

Austin Slattery

Jon Kerr

Matthew D. Allen



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

May 6, 2021, 7:00 p.m.

The meeting was called to order by Chairman Kerr at 19:00 hours.

Members in attendance: Matt Allen, Andy Kerr, Jon Kerr, Damita Perry, Austin Slattery and Phil Pifer, Alternate.

It was stated if the meeting does not conclude by 9:30 p.m. it will be continued to June 3rd at 7:00 p.m. at the Berkshire Township Hall.

Approval of minutes from April 8, 2021

Motion to approve by Matt Allen, seconded by Austin Slattery, Vote 5-0.

Hearing for Application #21-044 Dublin City Capital Group. The application presented by Brian Coate this was a continuation from the April 8, 2021 meeting. The application is for a 296 unit apartments in the southwest quadrant south of State Route 37 and West of I-71. The applicant is filing under Article 16 of the Berkshire Township Zoning Resolution. Zoning Inspector David Weade opened the hearing by reading a statement about this meeting, "Tonight's meeting is a continuation from the April 8 meeting concerning an application by the Dublin Capital Group. The applicant is asking for a final decision tonight. The Township has received many communications about what type of housing this will be. The applicant in his application defines the project as work force housing. Based on advice from the Prosecuting Attorney the Board should make their decision based only on the requirements of our Zoning Resolution and not the type of housing. Any questions or comments as to the type of housing shall be directed to the Applicant by the Chairman".

Brian Coate reviewed and updated details of his application. He discussed utilities, road improvements, turn lanes and traffic counts. Board questions included the lack of a final report on traffic from the County Engineers office and the lack of a final approval letter from the BST&G Fire District. The applicant shared a Conditional Approval letter from the Fire Department, what the letter stated and the timing of such was questioned. Chairman Kerr voiced concerns that the plan was creating two non-conforming lots based on setbacks and

driveway locations. Other Board comments were in regard to previous meeting requests not addressed, unmet architectural standards and landscaping.

Chairman Kerr opened the meeting for public comments. General comments and questions were about the burden on the schools, traffic concerns with 3 B's & K Road, the location of a second entrance, and who approves the tax abatement.

Comments were expressed by the property owners whose lots would be non-conforming if approved. After the closing of public comments, the applicant discussed questions and comments presented. The Board did have a brief discussion followed by a motion by Andy Kerr the motion was to deny Application #21-044 submitted by Dublin Capital Group. Based on information that was lacking, Fire and County Engineers approval, and creating two non-conforming lots. Motion was seconded by Austin Slattery; vote was 5-0 to deny Application #21-044.

Seeing no further business on the agenda, Andy Kerr moved to adjourn, it was seconded by Jon Kerr. Motion passed 5-0.

David Weade
Zoning Inspector