



Handwritten signature: Damita Peery, Bk, MCG

Handwritten signature: Jon Kerr

Handwritten signature: Matthew D. Allen

Handwritten signature: Austin Slattery

Berkshire township Zoning Commission Meeting

November 4, 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 and Damita Peery. Chairman Kerr announced that if business was not completed by 9:30 pm it would be continued to December 2, 2021, at 7pm at the Berkshire Township Hall. Jon Kerr moved to approve the September 2, 2021, meeting minutes, second by Andy Kerr. Motion approved 5-0, Damita Peery abstained.

The first item on the agenda was application #21-261, presented by Asmre Holdings, LLC. Representing the application was Joe Miller. The request was to rezone 7.67 acres from A-1 to Farm Residential (FR-1) for the purpose of creating 2 building lots. The Delaware County Regional Planning review was shared with the commission. Their concern was the larger of the 2 lots would create a flag lot which is allowed by our code. Based on the 300-foot width required in front of the house the lot would be difficult to build on. The large drainage swale that crosses the property would need to be addressed at the time of design. Regional Planning recommended conditional approval on the condition that the drainage would be addressed. Board discussion included understanding the requirements of a flag lot. Also, Chairman Kerr asked about an adjoining property owner not being notified. The minutes reflect that Ronald and Stephanie Stifler, 876 South Galena Road Sunbury Ohio were left off the list supplied by the applicant. Signage of a zoning hearing was placed on the property ten days in advance. A second point discussed was the fee to rezone. Based on the request to rezone the total tract the fee paid was wrong. The applicant agreed to pay the difference. A motion was made by Andy Kerr to approve application 21-261 under the condition that the additional fee would be paid, seconded by Damita Peery. Vote was 5-0 to approve.

The next agenda item was Application 21-166, presented by Freedom Roads LLC. Representing the application was Greg Monig. The request is for approval of the Final Development Plan on 19.517 acres for the purpose of building a retail business for a Camping World. Items of discussion included installing curbs on the retail parking area which the applicant agreed to do. No camper for sale parking would be permitted outside of the fenced area. A definition of the bio-retention pond and how it functions. The application included a divergence request for an additional 192 square feet for a monument sign on the west property line next to I-71. Drawings were included with the application. Board questions included the looks of the building by Matt Allen. After discussion the applicant agreed to continue the stone water table on the north side of the building from the corner to the overhead door. The south wall would be screened by the decorative fence. Damita questioned the lack of screening for the dumpster. After discussion it was agreed that because of the location and the screening of decorative fences additional screening would not be needed. The question concerning the letter from the Delaware County Engineer's office about construction of Portrush Road. (Loop Road). Dave Holtzmliller with Nationwide Realty explained the conditions of when the road would be built. Based on the confusion of the letter the applicant agrees to supply an explanation and interpretation.

Austin Slattery made the motion, seconded by Matt Allen to approve the Final Development Plan of application 21-266 contingent on the addition of the water table on the north side of the building, a clarification letter from the Delaware County Engineer's Office, a correction of item (F) in the development text on signage, and to permit the divergence on sign requested. The motion was approved 5-0.

The board was handed out the revised Zoning Resolution books effective October 26th, 2021.

Motion was made by Matthew Allen to adjourn, seconded by Damita Peery.

David Weade

Zoning Inspector.