



Berkshire Township Trustees
Regular Meeting Minutes
November 14, 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; and Chris Sharlike, Meeting Secretary

Pledge of Allegiance

Approval of meeting minutes:

- Mike Dattilo made a motion to approve the minutes of the October 10 regular meeting. The motion was seconded by Paul Disantis and was approved 3-0.

The next Trustee meeting: December 12, 2022, at 1454 Rome Corners Road at 7:00 p.m.

Public hearing for application #22-177:

The applicant is filing for a rezoning of 12.15 acres from Agricultural District (A-1) to Planned Commercial (PCD). The proposed use is for commercial and office use. The property is located at parcel numbers 417-132-01-010-004 and 417-132-01-010-003

- Chairman Mike Dattilo opened the public hearing and swore in those who were speaking.
- Mark Miller of 9944 Partners LLC gave a brief history of the purchase of the property, which is adjacent to Sunbury Storage which he and his partner, John Guthrie, own.
- The applicant stated that following approval of the rezoning request by the Zoning Commission on October 6, a meeting was held with neighbors. Mr. Miller expressed his appreciation for the input received, and emphasized their desire to have a good relationship with the neighbors.
- Phil Morehead of G2 Planning and Design, Landscape Architect, explained that the Delaware County Comprehensive Plan calls for office use for that parcel of land.
 - The applicants' plan for the property includes retail and office space and a daycare center.
 - Applicants have agreed to a 10 ft. easement along Domigan Road for a future trail.
 - Excluded uses include hotels and motels, 24-hour convenience store type business, and residential use.
 - Landscaping will meet or exceed zoning requirements.

- Mike Williamson, Civil Engineer from Terrain Evolution explained that each building would have their own septic on their own lot. Since flow rate will be under 1,000 gallons per day, regulation falls under Delaware County.
- Mike Dattilo made a motion to approve the application. Rod Myers seconded the motion and it was approved 3-0.
- Mike Dattilo made a motion to close the hearing and Paul Disantis seconded. Motion approved 3-0.

Public hearing for application #22-174:

Application number 22-174, for a proposed amendment to the Berkshire Township Zoning Resolution. Area of proposed changes include Article 16, Section 16.03, and Attachment 1-Zoning District Map in the Township Zoning Resolution effective date of October 26, 2021.

- Chairman Dattilo opened the public hearing and swore in those who were speaking.
- Bernie Moreno, Westlake Ohio, presented a video detailing the positive impact of his dealership in the Ft. Mitchell, Kentucky community. Mr. Moreno stated he wants to do something incredibly special in Berkshire Township. They have purchased a 25-acre parcel.
- Trustees asked how many cars will be on the lot. Mr. Moreno estimates that 75-80% of cars will be ordered, so it will not be a large car lot. The dealership will be very modern and heavily landscaped.
- In response to a question from the Trustees about how much of the acreage will be used for the dealership, the applicant said they will probably use 4-5 acres for the dealership, and will have control over the types of businesses that surround their dealership.
- Ed Schantz, who owns two adjacent properties, spoke in support of the project. Mr. Schantz said that in his experience, the high-end car dealerships have been more proactive in the community and also pay higher taxes.
- Mike Dattilo made a motion to approve the application for the amendment to the Berkshire Township Zoning Resolution. Paul Disantis seconded and the motion was approved 3-0.
- Mike Dattilo made a motion to close the hearing and Rod Myers seconded. Motion approved 3-0.

New Business:

- Motion to approve resolution #2022-11-1 certifying a referendum petition to the Delaware County Board of Elections, made by Mike Dattilo and seconded by Paul Disantis, was approved 3-0.
- Motion to approve resolution #2022-11-2 for road ditch replacement at 8285 Berkshire Road at an estimated cost of \$5,737.84 to be equally split between Berkshire Township and Kingston Township, made by Mike Dattilo and seconded by Rod Myers, was approved 3-0.
- Motion to approve resolution #2022-11-3 for road culvert replacement at 7122 Berkshire Road at an estimated cost of \$11,353.85 to be equally split between Berkshire Township and Kingston Township, made by Mike Dattilo and seconded by Rod Myers, was approved 3-0.

- Motion to approve resolution #2022-11-4 to discard unused or obsolete equipment as per list in attachments, made by Mike Dattilo and seconded by Paul Disantis, was approved 3-0.
- Motion to approve payment to Ohio Workers Compensation in the amount of \$2,776.00, made by Mike Dattilo and seconded by Paul Disantis, was approved 3-0.

Discussion: Trustee Myers thanked Township Administrator Kevin Vaughn for accepting his invitation to attend a meeting at Berlin Township and said his presence and knowledge was appreciated by the other townships. The Trustees agreed that Administrator Vaughn goes above and beyond his duties.

Public participation:

- A Berkshire Township resident asked how to go about getting the zoning code changed. She stated that she believes residences and businesses should be required to be on at least 2-acre lots.
 - Trustees explained that when zoning was being revised a few years ago, a number of public hearings were held during a six-month period. Community input was invited, testimony was received and all was reviewed prior to making any updates to the comprehensive plan and zoning code. The Trustees stressed that community members need to be involved in the process.

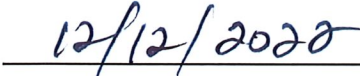
Paying of bills:

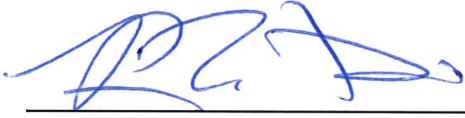
- Paul Disantis made a motion to pay all bills and authorized P.O.'s since the last regularly scheduled meeting of October 10, 2022. Mike Dattilo seconded and the motion passed 3-0.

Adjournment

- Mike Dattilo a motion to adjourn and Rod Myers seconded. Motion approved 3-0.

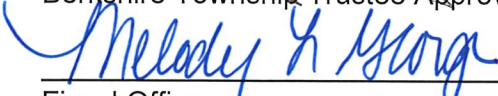

 Meeting Secretary Signature





 Paul Disantis


 Berkshire Township Trustee Approvals


 Fiscal Officer