



## Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

May 1, 2025, 7:00 p.m.

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**Call to order:** Andy called the meeting to order at 7:00 p.m.

**Determination of a Quorum/Roll Call:** Members present were Jon Kerr, Matt Allen, Tony Lonigro, Andy Kerr, and Jessica Duvall. Also present were Zoning Inspector David Weade, Township Administrator Tyler Lane, and Meeting Secretary Alison Newton.

**Motion to approve the minutes:** A motion was made to approve the meeting minutes from March 6, 2025, by Jon seconded by Tony. Motion approved 5-0.

**Announcements:** Our meeting this evening will conclude at 9:30 pm. Any unfinished business will be continued to June 5th, 2025, at 7 pm at 1454 Rome Corners Road, Galena Ohio 43021.

**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.

**New business:**

Application # 25-041 Plumb Creek LLC. The request is for the approval of the Final Development Plan for 91 homes on 87.7 acres. The preliminary Development Plan was approved in 2022 for a zoning change from Planned Institutional District to Planned Residential District.

Tyler Lane, Township Administrator, provided a brief history of the project and gave context of the legal proceedings that began in 2022.

Chris Bradley, of Plumb Creek LLC, explained that the final development plan is very similar to the preliminary development plan that was previously submitted. He noted that there have been additions to the final development plan that were provided several weeks ago. He is here today with Mike Reeves, the civil engineer, who will provide updates and answer any questions.

Mike Reeves introduced himself and explained to the commission what they have done in the application since October 2024. He noted that they have provided their plans, and they have gone through all necessary regional planning commission, as well as Delco water, sewer, fire, and other agencies. The applicants will take

those final reviews and will finalize their plans based upon those agencies' comments. Mike specifically noted that the traffic study has also been reviewed, and they have included the results in the application. There were concerns with the grading adjacent to Plumb Rd and they have added a ditch setback that will open up sight lines and will meet county engineering standards. He noted that the access point to Dustin Rd, there was an issue with an existing neighboring septic field so they have added a curve that will avoid that. He finally mentioned some details about the dry/wet basins that will be developed on the property.

Tony asked the applicant about the color of the siding and the type of material that would be used. The applicant acknowledged that it is fiber cement siding. Tony also asked about wetland and stream going through the development and what their plan is for the water retention. The applicant said that they do not have a final flood plan, but they are going through the proper channels to make sure they are compliant with the Army Core of Engineers. Tony then asked about the retention ponds—he asked the applicant to clarify that the dry is the southeast corner—this was confirmed. The applicant agreed that the ponds will be compliant with the county and township standards and will include fountains in the 3 wet basins. Next, Tony asked about the elevation/models that were depicted in the application, he wanted clarification about the floor plans. The applicant mentioned that they would be working with multiple builders so they did not have specific floor plans, but they have elevations for what future houses would look like and acknowledged that the houses would come through the township for final approval.

Tony asked about the rear yard setbacks being 30 feet and wanted clarification about the need for a standard divergence. David asked if the applicant would consider a 20-foot setback that would provide homeowners with more flexibility in their back yard and the applicant agreed.

Jon asked the applicant to describe the situation with the neighbor that has the septic system that would interfere with the plans. The applicant referred to the first page of the engineering plan that shows that the neighbor's septic field encroaches onto the developer's property. Jon also asked about the price point of the houses the applicant expected about 600k+ given the size of the houses and the lots.

Matt asked about the walking path that goes throughout the development. The applicant described that as an asphalt path that is 8ft wide. There was discussion about the placement of snow and that it would likely encroach on the leisure path during heavy snowstorms.

Jon asked about the wetland basin (basin B in the southeast corner) and about the site topography. The applicant explained that there is a culvert under the road at that location, so there would need to be something in that area for water drainage. He noted that their proposal of this basin will result in a nicer feature compared to a wet basin. It is still functional per the state and county but provides a better aesthetic. They will be working with a landscaper to find plants that would fit the wet and dry features of this basin. Jon also asked if there would be any existing wetlands that would be reduced. Mike explained that there would be impacts to the wetlands, but they tried to save what they could. The applicants will mitigate as needed and they are working through those applications and permits through the county engineers' office. They will be required to have proof of mitigation prior to finalization.

David asked the applicant where the excess dirt would be placed. The applicant explained that the excess dirt will go towards the mounding along interstate 71.

### **Public Participation**

Eric Eichensehr asked about the mounding near I-71 and if it would create more sound on the other side of the interstate. Andy thought it would be more absorbing than reflective.

Jan Eichensehr asked who the builders of the homes would be and the applicant declined to answer. She also asked if it was common practice for the developer to sue the township. Andy explained that if the applicant did their due diligence and felt that they have met the zoning code they have the right to pursue litigation. She also asked about the petition that they put together and the court process. David explained that the petitioners must act in good faith as they petition for signatures from residents.

Jon asked about the narrowness of Plumb Road, the current road conditions, and if there are any upgrades planned. Mike explained that there would be no turn lanes installed per the county and the results of the traffic study. He did note that on plumb road they will include a ditch setback which will include a 2ft aggregate berm and a 8ft graded shoulder and a slope. This grading on site will allow for less crowding on the road. He noted that there will be no improvements on the Dustin Rd. Matt asked when these will be completed, and the applicant said these improvements will be completed prior to any building on the site.

Matt asked about the mounding along Interstate 71, he asked if there would be landscaping there. The applicant acknowledged that those mounds will be planted with landscaping.

Tony made a motion to approve application # 25-041 with the inclusion of the divergence of the 20ft rear yard setback. Jon second. Motion approved 5-0.

Informal business. David mentioned that a local business, First Impressions Landscaping, has a barn that has been used for indoor soccer, and they want to change from indoor soccer to indoor batting cages for softball and baseball into that building. Unless the board has an issue with that, David will administratively approve this. There were no issues from the board.

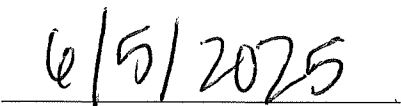
**Adjournment:** A motion to adjourn was made by Andy at 7:45 p.m. Seconded by Jon. Motion approved 5-0.



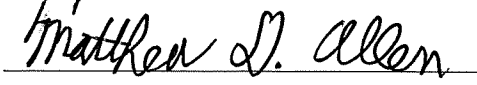
Zoning Inspector



Meeting Secretary



Date



Zoning Commission Members