



Austin Slattery

Matthew D. Allen

Andy Kerr
Jon Kerr
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Berkshire township Zoning Commission Meeting

October 7, 2021

The meeting was called to order by Chairman Jon Kerr. Members attending were Matt Allen, Jon Kerr, Austin Slattery, Andy Kerr, and Phil Pifer. Damita Peery was absent. Chairman Kerr announced that if business was not completed by 9:00 pm it would be continued to November 4, 2021, at 7pm at the Berkshire Township Hall. Jon Kerr moved to approve the September 2, 2021, meeting minutes, second by Austin Slattery. Motion approved 4-0, Andy Kerr abstained.

The First item on the agenda was application #21-204 by AMH Development LLC Residential. This was a continuation from the September meeting. Representing the application was Molly Gwin. The applicant proposes a 100-unit residential development of single-family homes in the southwest corner of North Galena Road and Wilson Road. Project to be called Berkshire Crossing. The applicant updated the board on some changes. As requested by the board at the September meeting the applicant supplied pictures of a similar development they have in Tennessee. Discussion by the board included wetlands, location of utilities, landscaping, and ownership. Under public participation there was none. The board also pointed out that the sign included in the application would need a separate approval after sign standards under article 17 were finalized. The emergency entrance off North Galena Road will be included in Phase 1 at the request of the fire department. The applicant again stated that the design project would follow the Northstar Development Standards. Motion was made by Austin Slattery and was second by Andy Kerr to approve application 21-204. Motion passed 5-0.

The next agenda item was Application 21-185, Northstar Residential Development, Camping World. Representing the application was Matt Cull on behalf of Nationwide Realty. This was a continuation from the September 2, 2021, meeting. The applicant reviewed updates to their application which included adding 3.75 acres to the site. This is a preliminary application under article 15 of our zoning resolution. Changes in pavement setbacks, lot coverage, parking space size, trees along I-71 and divergences requested were discussed. Two divergences are requested. A sixty eight percent lot coverage and a reduction in parking setbacks on the perimeter of the property. Code permits a maximum of fifty percent. Discussion included retail square footage, looks of the building, when would Loop Road be built and why the extra acreage. Concerns where just one entrance to the property if Loop Road was not built at the time of the other construction. Under public participation there was none.

Andy Kerr made the motion, seconded by Matt Allen to approve the preliminary application 21-185 as a recommendation to the trustees. Motion was approved 5-0.

Motion was made by Andy Kerr to adjourn, seconded by Matt Allen.

David Weade

Zoning Inspector.