



**Berkshire Township Zoning Commission  
Regular Meeting Minutes  
April 6<sup>th</sup>, 2023**

**Call to Order:** Chairman Jon Kerr called the meeting to order at 7:00 p.m.

**Determination of a Quorum/Roll Call:** Members present were Jon Kerr, Austin Slattery, Matt Allen and Andy Kerr. Also present were Zoning Inspector David Weade and Meeting Secretary Donielle Owen.

**Motion to approve the minutes:** A motion to approve the December 1, 2022, minutes was made by Jon Kerr and seconded by Austin Slattery. The motion was approved 4-0.

A motion to approve the October 6<sup>th</sup>, 2022, minutes, with corrections, was made by Jon Kerr and seconded by Austin Slattery. The motion was approved 3-0 (Andy Kerr abstained as he was not present at the October 6<sup>th</sup>, 2022, meeting).

**Next Zoning Commission Meeting:** May 4<sup>th</sup>, 2023, at 7:00 p.m. at the Berkshire Township Hall, 1454 Rome Corners Road, Galena Ohio.

**Announcements:**

- Introduction of Donielle Owen, Board Secretary

**Elections:**

- Election of Chair and Vice Chair for 2023. Term Expires January 31, 2024.
  - Andy Kerr made the motion to nominated Damita Peery as the Chair; Jon Kerr declared Damita Perry to be Chair by uncontested election.
  - Jon Kerr made the motion to nominate Andy Kerr as Vice Chair. Jon Kerr declared Andy Kerr as Vice Chair by uncontested election.

Nominations are closed.

**New Business:**

General discussion of possible changes to our Zoning Resolution

AGROTOURISM: This would cover small farm markets and give the opportunity to provide guidelines and regulate items (such as parking, setbacks, lighting) and will protect the residents. Other townships that have this regulation include Genoa, Kingstown, Orange Township.

HOTELS: Hotels have three definitions in the Ohio Revised Code being (1) General, (2) Short Term and (3) Extended Stay; this allows apartments to be built using the designation of "hotels." The intent is to try and control the usage for apartment developments.

SMALL SOLAR FARMS: As of 04/23/2023 Small Solar Farms can be regulated. We are unable to prohibit small solar farms but can regulate (setbacks, screening) where/how you can install the small solar farms.

PERIMETER SETBACKS: David Weade will review and do another update of the language.

BIKE PATHS: We want to make sure the language is stating that a bike path must be Installed the entire length of the property by the developer.

PARKS-TRAILS: Clearly defines the areas the developer must install.

DESIGN STANDARDS FOR MULTI-FAMILY: Regarding "materials" eliminate the "or all" language.

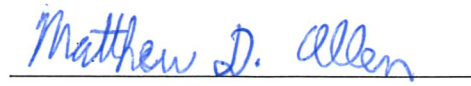
MODEL HOME SIGNS: David Weade would prefer that the approval not go through the BZA and go straight though the Zoning process and approved with the entire project.

David Weade has asked that all reference materials be reviewed, and he will clearly define all items that will be changed. The process for having these updates completed may take up to six months.

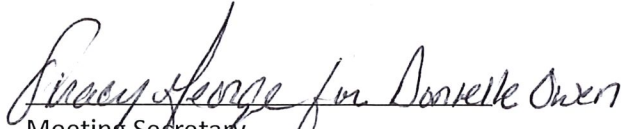
Andy Kerr made the motion to proceed with the process of updating the proposed Zoning Resolution changes; Jon Kerr seconded. The motion was approved 4-0.

**Adjournment:** Motion to adjourn made by Austin Slattery at 8:33 p.m.; seconded by Matt Allen. Motion passed unanimously.

  
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Zoning Inspector

  
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Zoning Commission Member

  
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Zoning Commission Member

  
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Meeting Secretary

  
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