



**Berkshire Township Zoning Commission  
Regular Meeting Minutes  
May 2nd, 2024**

**Call to Order:** Vice Chairman, Andy Kerr, called the meeting to order at 7:01 p.m.

**Determination of a Quorum/Roll Call:** Members present were Jon Kerr, 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 April 4, 2024, by Jon Kerr, seconded by Andy Kerr. The motion was approved with corrections 4-0 vote with Damita Peery not present.*

**Announcements:**

Next Zoning Commission Meeting: June 6, 2024. Our meeting will conclude at 9:30pm. Any unfinished business will be continued to July 11, 2024, at 7:00pm, at 1454 Rome Corners Road, Galena, OH 43021.

**Vice Chairman, Andy Kerr 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: Application #24-018 AMH Development LLC**

Major Modification to the final development plan of Berkshire Crossing that was approved in 2021. James Martin from AMH Development presented to the board a proposed plan to eliminate the pool and club house from the approved plan and add a pocket playground and an additional walking path around a larger retention pond. Also adding a pavilion.

The board expressed the need for a larger pavilion for outdoor gatherings. Austin asked what phase this would be completed in. Andy asked what material the path would be.

Austin made the motion to approve application #24-018 of the following four conditions. Expanding the pavilion to 600 square feet. A 10-foot paved path built to Delaware County Specification. Include updated landscaping plan with plant identification. Add electric power to the pavilion. Jon seconded the motion. Motioned approved 4-0 vote.

**Continuance from prior meeting: Application 24-036 NS Partners LLC**

Major Modification to the final development plan to the AD Farrow property. The major modification would include a temporary building for the use of selling motor vehicles as is permitted in article 15 under NAICS #411. A temporary building permit for one year would be requested with the option for three additional one-year extensions. Jack Reilly from NS Partners LLC provided an updated plan from the April 4<sup>th</sup> meeting including 4 sided elevations, color renderings, internal restroom plans, and the restricted layout for parking car inventories. The updated plan included the concerns the board had from the April 4<sup>th</sup>, 2024, meeting.

Jon made a motion to approve application #24-036 NS Partners LLC. Andy seconded the motion. The motion passed 3-1 vote. Jon Kerr yes, Austin Slattery no, Andy Kerr yes, Matt Allen yes.

**New business: NONE**

**PUBLIC PARTICIPATION: NONE**


**Zoning Commission Discussion: NONE**

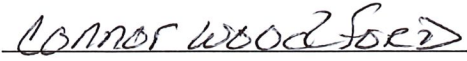
**Other Business: NONE**

**Regional Planning Commission Updates: NONE**

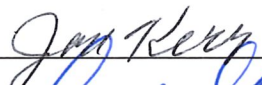
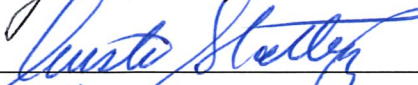
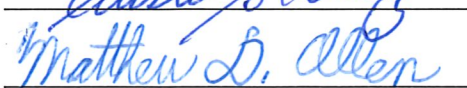
**Adjournment:** Motion to adjourn made by Andy Kerr at 8:02 p.m.

Seconded by Matt Allen. Motion passed 4-0.

  
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Zoning Inspector

  
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Meeting Secretary

Date 6-6-24

  
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Zoning Commission Members