



**Berkshire Township Trustees  
Regular Meeting  
October 10, 2022**

**Call to Order:** Mike Dattilo called the meeting to order at 7:00 p.m.

**Determination of a Quorum/Roll Call:** Trustees Mike Dattilo, Rod Myers and Paul Disantis were in attendance. Also Present were Melody George, Fiscal Officer; Kevin Vaughn, Township Administrator; David Weade, Zoning Inspector; Pete Griggs, Legal Counsel; and Chris Sharlike, Meeting Secretary

**Pledge of Allegiance**

**Approval of meeting minutes:**

- Mike Dattilo made a motion to approve the minutes of the September 12, 2022 regular meeting. The motion was seconded by Paul Disantis and was approved 3-0.
- Mike Dattilo made a motion to approve the minutes of the September 28, 2022 special meeting. Rod Myers seconded the motion and it was approved 3-0.

**The next Trustee meeting:** November 14, 2022, at 1454 Rome Corners Road at 7:00 p.m.

**Announcements:**

Our People in Need Food Drive begins tonight. Details have been provided in our newsletter/on our website and flyers are available up front. Please consider donating.

**New Business: Open the public hearing for application #22-104:**

Plumb Creek by Highland Real Estate, 720 East Broad St, Suite 200, Columbus, Ohio 43215. The applicant is requesting a change in zoning from PIND, Planned Institutional District, to PRD, Planned Residential District.

Parcel numbers 41733001048000, 41733001060000, 99999902000000

- Chairman Dattilo read the rules for public participation
- Applicants Scott Mallory of Highland Real Estate and Phil Morehead of G2 Planning & Design presented their plan.
  - Applicants described the changes made to the preliminary plan, including reducing the number of units from 141 to 91, eliminating age-targeted units and making all homes single-family units, and removing the requested divergence for the front yard setback.

- Applicant stated the plan has 37% greenspace, lot widths are either 80 feet or 90 feet, and 97% of the units are adjacent to greenspace.
- The plan includes walking paths and a shelter area.
- Applicant met with Big Walnut Schools Superintendent, Ryan McLane and Assistant Superintendent, Megan Foreman. It was confirmed that the schools have capacity for the additional future students who would reside in the development.
- Applicant stated he appreciated the opportunity to meet with community members at the home of Jeff and Kim Hayes and their willingness to have conversation about the proposed plan.
- Comments and questions from the Board:
  - Applicants were asked what road improvements were anticipated. Applicant stated a full study would be done by the County Engineer to assess what improvements need to be made.
  - Applicant was asked if they would consider larger lots and if not, why? Applicant stated they would not be able to reduce density due to economic constraints. Due to tremendous offsite expenses, they are constrained to the 80 or 90 foot lot widths in order to make the plan work.
  - When asked to describe the houses, applicant said they would be in the \$450,000 range, with no vinyl siding and a minimum of 2500 square feet for two story homes and 2300 square feet for ranch homes.

### **Public Participation**

- Prior to public participation, Paul Disantis moved to recess at 7:19 p.m. Mike Dattilo seconded and the motion was approved 3-0.
- Mike Dattilo moved to end the recess at 7:21 p.m. Paul Disantis seconded and the motion was approved 2-0. Trustee Myers dismissed himself from the meeting.
- Trustee Myers rejoined the meeting at 7:26 p.m.
- Comments and questions were received from the public. Many residents voiced concerns over the increase in traffic and the potential for more dangerous conditions on affected roads, not only for vehicles but for pedestrians and bicycles. Other concerns included the lack of infrastructure, the effect of the plan on schools and on other resources such as fire, police and electric. Many people voiced the opinion that this development was not a good fit for the neighborhood and would negatively change the community. There was also concern that approving this development would set the precedent for future, similar developments in the area. Some residents said that they would likely lose their homes if the road was widened. One resident stated that there is a cemetery that will need to be moved, and another asked if the Trustees are required to approve the application if the zoning code is met.
  - Legal Counsel Pete Griggs explained that the Comprehensive Plan and the Zoning Code are the main criteria used in the approval process, along with peripheral legal issues.

- In regards to the traffic study, Inspector Weade explained this a two-step process:
  1. The preliminary plan approval includes a preliminary traffic study, which is a statistical study. A letter of review is required, outlining road improvements that may be needed based on the study.
  2. The final development plan includes true traffic counts and required improvements. Final improvement requirements could possibly outweigh what the developer is willing to do.
- In response to being asked how this development will benefit the community, the applicants responded that they believe it conforms to the spirit and intent of the code, and provides adequate and fair housing for those wishing to move into the community.
- Inspector Weade explained that there is no true definition of a rural area.
- Legal Counsel Griggs said the price of the houses cannot be guaranteed. The market will dictate the prices.
- Applicant stated that no builder has been chosen yet, but natural materials such as hardy siding, stucco and stone will be used, and homes will have a higher (6/12) roof pitch.
- Applicant explained the sewer and water will come from the east end of Maple Glen through the Johnson property.
- In response to the question asked regarding how many zoning categories Berkshire Township has, Inspector Weade said that there are multiple categories. An applicant can ask for any type of zoning they want and the request has to be heard.
- In answering why there are two entrances to the development, Administrator Vaughn responded that the regulations have been changed so that any development with over 30 homes must have 2 accesses in case of emergency.
- The plan fits the criteria “physical development potential of the area” in accordance with the comprehensive plan land use.
  - Prior to the vote, Trustee Myers stated that he is a representative of the Township residents, and as such would vote the way they wanted him to.
  - Mike Dattilo made a motion to approve application number 22-104. Paul Disantis seconded. Vote: Disantis – yes, Dattilo – yes, Myers – no. Motion approved 2-1.

**Motion to close the public hearing**

- Mike Dattilo moved to close the public hearing. Paul Disantis seconded and the motion was approved 3-0.

**Motion to recess at 8:40 p.m.**

- Mike Dattilo moved to recess at 8:40 p.m. Rod Myers seconded and the motion was approved 3-0.

**Motion to end the recess at 8:45 p.m.**

- Mike Dattilo moved to resume at 8:45 p.m. Paul Disantis seconded and the motion was approved 3-0.

**Public Participation**

Trustees answered questions from the public regarding website links.

**Paying of bills:**

- Mike Dattilo made a motion to pay all bills and authorized P.O.s since the last regularly scheduled meeting of September 12, 2022. Rod Myers seconded and the motion was approved 3-0.

**Adjournment**

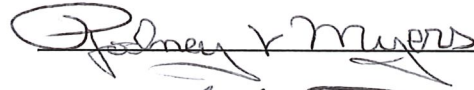
- **Motion to adjourn:**


Mike Dattilo a motion to adjourn at 9:27 p.m. Rod Myers seconded. Motion approved 3-0.



Meeting Secretary Signature







Berkshire Township Trustee Approvals



Fiscal Officer