

ZONING COMMISSION MEETING

March 2, 2017

7:00 p.m.

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

Motion made by Paul to approve the February 2, 2017 minutes, seconded by John. Members who were present voted. (Matt, Andy, Paul and Jon) Vote was unanimous to approve.

Motion made by Paul to approve the February 9, 2017 Special Meeting minutes, seconded by Keith. Members who were present voted. (Matt, Keith, Paul and Jon) Vote was unanimous to approve.

First order of business was Application #17-032, to approve MOTION BY THE BERKSHIRE TOWNSHIP ZONING COMMISSION TO INITIATE A PROPOSED AMENDMENT TO THE BERKSHIRE TOWNSHIP ZONING RESOLUTION

Motion Paul seconded by Andy 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 17 to the Zoning Resolution and create the 36/37 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 36/37 PMUD as a zoning district and revise the Zoning Map to designate the 36/37 PMUD area.

All such proposed revisions are reflected in the Zoning Amendment Text having a cover page entitled "Berkshire Township Zoning Amendment Case Number 17-032" dated March 2, 2017 (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 April 6, 2017, 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 was unanimous to approve.

Second order of business was Application #16-175, an Amendment to the Berkshire Township Zoning Resolution to address setbacks, frontage, and definitions (added to both Article 16 and Article 4). Andy made a motion to approve Application #16-175. Keith seconded. The vote was unanimous to approve.

An informal discussion was held regarding the upcoming Comprehensive Plan meeting on March 9, 2017. The commission was reminded that the meeting is to begin at 6:30 p.m.

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

Respectfully submitted,

Shawna Burkham

Secretary

