

ZONING COMMISSION MEETING to REVIEW COMPREHENSIVE PLAN

April 13, 2017

6:30 p.m.

Paul DiSantis called meeting to order. Roll call taken. Members present: Paul Disantis, Andy Kerr, Matt Allen, and Jon Kerr. Keith Cornelius came in shortly after roll call.

Scott Sanders from Delaware County Regional Planning presented his comments and recommendations for Chapter 15, Recommendations for the Berkshire Township Comprehensive Plan. During the presentation, the following items involved changes the Board wanted to see made:

Sub Area 1; Boundaries: West: Berlin Township; East: I-71; North: Kingston Township; South: US 36. Land area approximately 416 acres.

Recommendations: Items 3 and 4: There was general discussion about lowering the minimum acreage in certain FR-1 areas, to allow for 1 acre lots instead of 1.95 acre minimums for single family residential. It was discussed that while we may want to do that in some areas, in this part of Sub Area 1, we wanted to maintain the 1.95 acre minimum. This density could be adjusted up if sanitary sewer is provided to serve these areas in the future.

Sub Area 2; Boundaries: West: I-71; North: Berkshire Rd. (Kingston Township); East: Galena Road; South: US 36/SR 37. Land Area approximately 787 acres.

Recommendations: In Item 1., letter g.) Delete language referencing "local convenience commercial" in line 2 of that paragraph. Should read: "For large developments with densities greater than one unit per acre there should be consideration for a mix of uses and a network of sidewalks, trails and bike paths to avoid induced auto trips."

Sub Area 3; Boundaries: North: Kingston Township; South: US36/SR37; East: Carter's Corner Road; West: N. Galena Rd. Land area approximately 971 acres.

Recommendations: Jeff is to work with Scott Sanders regarding extending the area for the proposed NorthStar planned TIFF to include properties along 36/37 on the far north end of Area 7 (which is across the street from the far south end of Sub Area 3. Refer to map. **See additional note regarding this area in Sub Area 7)*

** Also in this Sub Area, there was a desire to see the Agricultural Heartland zoned lands on the far east side of this area go to minimum 1.95 acre lots instead of minimum 5 acre lots, as is being recommended in Sub Area 4. See note below.

Sub Area 4; Boundaries: North: Kingston Township; South: Various property lines generally less than 1 mile south of the Kingston Township Line; East: Trenton Township; West: Carter's Corner Road. Land Area: Approximately 1,184 acres.

Recommendations: Board would like to see this area go to minimum 1.95 acre lots instead of minimum 5 acre lots. *** This would also extend across Carter's Corner Road to the west side to include property currently zoned Agricultural Heartland in the far east portion of Sub Area 3 (north of St. John Neumann Church)*

Sub Areas 5, and 6: No changes

Sub Area 7: Boundaries: North: US 36/ SR 37; South: Cheshire Road; East: Domigan Road; West; S. Galena Road. Land area Approximately 702 acres (approximately 128 acres has been annexed to Sunbury)

Recommendations: Item 5. Change minimum lot size from 1.95 acre to one (1) acre and delete the wording about "minimum frontage should be retained at 150 feet."

* Jeff is to work with Scott Sanders regarding extending the area for the proposed NorthStar planned TIFF to include properties along 36/37 on the far north end of Sub Area 7 (which is across the street from the far south end of Sub Area 3. Refer to map.

The discussion ended at this point with a decision to continue this at a public meeting of the Zoning Board at 6:30 p.m. on Thursday, May 11th at the Berkshire Township Hall located at 1454 Rome Corners Rd., Galena, OH 43021.

A motion was made by Keith and seconded by Matt to adjourn the meeting. Vote was unanimous to adjourn.

Respectfully submitted,

Shawna Burkham

Secretary