



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

January 9, 2025, 7:00 p.m.

Call to order: Damita Peery called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll Call: Members present were Jon Kerr, Matt Allen, Damita Peery, Philip Pifer, Andy Kerr, and Austin Slattery. Also present were Zoning Inspector David Weade and Meeting Secretary Alison Newton.

Motion to approve the minutes: A motion was made to approve the meeting minutes from December 5th, 2024, by Philip, seconded by Jon. Andy abstained. Motion approved 5-0.

Announcements: Our meeting this evening will conclude at 9:30pm. Any unfinished business will be continued to February 6th, 2025, at 7 pm at 1454 Rome Corners Road, Galena Ohio 43021.

Statement of policy: As is the adopted policy of the Berkshire Township Zoning Commission, all applicants will be granted an opportunity to make their formal presentation. Following the applicant's presentation preliminary questions or points of clarification from the commission will be allowed. The audience will then be granted an opportunity to comment. Each individual will be granted three minutes. We ask that you be brief and to the point. The Chairperson may limit repetitive comments and close public comments after a reasonable time. The commission will ask questions and take action if needed.

New business:

Application #24-241. Berkshire Lofts Apartment complex. This is a continuation of the December 5th, 2024 meeting. Applying for a 58-unit multifamily complex.

The applicant requested Philip vote on any motion for this application in lieu of Andy as he was not present at the December 5th meeting.

Pete Schewiegeraht with Pivotal gave a brief introduction, provided a recap of the last meeting, and outlined the changes made to the application. The changes include: increased the size of the playground from under 1000sqft to over 1300sqft with a swing, went from one outdoor shelter to two, provided additional sheltered space for more families, added a sidewalk on the front porch, added enhancements to the front elevation that will improve the aesthetics front entrance, added a dog park with a ramped sidewalk, a bench, and dog equipment. Also, he noted that there have been color variation updates that now wrap around the entirety of the building and they have added the requested storage area on the 3rd and 4th interior floors and bike racks on the exterior. The two divergences were clarified, which include the trees on the island and the overhang on the porch area (6ft overhang on the 30ft setback). All other residential entrances have covers as a clarification. He has also brought

material to show their building materials to the board as well.

Damita asked for clarification on the overhangs on the entrance, and Pete confirmed that these are on every residential entrance. There is a maintenance door that does not have a cover. Damita asked for this ambiguity in the text to be clarified.

Austin asked if there needed to be official changes to the 'brick veneer' in the text. Pete offered to make that official change for the board.

Jon asked Pete to clarify the second divergence verbiage and Pete agreed, the language should be 'east' door, not 'west' door.

Jon posed a question about the style of the front and asked Pete to elaborate on their style choices. Pete offered commentary on their style decisions and features of the building. He further explained the enhancements to the application that have been provided since the last meeting.

Damita expressed gratitude for the addition of the dog park and swing, Pete agreed and mentioned that they have made changes to the insurance policy.

Damita asked for specifics on bathroom vanities and Pete provided specifics on the floor plan and what type of features residents could expect. He also noted the location of the water heater, HVAC system, and washer/dryer.

Matt asked for clarification about the exterior elevation changes, Pete used the application images to explain their changes to the color variation and used their material board to demonstrate the colors of the building materials.

Pete took time to explain their decision on using flat roofs compared to gable roofing. He thought this decision would fit better with the building's location.

Austin expressed concern about the lack of verbiage in the text and noted that this is important compared to solely having references to the figures. He also noted his concern with the flat roof design choice. Philip offered an explanation on why he thought the flat roof would be fine in the context of surrounding buildings.

Jon pointed out a door on the elevation that is in one image but not another. Pete explained that there is not in fact a door there, and this is a mistake. There was general discussion on placement of the doors and the error in the architectural drawing. Pete will update the south elevation to remove that door.

Public Participation:

Mary Howard, 1765 S Galena Rd.

Mary expressed concern about the exterior of the building and thanked the board for their work in helping make the building as aesthetically pleasing as possible. She provided commentary about a friend of hers that appreciates interior bike storage at her apartment complex and wanted that to be noted.

Austin made a motion to approve the application with the following conditions:

1. Documented clarification that the brick is not veneer and will be full brick.
2. Noted change about the awnings on all residential entrances.
3. Clarification for inside common residential storage on floors 3 and 4.
4. The documentation for outdoor shelters needs a number 2, and include documentation of a bike rack.
5. Clarification to the 'east' door as opposed to the 'west' on the second divergence verbiage.

6. Expand verbiage and clarity to the proposed overhang divergence.
7. Corrections to the elevation drawings with the door


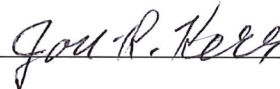
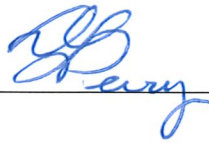
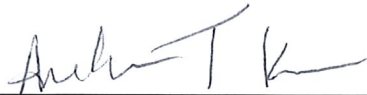
Austin made a motion to approve application # 24-241 with the seven conditions satisfied by January 27th. Philip seconded. Motion approved 5-0.

Changes will be needed back to the Township by noon on January 27th.

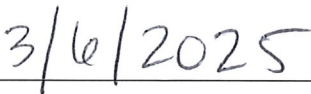
Adjournment: A motion to adjourn was made by Jon at 7:56p.m. Seconded by Austin. Motion approved 5-0.



Zoning Inspector



Meeting Secretary



Date



Zoning Commission Members