



**Berkshire Township Zoning Commission  
Regular Meeting Minutes  
April 4th, 2024**

**Call to Order:** Chairman, Damita Peery, called the meeting to order at 7:01 p.m.

**Determination of a Quorum/Roll Call:** Members present were Jon Kerr, Damita Perry, Austin Slattery, Andy Kerr, and Matt Allen. Also present were Zoning Inspector David Weade and Meeting Secretary Connor Woodford.

**Motion to approve the minutes:**

*A motion was made to approve the meeting minutes from February 29, 2024, by Damita Peery, seconded by Andy Kerr. The motion was approved with corrections 4-0 vote with Andy Kerr abstaining.*

**Announcements:**

**Next Zoning Commission Meeting:** May 2, 2024. Our meeting will conclude at 9:30pm. Any unfinished business will be continued to May 2, 2024, at 7:00pm, at 1454 Rome Corners Road, Galena, OH 43021.

**Chairman, Damita Peery announced the following Statement of Policy:**

Statement of Policy

As is 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.

**Continuance from prior meeting:** Damita Peery stated that there is no continuance in tonight's meeting.

**New business: Application 24-036 NS Properties Partners LLC**

Zoning Inspector David Weade shared that this is a major change to the final development plan to Article 15.

Applicants Jared Ricart and Jack Reilly asked for a request for a major modification to the final development plan at A.D Farrow parking lot to allow the sale of motor vehicles as is permitted in article 15 under NAICS # 411 . Also, the use of a temporary structure for two years with the option to extend it an additional two years. The purpose being for research

to determine the viability for a permanent car dealership. The applicants shared with the board the proposed design of the building and the business model plan.

The board asked why the two-year divergence is needed. The board questioned the applicants on what the size of the temporary structure would be, and how the temporary structure would look and hold up to weather. The board requested four sided elevations of the building landscaping plans. Additionally, the board had concerns about the restrooms being in the temporary structure and how the applicants plan to run electric service to the temporary structure. The Board was asked to continue application 24-036 and asked the applicants to give more details of the temporary structure.

Andy Kerr made a motion to continue application 24-036 to the May 2, 2024, meeting and was seconded by Jon Kerr. Motion passed 5-0 vote.

**PUBLIC PARTICIPATION: Anthony Lonigro 1445 Goldwell Drive Sunbury OH, 43074**

Anthony Lonigro asked the applicants what the ~~what the~~ look of the building from the siding to the roof with concern <sup>was</sup> of what the building what would look like from I-71.

**Informal Discussion: Applicant 23-117 Carlton at Berkshire**

Joe Thomas from Metro Development showed to the board the proposed minor change to the material design of the garage siding. David Weade explained this was a minor change to the development plan and that the board would not vote on this change but were being asked opinion. The Board comments were favorable, and the Zoning Inspector would approve the minor change.

**Zoning Commission Discussion: NONE**

**Other Business: NONE**

**Regional Planning Commission Updates: NONE**

**Adjournment:** Motion to adjourn made by Andy Kerr at 7:57 p.m.

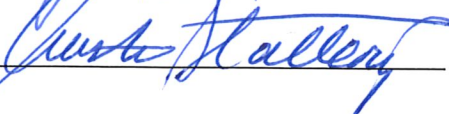
Seconded by Jon Kerr. Motion passed 5-0.



Zoning Inspector



Meeting Secretary



Date 5-2-24

Zoning Commission Members