



Berkshire Township Trustees

Meeting Minutes – July 13, 2026

Mike Dattilo called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll call: Trustees Mike Dattilo, Mary Howard, and Stephen Ciacchi, also present were David Weade, Zoning Inspector and Meeting Secretary, Alison Newton.

Pledge of Allegiance

Approval of meeting minutes – Mike Dattilo made a motion to approve the Regular Meeting of June 8, 2026. Mary Howard seconded. Motion approved 3-0.

The next Trustee Meeting: August 10, 2026, at 1454 Rome Corners Road at 7:00 p.m.

Announcements:

Old Business: None

New Business:

Mike Dattilo made a motion to open the Public hearing and consideration of rezoning application – Tuffman Equipment.

Stephen Ciacchi seconded. Motion approved 3-0.

Consideration of the rezoning Application # 26-056

Tuffman Equipment Rental, 3812 Old Railroad Road, Sandusky, Ohio 44870. The applicant is filing for a Preliminary Development Plan approval under the Planned Industrial District (PIN), Article 18 of the Berkshire Township Zoning Resolution for the property located at 51 Fourwinds Drive, Sunbury, Ohio, 43074. The current zoning is Planned Institutional District (PIND). The property parcel numbers 41722002018000 and 41722002019000. The requested end use is for a construction equipment rental store. The property is located in the northwest corner of State Route 37 and Fourwinds Drive.

David Weade, Zoning Inspector, noted that this is an application to rezone the property and the trustees are set to make a determination. The Zoning Commission heard this application in their June meeting. David

mentioned that he had two new letters provided to him from community members that are in their packets today.

The applicant, Chris Stevens, who leads Northgate Church who are also the owners of the property, gave a brief history of the property and the church business. He noted that they have received many offers for people to purchase their property and after many of these options they have decided to sell, and they think that Tuffman Equipment are the right people to take over the property. He asked the trustees to look at the bigger picture and the merits of the application before deciding. He highlighted some of the components of the application including their hours, the setbacks, the surrounding buffer and mounding, the deed restriction, and the natural look of the area.

James Adams, of Tuffman Equipment, spoke about the history of their business and what type of business they provide. DJ Swarengen, provided remarks regarding the legal process and what they are hoping to do with the rezoning. He noted the industrial rezoning doesn't really fit their business as they do not manufacture things. They would limit those options in their deed restrictions so that future businesses are limited in their industrial business types. He also spoke about the conversations with neighbors and the things they are trying to do to limit their concerns.

Stephen Pryor, the real estate broker on behalf of Tuffman Equipment, spoke about the fact that the church is selling their property and that Tuffman will be good stewards of the property and good community members compared to another business who might come in and not be as good occupants for this land. If Tuffman cannot be approved, other users would come in and could be gas stations or other commercial places that would be less ideal for neighbors.

Public Participation

Neidia Cunnigham, 7132 Ringbill Loop, spoke about the community and their interest in protecting this neighborhood. She provided information about her life and the purchase of the property. She is opposed to Tuffman Equipment purchasing the property due to noise concerns, traffic, and the industrial zoning. She asks the trustees to protect the community and uphold the zoning commission's decision.

Debra Carell, 7060 Ringbill loop, noted she lives adjacent to the applicant, and she explained that she has not had any conversations with the applicant and would like to do so. She spoke about her neighbors and the quiet environment that she loves as well as the increase in her property value. She asks for the trustees to carefully consider this and to not approve this application.

Kate Jackson, Turnstone Loop, asked about the traffic studies and if they could be available for public viewing. She expresses concern about the children that play in the area and there is a lot of traffic already in the area. She also was confused about the weekend hours. She hopes that the trustees will uphold the zoning commission's decision.

Julie White, 6964 Ringbill Loop, had several questions for the board about the agreements the applicants have made, road modifications and numerous others about the applicant's plans.

Jerry Roades, 7100 Ringbill, had some questions about the property and its previous zoning designation as well as the numerous parcels that make up the property.

Will Cheeseman 7110 Ringbill Loop, thought that the things that they said they would do, he hopes they get that in writing and how do they escalate complaints if they do not

Keith Snead 7126 Ringbill Loop, spoke to the applicant and appreciated that they came out however he hopes that this is not approved. He notes that this approval could set a precedent in the area and has concerns for what could move into this space adjacent to family homes. He expressed concerns about traffic, noise and future uses of this property. He asked the trustees to not approve the application.

