Corners Rd., Galena, OH 43021.

Motion made by Paul Disantis to approve the December 1, 2016 minutes, seconded by Keith Cornelius. Vote to approve was unanimous. Motion carried.

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 portions of this parcel lie 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 final version of the application (dated Dec. 22, 2016) reflecting 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:

The condominiums will include sidewalks on one side of the condominium private streets. He restates that the set back from each condominium unit will allow for a car to park in the driveway. Parking will be restricted to one side of internal condominium streets. Condominium building setback from the public streets will be 30 feet or as per article 16 of the zoning code.

The single family residential (SFR) section of the development will have a building setback of 30 feet from the public road as per article 16 of the zoning code. All mailboxes will be placed on the same side as the fire hydrants and on street parking will only be allowed on the opposite side of the mailboxes and fire hydrants. All SFR will have 52 feet of road frontage not 50 feet as stated in the applicant's text.

Public asked the length of the SFR driveway. The Drives will be 31 feet in length from the edge of the sidewalk.

The word Administration is defined as Zoning inspector and Staff. All corner lots will have a building setback of 30 feet from both roads not the 20' indicated in the application. With regards to the Model Homes, they are approved with the following divergences: Visitor and employee parking will be on the street, no parking will be allowed in the driveway of the Model home. The model homes will be in use until all homes are sold. The hours of operation will be 7 days a week from 12:00 pm to 6:00 pm. Model home signage will be 20' from right of way and down lighting will be used.

Eric asked about path to the south of SFR and the possibility of additional landscaping. No changes were made to development plan. The Board asked that the applicants text be corrected reflecting all changes stated agreed to in meeting and to include in the landscape section references be changed from section "F" to "E" pg. 14,15,16 and the fencing section reference be corrected from section "F" to "E" pg 10, 11 12. The applicant agreed to submit to the zoning board a clean copy of the text and maps and all related documents.

Other specifics discussed were: Types of walking paths that are specified, (natural materials such as mulch or gravel); who is responsible for maintaining the path to the south of the single-

family homes (the Homeowners Association), types of landscaping plants, color scheme of condos (all white). Samples of materials for the siding and building materials were provided.

The Board questioned where the plans are for the extension of Four Winds Drive, and the developers reported that they have met with the county engineers and will be submitting revised plans based on the comments from the county.

Keith made a motion and it was seconded by Andy to approve Application 16-157 by Schottenstein Homes, LLC 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. subject to the conditions specified above, and it was verified that a clean copy of the Final Development Plan will be provided with the changes made. The vote was held. Eric – No, Keith – Yes, Paul – Yes, Andy – Yes. The motion passed.

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

It was decided to postpone the hearing date for the proposed amendments to the Berkshire Township Zoning Resolution until the February meeting due to the fact that it needs to be reviewed by the Regional Planning Commission.

It was announced that in 2017 the Zoning members will begin a review of the Berkshire Township Comprehensive Plan and Zoning Resolution. The Regional Planning Commission will work with us on this. Public meetings will be held regarding this process, with the first one being February 9th at the Township Hall.

It was announced that Blaine Kelly has resigned from the Zoning Commission. The trustees will discuss a replacement at the next township trustee meeting.

Election of officers was held, and by unanimous decision Paul DiSantis was elected to remain Chairman and Keith Cornelius was elected to serve as Vice-Chairman.

A motion was made to adjourn the meeting, vote was unanimous to adjourn.

Respectfully submitted,

Shawna Burkham

Secretary