

# RECORD OF PROCEEDINGS

0183

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

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Berkshire Township Zoning Commission  
February 6, 2020

Jon Kerr advised Joe Clase that Austin Slattery was not part of the meeting last month so Joe Clase could chose to allow or not allow Austin to vote. Joe Clase allowed Austin to vote.

This is a preliminary development plan advised Joe with some changes since the last hearing. Joe gave the Board the additional information and changes from the last hearing. Updated rendering of the site with architectural changes, landscaping changes/additions. Sign view Letters from Delaware Soil & Water and the Delaware county Health Department. Paved entrance with dust controls measures for the remaining parking lot. Updated traffic memo. County study with suggested road changes Plant list included that meets or exceeds requirements by the Board.

Letter from BST&G on compliance. They would like to begin in the Summer and end in the Fall for construction of the building.

Board Questions:

Damita Peery - Gravel issues and the cost involved for pavement

Austin Slattery – Driveway access Chris advised chose to go Recreational due to gravel and informal discussion last year.

Jon Kerr – BST&G hydrant

Public questions:

Stephanie Allen – side year setback question to Joe Clase

Board Questions

Matt Allen- asking about splitting the difference on the North and south side of properties for the divergence.

Andy Kerr made a motion to approve the Preliminary Plan to Planned Recreational District with 2 divergences for Application 19-134 Plan 4 Land LLC, Joe Clase. Second by Damita Peery. Vote: Andy Kerry, yes; Jon Kerr, yes; Damita Peery, NO, Matt Allen, yes and Austin Slattery NO. Motion approved 3-2 passed.

Informal Discussion continued with this applicant Joe Clase, Plan 4 Land LLC 19-134 with the Zoning Board for about 30 minutes.

Dave Weade advised that Mr. Dewitt was here for an informal discussion.

Mr. Dewitt advised was considering the purchase of the property to the East of Tractor Supply for a self-storage facility. The Board gave suggestions to Mr. DeWitt.

Damita Peery made a motion to adjourn. Second by Matt. Vote: Unanimous

Melody L. George, Fiscal Officer



Held

20

Berkshire Township Zoning Commission Meeting  
February 6, 2020 7:00 p.m.

Meeting called to order by Jon Kerr. Roll Call taken. Members Present: Jon Kerr, Damita Peery, Matt Allen, Andy Kerr, Austin Slattery and Eric Johnson.

Jon Kerr advised that the meeting will end at 9:00 p.m. and if the business is not finished the next meeting will be March 5, 2020 at 7:00 p.m.

Jon advised of some meeting minute corrections to the meeting minutes of January 2, 2020.

Andy Kerr made a motion to approve the corrections to the meeting minutes of January 2, 2020. Second by Damita Peery. Motion passed. Austin Slattery, abstained. Eric Johnson does not vote.

Advised switching the order of the meeting to hear Application 20-005, Parcel 417-34002-001-000 Karen Coffman, Applicant for owner Linda Nisbet, Trustee.

At this time, Jon Kerr announced the Board needed a Chairman. Andy Kerr nominated Jon Kerr to fill this Chairman of the Board. No objections from the Board Members. Duly appointed Chairman, Jon Kerr.

Jon Kerr announce the Board needed a Vice Chairman. Jon nominated Damita Peery. No objections from the Board Members. Duly appointed Vice Chairman, Damita Peery.

Jon Kerr –

Application 20-005 9.044 acres from A-1(Agriculture) to FR-1 proposed use Residential. This is a straight forward lot split.

Jon ask for Board Members questions at this time.

Jon Kerr ask about the setback center line to the proposed house.

Austin Slattery inquired about the drainage on the property.

Eric Johnson – Neighboring house distance from proposed lots.

Eric Johnson- Are the trees still existing on long flag lot.

Matt Allen- Minimum size of structure/house

Public comments:

Don Whisman – West side property owner

Concerns about drainage and questions concerning shared access point and common access driveway

No more questions.

Andy Kerr made a motion to approve the Application 20-005 to rezone 9.042 acres from A-1 to FR-1 as requested in the application. Second by Matt Allen. Vote: Unanimous

Dave Weade announced this will go to the Trustees for a hearing date and the property will be subject to referendum.







Application 19-134 – Parcel 41713201001007 from A-1 to PRCD 5.249 acres. Applicant Plan 4 Land, LLC, Joe Clase, Principal and Property owners Gert and Anne Mueller.