



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

August 1st, 2024, 7:00 p.m.

Call to order: Damita Peery, called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll Call: Members present were Damita Peery, Jon Kerr, Austin Slattery, Andy Kerr, and Matt Allen. 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 June 6, 2024, with corrections by Jon Kerr, seconded by Matt Allen. The motion was approved with corrections 3-0 vote (Damita and Andy abstain).

Announcements: Our meeting this evening will conclude at 9:30 pm. Any unfinished business will be continued to September 5, 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 # 24-136 Vocon Partners LLC Mercedes Dealership. PMUD request. Continued from the July 11, 2024 meeting.

The applicant, Steve Cuckler, took time to introduce their business which will be the first AMG branded Mercedes dealership in the United States. He then took time to introduce his team and address comments and questions from the July meeting. First, he mentioned that they added text in addition to the exhibits to the application in response to Jon's comments, updated the open space calculation with better descriptions, added some landscaping that was requested, added some parking clarifications, made clarifications about the signage and lighting. He concluded by explaining that they feel strongly about the need for the pylon sign which would benefit their business and the interchange. He also referenced the 'Welcome to Berkshire Township' sign that they will build at their cost.

Austin referenced articles 12-15 and the addition of the pictures that show the pylon sign and asked how accurate these are. Paul explained that the sign was plugged into 3D software which provides a true representation of the height (65ft) of the pylon. He mentioned the height of this sign compared to the Burger King sign (110ft).

Jon asked about the height and dimensions of the pylon sign, and how they got the square footage numbers. Paul showed their dimensions and indicated that the code requires square footage to be calculated only on one side.

Damita asked about the service hours and asked what services are provided. Paul explains their services, which include a rapid repair shop. These tend to be small issues and not big collisions, so no seriously damaged cars would be stored on the property. She also asked about the sign behind the tree line shown in exhibit (D.5.13), it was confirmed that this is showing the same (singular) pylon sign.

Jon asked about the firetruck diagrams and the changes made to the application from the last time. Mike doesn't know why they changed, they have been working on the final design to submit to the county and the fire department which might have been changed in this version of the application. It was noted by David that the fire department has provided a letter to the Township on behalf of this application.

Matt mentioned residual concern about the height of the pylon sign. Steve explained his position again about the significance of the signage. Matt asked if there was a way to compromise the height of the sign, Steve said they couldn't consider lowering the height of the sign.

Damita asked about the building materials and the material board, Paul displayed pictures and physical building materials to the board. Paul mentioned colors in the application might appear skewed because of printers etc. but the physical versions are true representations of what it would look like.

Jon questioned the site map, Todd clarified that the red-lined area is considered the site area used in calculations for open space. He further asked about the 'Welcome to Berkshire Township' signage. Steve and Paul provided descriptions and physical renderings. The base is made of masonry, metal, and consists of raised letters that match the architecture of the dealership. Steve mentioned that if the township wants input on the Berkshire sign, they are willing to work together.

Austin asked David about the text changes to the application and if they were adequate, David confirmed. Austin clarified 3 divergences requested (lighting, light strips and the highway sign) and if these are a must. Steve acknowledged this to be true.

Jon asked about the bollards, and if they were going to add shrubs. Todd said they would be adding shrubs and referenced the renderings that show the addition of the shrubs.

Jon made a motion to approve application # **24-136**, with the inclusion of the divergences outlined in the application. Damita seconded. Motion approved 3-2. (Matt Allen and Austin Slattery voted no)

Application # 24-124 Berkshire Township Zoning Resolution changes to Article 17. Continued from the July 11, 2024 meeting.

David explained the history of the changes to the resolution and notes from the last meeting on July 11th 2024.

Jon asked David to clarify the initial changes. It was explained that the changes allow for a wider range of eating and drinking establishments and wider definition of healthcare services, no change to the numbers associated with the multi- and single- family homes. David explained that a commercial base for the schools would be a benefit to Berkshire Township.

Jon made a motion to approve application # **24-124**, with changes to the code additions and revisions, Andy Kerr seconded. Motion approved 5-0.

