

BERKSHIRE TOWNSHIP ZONING COMMISSION
MEETING MINUTES OF JULY 9, 2020

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

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

Jon Kerr asks for a motion to approve the meeting minutes of June 4, 2020. Damita Peery asks for the following corrections:

#7 Landscaping professionally kept

#2 blocks would be helpful

Divergent corrected to Divergence and change to overflow parking

Page 2 – Dave Weade answered

Domigan Road change and to is

Change two housing projects to which will feed

Add pursued between sites and prior.

Jon Kerr moved to approve the slightly corrected minutes. Second by Andy Kerr. Vote: Unanimous.

They did not sign the minutes per instructions from Dave Weade. Dave Weade asks the Board if the minutes can be corrected and posted. The Board approved his request.

Application 20-120 Schottenstein Homes, LLC – Paul Coppel Zoning request for an Amendment to the Final Development Plan.

Dave Weade advised he drove through development and questioned a few things so he recommended the applicant to come back to the Zoning Board.

Paul Coppel and Steve Schottenstein – Co-owners of Schottenstein Homes.

January 6, 2017 was the original final approval of the development.

Paul asks each item be voted on separately. The Board agreed.

Paul is asking for consistency in the neighborhood with the M/I Homes.

#1. Houses must contain design element- Schottenstein Homes would like to Reduce the numbers of Design Elements required. Customers are requesting to eliminate this on the garage side due to security reasons – Mostly on Ranch Homes

Questions from the Board:

Eric Johnson – What other design element could be used other than a window?

Paul Coppel – Fake shutters or Louvers

Austin Slattery –What percentage of buyers pushback on this? Applicant 75-80%

Matt Allen – Mostly in Ranch Homes. Owner – yes

Andy Kerr asks mostly on Ranch Homes and the others are not effected? Applicant agreed.

Damita Peery explained she doesn't see a problem - Put a blind up for security.

No meeting participant questions

Back to the Board:

Matt Allen advised he is open to approve to adjust the language to add an addendum to the Ranch Homes the window be eliminated at the Customer's request.

Andy Kerr added he would like to amend the request as follows: with exception to all above being the Ranch element on garage elevation only. No element required however on the Garage Elevation only on the Ranch Home but leave all other language the same.

Andy Kerr made a motion to approve the amended language for Section D.8.B.i. Second by Jon Kerr.

Vote: Austin Slattery, No; Matt Allen, Yes, Jon Kerr, yes; Andy Kerr, yes; and Damita Peery, yes.

Amendment to the Language is approved.

Paul Coppel advised Item #2 is no longer requested.
Item #3 – change to Section D.8.d Paul advised they did not write this plan and missed it in the review.
Change to Window Grids- Wants to change grid requirements or eliminate
The Boards concerns were as follows:
What is currently on the homes in development
Cost issue or customer preference?
Number of sides that require grids.
Meeting Participant
Mary Howard asks about this effecting sale of homes/lots
Applicant tries to determine what the buyer wants – They are listening to the buyers.
Board Final questions: none
Austin Slattery made a motion to allow to include the options from 2/0 to 9/9 grid patterns and to remove the language requiring it on all 4 sides.
Damita Peery second. Vote: Unanimous.
Amendment to the language is approved.
Section D.8.d -3 ii is to add CPVC or cementious material for window trim
No Board questions or meeting participant's questions
Andy Kerr made a motion to approve as written in the final development plan with an amendment as follows to add CPVC or cementious material to the approved materials.
Vote: Unanimous.
Amendment to the language approved.
#4 Elimination of the Sign
Applicant- sign right up against the wooded area. Not visible to anyone entering project along Four Winds Drive from 36/37
Concerns and Questions from the Board:
Can the sign be moved to the North - Applicant – no
Sign on Ring Bill Loop
Sign not visible due to tree line
What landscaping would be used in place of sign along Four Winds Drive
Landscaping not put in to the Entry on Four Winds Drive.
Dave Weade questions the entry to Four Winds Drive
Applicant advised landscaping can be put in there on the mound along Four Winds Dr.
Dave Weade asks for a detailed landscaping plan come back from the applicant.
More questions from the Board:
How is the mound currently landscaped?
Jon Kerr the issue here is whether the applicant needs to install a Monument Feature Sign SE of the 1st Condos.
Applicant asking not to put up due to not being visible.

Jon Kerr made a motion to not require the applicants to install the sign on the Westside.

No second – Motion dies

Jon Kerr advised it is best to come back to the Board with changes as quickly as possible.

Dave Weade advised the Board of a few more issues:

Reserve F and Reserve G Landscaping not put in triangle areas

Steve Schottenstein advised he thought Scott McClintock had a conversation with Dave Weade on this. Issue.

Pond Aeration- Paul Coppel advised Ciminello was to install the pond aeration but did not so they will install it.

Condo Entrance landscaping

Dave wanted to make sure the Board has a commitment from the Developers they are still going to follow through on the above items.

Paul Coppel assured the Board they are planning to follow the Plan.

Andy Kerr made a motion to adjourn the meeting

Second by Austin Slattery

Vote: Unanimous

APPROVED
JON KERR
ANDY KERR
DAMITA PERRY
MATT ALLEN