

Special Zoning Board Meeting

September 15, 2015

7:00 P.M.

Meeting called to order. Members present Paul Disantis, Kim Bowling, Steve Gardner, Jon Kerr and Dave Weade. It is determined the minutes from the September 3, 2015 meeting need corrections and will be voted on at the next regular meeting. Paul Disantis then makes motion to start a possible change to the Berkshire Township Zoning Resolution. [See attached exhibit] Meeting called to adjourn by Paul Disantis, second by Jon Kerr.

Sue Williams

Secretary

Dave Weade
Jon Kerr
Steve R. Gardner
Kim Bowling
[Signature]

**MOTION BY THE
BERKSHIRE TOWNSHIP ZONING COMMISSION
TO INITIATE A PROPOSED AMENDMENT
TO THE BERKSHIRE TOWNSHIP
ZONING RESOLUTION**

Motion by Paul Dicantio seconded by Steve Gardner 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, add Article 16 to the Zoning Resolution and create the Planned Mixed Use District (PMUD) as a planned unit development under Ohio Revised Code Section 519.021(C) and which would include sections detailing: the purpose and establishment of the PMUD; requirements for the PMUD, including development tract sizes, permitted uses, open space and prohibited uses; establishment of a review process and procedure for the PMUD; requirements for contents of development plans; basis of approval; an approval period; process for modification or extension of development plan; provisions for design standards and minimum development standards including, but not limited to, access, setbacks, yard areas, signage, landscaping, parking, loading, and open space; and provisions for divergences from the minimum development standards. This amendment would also amend Article 5 by adding the PMUD as a zoning district and revise the Zoning Map to designate the PMUD area.

All such proposed revisions are reflected in the Zoning Amendment Text having a cover page entitled "Berkshire Township Zoning Amendment Case Number 15-113" dated September 15, 2015 (a copy of which Text shall be appended to the minutes of this meeting). Furthermore and as part of this motion, the Zoning Commission hereby directs that a public hearing on this proposed amendment be held on October 6th, 2015, at 7:00 p.m. at the Berkshire Township Hall located at 1454 Rome Corners Road, Galena, Ohio, 43021, and further authorizes and directs the Zoning Inspector to transmit this proposed amendment to the Delaware County Regional Planning Commission for its recommendation, to make the amendment available for public examination and to give notice of this public hearing by publication, all in accordance with applicable law.

Roll call vote:

Paul Dicantio yes
Steve Gardner yes
Kim Bowling yes
Jon Kerr yes
Dave Uleade yes

- passed 5-0