



Berkshire township Zoning Commission Meeting

August 5, 2021

The meeting was called to order by Chairman Kerr. Members attending were Matt Allen, Jon Kerr, Andy Kerr and Austin Slattery, Damita Peery and Phil Pifer. It was announced that for this meeting Phil would be a voting member and Damita would abstain. Chairman Kerr announced that if business was not completed by 9:30 pm it would be continued to September 2, 2021, at 7pm at the Berkshire Township Hall. Austin Slattery moved to approve the July 1, 2021, meeting minutes, second by Andy Kerr. Motion approved 5-0. Jon moved to approve the July 8 special meeting minutes, seconded by Matt Allen. Approved 5-0.

First item on the agenda Application #21-174 to continue the review of possible changes to the township zoning resolution. Article 17 was reviewed with public participation. David Fisher, with Kephart Fisher LLC representing Nationwide Realty spoke on certain items within Article 17. Mr. Fisher asked that both the letter from his office dated August 3, 2021, and the email sent by Bart Barak dated July 6, 2021, be included in the meeting records. After further discussion by the board the decision was made to hold a special public meeting August 25, 2021, for further review.

The next item on the agenda was application #21-184 by DC Building Company. David Roma representing the application asked for a table until the September 2, 2021, meeting. Motion was made by Matt Allen, seconded by Andy Kerr. Vote was 5-0 to approve the table.

The next item on the agenda was application# 21-185 by the Northstar Residential Development LLC. The application is for a preliminary development plan under article 15 for a Camping World retail store. Matt Cull with Kephart Fischer LLC spoke on behalf of the application. Discussion involved lot coverage, setbacks, parking, the new Loop Road. The application is asking for 3 divergences. An increase in Maximum Impervious Surface from 50 percent to 80 percent. A reduction from 32 trees to 29 trees in the Vehicle Use Area, and parking in the perimeter area will be allowed within 10 feet of the perimeter property lines and parking may be allowed within 90 feet of the perimeter property line on the east boundary adjacent to Wilson Road. Discussion also included number of parking spaces and location. Also, it was pointed out that parking space size should be 9 feet by 20 feet. Setbacks should be considered on 2 roads as this will be a corner lot. Discussion included tree inventory on the west side of the property, walking trail and sidewalks. Public comments included wishing the area could stay as it is, decisions should be based on current residents' opinions. The applicant asked the board to table their application to September 2, 7 pm for further discussion. Motion to table was made by Andy Kerr, seconded by Phil Pifer. Vote was 5-0 to approve.

The last item on the agenda was application #21-204 by AMH Development LLC Residential. Representing the application were Molly Gwin and Mike Medvedkov. The applicant proposes a 100-unit residential development of single-family homes in the southwest corner of North Galena Road and

Wilson Road. Project to be called Berkshire Crossing. Homes will be rentals. After a presentation the chairman opened to questions by the board. Questions included how will these homes not be sold off after built? Was there review and approval by the fire department on the emergency access?

Architectural materials and standards were discussed. The applicant stated they would be following all the Northstar design standards which included carriage style garage doors and windows. All homes would be on concrete slabs. The board asked for other items such as samples of building materials, examples with addresses of other like properties they have built. Specific material list and standards in the application. Public comments included rental prices and house size, lot size, bedrooms and garage size, and ranch homes. Other comments were concerns of property values in the area, additional traffic, other properties owned by AMH not being taken care of and would there be any additional turn lanes.

The lot size is 52 feet by 120 feet minimum. Rents would range from 2150.00 to 2424.00 per month. Some ranches would be built, 3 to 4 bedroom and 3 car garages on some.

After further discussion the board decided to continue the application because of time until the September 2, 2021, at 7 pm meeting.

Motion was made by Austin Slattery to adjourn, seconded by Andy Kerr.

David Weade

Zoning Inspector.