

Berkshire Township Zoning Commission  
Meeting Minutes of June 4, 2020

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

Roll Call: Jon Kerr, here; Andy Kerr, here; Damita Peery, here; Matt Allen, here; Austin Slattery, here; and Eric Johnson, here.

Jon Kerr ask for the meeting minutes of May 7, 2020 to be corrected as follows:

1. Correct to 130 feet- bottom first
2. Correct 52 lots on 21 acres 2.48 units per acre
3. Correct the spelling on divergences

Austin made a motion to approve these minutes for May 7, 2020 with the corrections. Second by Jon Kerr. Vote: Jon Kerr, yes; Damita Peery, yes; Austin Slattery, yes; Eric Johnson. Andy Kerr and Matt Allen, abstained as they were not present at the meeting of May 7, 2020.

Dave Weade ask for permission to correct the minutes and post. The Board approved the request.

Jon Kerr advised this meeting was to hear Application 20-093 North Columbus Athletic Association, applicant. West side of Domigan Road, Parcel 417-132-01-014-000. To rezone 12.378 acres from A-1 to PRCD for Soccer Fields. The Applicant is represented by Joe Clase, Plan4Land, LLC and Forman Realtors, Martin Forman.

Jon advised a Preliminary Development plan has been submitted.

Joe Clase spoke to the Trustees with the following information:

1. BST&G did a Site Plan inspection and deemed it was in compliance.
2. No structures at this time.
3. 2 soccer fields and a parking lot
4. Trash collection on site
5. Two Portable restrooms
6. Parking lot has paved drive aisle around with gravel parking spaces
7. Landscaping will be professionally kept

Phil Nickels, representative of NCAA advised they are a small nonprofit organization for recreational soccer for Youth league and eventually an Adult League. One field will be turf.

Jon Kerr ask for any Board Questions at this time.

Dave Weade explained Regional Planning gave a conditional approval of the Preliminary Plan based on a paved parking lot.

The Board concerns/questions:

1. Parking lot concerns of gravel and not enough spaces to accommodate the guests.
2. Turf Field and the water run off
3. Will the parking have painted lines- Joe Clase advised they thought parking blocks would be helpful
4. Is there a retention pond- Joe Clase advised there is a storm water detention basin
5. Will there be bleachers- Phil Nickels advised participants and families bring their own chairs
6. Why not pave the parking lot – Owner advised it is in the budget for later but not upfront
7. Teams come from what area – Owner advised from local, Westerville and surrounding
8. Trash – trash bins and waste hauling will be provided
9. Any hydrants required. Joe Clase no hydrants required at this time.
10. Any traffic study - Dave Weade advised there was a traffic analysis done for one hour one day.
11. Board concerned more parking spaces needed.

Andy Kerr asks Dave Weade about the conditional approval with pavement. Dave Weade advised Berkshire Township Code requires pavement. They are asking for paved drive aisle and stone parking spaces.

Martin Forman gave the board a synopsis of the surrounding land use.

Austin Slattery clarified that the applicant was asking for 100% divergence for the gravel lot. Owner, Nickels advised plan to have it paved as soon as possible.

The Board is concerned over the time limit to get the parking lot paved. Jon asks how this would be enforced after the fact.

Dave Weade advised application lists completion of paved driveway lot by Spring 2022.

Austin Slattery is still concerned over the number of parking spaces and no extra. The traffic study done at 36/37 and the effect on that intersection. Joe Clase advised would not be more than 100 trips per peak hours.

Eric Johnson asks about mowing under the power lines and maintenance of the grounds and is Domigan Road planning for the bike path.

Dave Weade no bike path in long term plan. Dave also discussed with Mike Love, Delaware County Engineers office, that Domigan Road is not wide enough with 2 housing projects going in which will feed additional traffic North on Domigan and South on South Galena Road.

Damita Peery suggested handicap spaces should be available.

Questions from the audience

Susan Stanton – Domigan Rd. Participants and numbers, Egress why not to the North and where will equipment be stored. Hours of operation

Ellen Ebe- Holley Woods Drive - What kind of lighting will there be

Mary Howard – S Galena Road – Traffic on Domigan concerns

Martin Forman Porter Township- Rep for NCAA and Cochran Family –elaborated on the sites pursued prior to Domigan Road

Questions back to the Board:

Matt Allen asking for a commitment for the paving and a time line- Owner advised 6 months or this time next year. Opening plus a reasonable period after opening.

Dave Weade presented a question on how would this be enforced “after the fact”. The Applicant could present a letter signed committing to the pavement in the final development

Jon Kerr advised the Code calls for no parking within 100 feet of the property line and they are at 50 feet right now. Joe Clase understands and will add in the final development plan overflow parking.

No more questions.

Andy Kerr made a motion to approve Application 20-093 North Columbus Athletic Association to rezone 12.378 acres from A-1(agriculture) to PRCD (planned commercial dev.) Andy adds this is with the target date to pave the drive lanes with a signed letter in the final development plans. Second by Matt Allen.

Vote: Jon Kerr, yes; Damita Peery, yes; Andy Kerr, yes; Matt Allen, yes; and Austin Slattery, yes.

Motion passed.

Dave Weade advised the Berkshire Trustees will set a hearing date for Monday, June 22, 2020.

Dave Weade advised the Board the Wilcox Apartment lawsuit has been settled in favor of Berkshire Township and that Planet Oasis are being sued by multiple people.

Andy Kerr made a motion to adjourn the meeting at 8:46 a.m. second by Jon Kerr. Vote: Unanimous.