



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

September 5, 2024, 7:00 p.m.

Call to order: Damita Peery called the meeting to order at 6:58 p.m.

Determination of a Quorum/Roll Call: Members present were Damita Peery, Jon Kerr, and Austin Slattery. Also present were Zoning Inspector David Weade and Meeting Secretary Alison Newton.

Motion to approve the minutes: A motion was made to approve the meeting minutes from August 1, 2024, by Jon Kerr, seconded by Damita Peery. Motion approved 3-0.

Announcements: Our meeting this evening will conclude at 8pm. Any unfinished business will be continued to October 3rd, 2024, 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 # 24-193 Zach Zinsmeister Rezone from Ag to Planned Commercial PCD.

Nathan Painter, on behalf of the applicant, gave a brief background on the application. The property was purchased from Mr. Ward when there was an automotive repair shop on the property under conditional use. The request for planned commercial zoning will be for automotive services and for a concrete business which includes storage of equipment on the property. NAICS #811

Damita asked how many parking spaces are required for the business, David explained that 1 parking spot per 300sqft of floor area. They would need 10 parking spaces for the 3200sqft building. She asked to confirm how many employees would be working there, and Zach indicated only one employee would be on the premises, other employees would come to pick up/drop off equipment, this would be 2 employees.

Jon asked if Mr. Zinsmeister lived at the property, and that was confirmed. He asked about the percentage of impervious land, there was not an answer provided. Jon then asked about the neighbors adjacent to the property. The applicant indicated that there was one neighbor to the east side, however there are fences and pine trees that screen the property. Jon asked if there would be any expansion in the business down the road,

and Zach answered no.

Jon asked about lighting on the property, the applicant said they would develop their plan in accordance with the zoning resolution. Since there is a residence on the property, that would be the only light on the property, and they do not operate at night.

Austin asked about the operating hours, Zach responded with 7pm-4pm are the operating hours, but often business ends by 3pm for both the concrete and automotive business. He asked about the services provided and he said it is mostly changing the brakes and oil. He also addressed concern about cars being stored on the property, the applicant explained that cars would not be stored on the property. Austin asked about disposal of hazardous fluids, since most services are for brakes, Zach said this wasn't a big problem.

Jon asked about the types of equipment on site, the size and noise associated with it. The applicant answered that there were smaller pieces of equipment, such as hand tools that are stored in trailers. The rest of the equipment is not located on site. At the most there would be 2 pickup trucks and a dump truck. Austin asked if the business had bulk storage, the applicant answered no.

David asked the applicant to include specific details on the number of employees, hours of operation, parking spaces to be placed in writing as part of the application.

Jon made a motion to approve application #24-193. Austin seconded. Motion approved 3-0.

Application # 24-194 WDC Group LLC for BST&G Fire new building. Request to exercise the Planned Mixed Use Development under Article 17

Jason Funderburg, architect from WDC Group LLC, on behalf of the applicant gave a brief introduction about the BST&G building. The building has bays for fire trucks as well as bunks for firefighters and EMS.

Jon asked about the location of the signage, the applicant said that this has not been discussed yet, but it will be set back from the road to make sure it does not interfere with trucks entering or leaving. Jon asked about the entrance on Lundin Rd. Chief Kovach explains that the main entrance and exit will now be Lundin Rd, used for fire trucks and other personnel. Austin asked about the secondary entrance, there was confusion about who was putting that road in. It was clarified that Nationwide would be putting in that road and Chief Kovach said that would be in before they open.

Damita asked about when this would be finished, the applicant indicated that it should be done in late 2025 should be completed and they would break ground in the next few weeks.

Jon asked about parking spaces, and why there were so many parking spaces. Chief Kovach mentioned that they have a lot of visitors. With shift changes, open houses, and field trips there is a need for more spaces. Chief Kovach also explained that there are also walk ins that EMS receives with the community.

Austin asked if there would be a baby drop off at this location and Chief Kovach said that there would not be one at this location because there would be incurred costs to install and operate this.

Jon asked about the lighting plan, and how that compares to the code. Jason said that they meet the code in terms of the lighting, the area in front of the drive-through bays is well lit but there is not much additional

lighting.

The applicant explained that the application is asking for a divergence of the retention pond, as it would not be a wet pond. David explained there are steps they would have to follow to request this divergence to a dry pond on the northwest corner of the property. Damita asked if the code will be followed as it pertains to the 8-conditions, the applicant indicated yes.

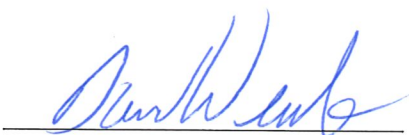
Jon asked about the wetland, the applicants explained that the property does not have a wetland. Jon referred to specific text in the application that refers to a wetland. Jason explained that he is unsure about why that text is there, but there is no wetland on the property.

Austin asked about ~~the~~ who would be doing the landscaping. The applicant indicated that this has not been finalized yet. He explained that this needs to be laid out in the application, rather than after the fact. He addressed some concern with there not being enough space to plant trees near the dry-pond basin. The applicant agreed that there is not much space, but they could use other types of deciduous trees to conform to the condition in the code to screen the basin.

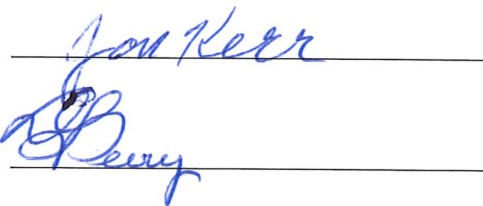
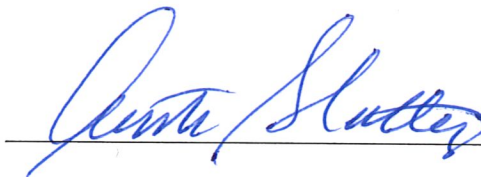
Jon asked some general questions about the types of landscaping that were proposed.

Damita made a motion to approve application #24-194 contingent on the inclusion of language that there are no wetlands, that they will meet all 8-conditions (section 17.07) for the requested divergence, and that a formal landscape plan will be added to the application. Austin seconded. Motion approved 3-0.

Adjournment: A motion to adjourn was made by Jon at 7:48 p.m. Seconded by Austin. Motion passed 3-0.



Zoning Inspector



Meeting Secretary



Date

Zoning Commission Members