

ZONING COMMISSION MEETING

November 3, 2016

7:00 p.m.

Meeting called to order. Roll call taken. Members present: Jon Kerr, Keith Cornelius, Paul Disantis, 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 December 1, 2016 at 7 p.m. at the Berkshire Township Hall, 1454 Rome Corners Rd., Galena, OH 43021.

There was a motion by Jon to approve the September 28, 2016 minutes, which was seconded by Eric. Vote was unanimous to approve. Minutes approved.

First item on the Agenda was an amendment to the Final Development plan for the Northstar Residential Development. They are requesting a change in the Model Home requirement from "Accessory Use" to "Permitted Use." They are specifically requesting that no additional parking areas be requires, that the driveways for the Model Homes be used for visitor parking.

Keith made a motion to approve the request, and it was seconded by Jon. The vote was unanimous to approve the request.

The next item on the agenda was Westport Homes LLC application #16-154. The applicant requests a change of use from current zoning of A-1 to Planned Residential to build forty (40) single family homes on parcel 41732001062000, approximately 31.69 acres, located east of 3 B's & K, south of Cheshire Rd.

The presentation was made by multiple representatives from Westport Homes regarding the proposed development including architectural details, setbacks, density, lot sizes, etc. The development also includes a large retention pond and proposed paths which will connect to the elementary school property adjacent to the development. The paths and pond would be accessible to the school and other neighbors to utilize the pond for school, research and recreational uses.

Keith made a motion to approve Application #16-154 to rezone the parcel number 41732001062000 from A-1 to Planned Residential with the following revisions:

- 1) The amended Final Development Plan includes that a 30 foot Tree Preservation No Disturb Zone shall be established along the property's southern border with the existing Hidden Creek subdivision (platted as Kildeer)*

*see the Application for Zoning Amendment – The Reserve at Hidden Creek – Rezoning Narrative Statement, Item 11.08 Number 3, attached to Final Plans for complete verbiage

- 2) Brick pavers will extend the sidewalk through the trees in order to not impact them. (Trees at Lot 1 in the new development.) The final sidewalk configuration in this area shall be approved as part of final engineering and as part of the approved Final Plat.(Item 11.09 Number 9) in the Application for Zoning Amendment – The Reserve at Hidden Creek – Rezoning Narrative Statement

Jon seconded the motion. The vote was unanimous to approve the application.

A 10 minute break was announced at 8:37 p.m. and the meeting continued at 8:47 p.m.

When the meeting continued 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.

It is important to 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-three (43) "Cottage Style" homes (condominiums) and ninety-one (91) single family homes.

Representatives of Schottenstein Homes and Brookdoc Investments presented the specifics of the application, until 9:50 p.m. at which time the decision was made to continue the presentation at the next meeting, Thursday December 1, 2016 at 7 p.m. at the Berkshire Township Hall, 1454 Rome Corners Road.

Keith made a motion to adjourn the meeting at 10:05 p.m. Paul seconded and the meeting was adjourned.

Shawna Burkham

Secretary