

Berkshire Township
Zoning Board
Meeting Minutes of March 5, 2020

Jon Kerr called the meeting to order at 7:00 p.m.

Roll Call: Eric Johnson, Matt Allen, Jon Kerr, Damita Peery, Austin Slattery, all present
Andy Kerr, absent

Jon Kerr explained this meeting is for Application 20-025 9944 Partners LLC., property located at 9944 East State Route 37E Sunbury Ohio. Southeast corner of St Rt 37 East and Domigan Road. Parcel 417320101000 from FR1 to PCD 3.278 acres. Rezoning adjacent property.

Damita Peery made a motion to approve the meeting Minutes of February 5, 2020. Second by Matt Allen. Vote: Unanimous.

Mark Miller, Partner gave an overview of the journey for the 9944 Partners as of today. John Guthrie is his partner. After Mark was done giving his overview of the buildings and lay out John Guthrie spoke on his vision.

Jon Kerr ask Dave Weade about Regional Planning recommendations:

Dave advised Regional Planning thought it would be a waste of land to require the 100 feet setback and the applicant would need to screen the property to the West with appropriate landscaping.

Scott Wagner – First Impressions gave his approval by email and also Joni Stanton send an email approving.

Board questions to Applicant:

Austin – mound height – trees. Owners advised 20 feet apart. Austin has no problem with the setback and thanks the applicant for keeping it rural.

Matt Allen – how many additional units will this create - Owner that has not been figured as of yet.

Eric Johnson – what is the barn and house use as of now. Owner – barn additional storage and the house is a rental property.

Damita Peery ask is family members would be interested in continuing the business in the future.

Owner – Probably not. Children are in the Corporate World.

Jon Kerr – new trip generation question – how much more traffic. Owner – 5-7 people during the weekends and Monday – Friday 3 to 4 people.

Comments from the Public:

Shaun Walker – owner of property on Carters Corner. Good job on property so far and thinks it will fit in with his vision.

Ellen Ebe- Holley Woods Dr. Likes the plan

Back to the Board:

Eric Johnson – current adjacent property owners are they ok with this. Dave explained no calls and one letter was returned undeliverable. BRAVE Properties.

Norway Spruce Eric wanted to advise are in bad shape last year. Just an FYI to the owner.

Dave explained this is now called an adjacent lot line transfer and is permitted as long as the parcel numbers are combined under 1 number.

Damita Peery made a motion to approve application 20-025, 9944 Partners, LLC. This is to approve the 3.278 acres from AG(a-1) to PCD to include the divergence to the side set back to 50 ft. Second by Austin Slattery. Vote: Unanimous

Dave advised the recommendation will go to the Berkshire Trustees to set a hearing. A 30-day right of referendum on property. No construction can take place until they come back for a final development plan.

Informal Discussion with Nationwide Real Estates, Northstar Residential, Bart Barth concerning Willshire Development. No decisions were made.

Informal Discussion with the Board concerning Northlake Summit Single Family homes. Developer asking for a few minor changes in architectural standards and Dave Weade was getting the Board's Opinion. No decisions were made.

Damita Peery made a motion to adjourn the meeting at 8:55 p.m. Second by Matt Allen Vote: unanimous