



Board of Zoning Appeals Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

February 18, 2026, 7:00 p.m.

Call to order: David called the meeting to order at 7:04 p.m.

Determination of a Quorum/Roll Call: Members present were Kim Zianno Hartman, Fred Grunewald, and Ellen Ebe. Also present were Zoning Inspector David Weade, and Meeting Secretary Alison Newton.

Kim Zianno Hartman was sworn in to a 5-year term on the Board of Zoning Appeals by Mike Dattilo.

A motion to elect Kim Zianno Hartman as Chair of the Board of Zoning Appeals was made by Ellen, seconded by Fred. Motion approved 3-0.

A motion to elect James Spurrier as Co-Chair of the Board of Zoning Appeals was made by Ellen, seconded by Kim. Motion approved 3-0.

Announcements:

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.

General discussion of current zoning resolution:

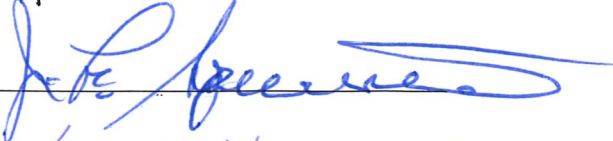
David noted that the legal entity of the township reads that there needs to be a 3-person majority vote of the board to pass an application, a 2-1 vote would fail here. And if the applicant wishes to refute the board's decision, then they can pursue legal action in a civil court. David also noted that several local commissions require attending people to sign in so that the board knows who attends the meetings and Kim thought that would be difficult to enforce if it was not in the Township's policy and that could be something for the Trustee's to consider. Next, David noted the 7 questions that applicants are required to answer in their applications (sourced from the Ohio Revised Code). He thought that those specific questions are what applicants must answer and there is no flexibility on making decisions outside of those 7 questions. Next, Kim asked if there was a way to carve out exceptions on rear yard setbacks in certain communities so that each household would not need to come to the board to request a variance. David thought informal conversations could happen with developers in the future to make those setbacks different in the future but for now that is up to the developers. Finally, David introduced opened the board for some general discussion

regarding the current zoning code and some 2026 updates he anticipates.

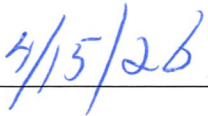
Adjournment: A motion to adjourn was made by Ellen at 7:49 p.m. Seconded by Kim. Motion approved 3-0.



Zoning Inspector



Meeting Secretary



Date

Board of Zoning Appeals Members