Brad Jackson, 6891 Turnstone Loop, expressed concerns about traffic, noise, precedent and the future of the area. He did not appreciate the applicant saying, "if it's not us it's someone else".

Discussion

The applicant addressed the questions and concerns brought up during the public discussion. To address traffic, the applicant thought that traffic will be a part of retail development regardless and they probably have less traffic due to their hours. The traffic study has been approved by ODOT. The applicant noted that they plan to improve the tree line and increase the buffer. He also noted their sightline study and thinks they have checked the boxes and comparatively are better than the alternative. He noted that they would put deed restrictions in place to limit following uses such as heavy manufacturing, milling etc. The property will be fenced and gated. The concerns about the equipment and service to the machines were noted and explained that all service would all be done inside and the beeping is no different than a pickup truck. The applicant explained that they see themselves as a commercial business in a commercial area and do not see themselves as an industrial type of business.

David Weade, Township Zoning Inspector, provided additional context and information to the public questions. He noted the traffic study that was done and that the township has to put their trust in the Delaware County that who completed the regional study (which has been approved on a preliminary basis). He said that future business would still have to come through the zoning commission as the property is currently zoned Institutional. David also noted that noise is very difficult to enforce, and trust lies with the business to monitor noise. The business hours, deed restrictions, and other agreements must be in place in writing and if there are fluctuations down the road they are hard to enforce. He noted that the property was zoned commercial prior to the church being there and parcels attached to the property could be sold in the future and would remain industrial (if approved). Any end use changes of the property come back through the Township.

Mary Howard made a motion to deny **Resolution 2026-7-R1** the rezoning of application of Tuffman Equipment, Application no. 26-056 for parcel numbers 41722002018000 and 41722002019000.
Stephen Ciacchi seconded. Motion approved 3-0.

Mike Dattilo made a motion **Close the public hearing.**
Stephen Ciacchi seconded. Motion approved 3-0.

New Business Continued:

Mike Dattilo made a motion 2026-7-1 Motion to approve **then & now P.O. 2026-7-1 payable to Elite Body Worx (DBA McCreary's Body shop)** in the amount of \$2636.67 for claim damage body repair.
Stephen Ciacchi seconded. Motion approved 3-0.

Mike Dattilo made a motion to approve **P.O. 2026-7-2 payable to Chase Bank** in the amount of \$155,920.00 for park bond payment
Stephen Ciacchi seconded. Motion approved 3-0.

Mike Dattilo made a motion to approve an interfund transfer in the amount of \$313,00.00 from General Fund (1000) to Revenue Budget 3102-931
Stephen Ciacchi seconded. Motion approved 3-0.

Mary Howard made a motion to approve an increase in Revenue Budget 3102-931 in the amount of \$313,000.00
Stephen Ciacchi seconded. Motion approved 3-0.

Stephen Ciacchi made a motion to approve an increase in Appropriations Budget – of \$96,051.00 for interest account 2102-830 and \$216,949.00 for Principal account - 3102-810
Mary Howard seconded. Motion approved 3-0.

Stephen Ciacchi made a motion to approve a reallocation of Appropriation Budget – 3101-810 in the amount of \$64,204.00 moving to account 3101-830
Mary Howard seconded. Motion approved 3-0.

Mary Howard made a motion to approve **P.O. 2026-7-3 payable to Chase Bank** in the amount of \$32,101.65 for Maintenance Bond payment
Stephen Ciacchi seconded. Motion approved 3-0.

Mike Dattilo made a motion to approve an interfund transfer of \$32,101.65 from account 2141-910 to account 3101-931

Stephen Ciacchi seconded. Motion approved 3-0.

Stephen Ciacchi made a motion to approve **P.O. 2026-7-4 payable to Shilling Propane** in the amount of \$10,794 for the purchase of 6,000 gallons of propane.

Mary Howard seconded. Motion approved 3-0.

Stephen Ciacchi motion to approve **P.O. 2026-7-5 payable to Julian and Grube** in the amount of \$11,050.00 the 2024-2025 Audit.

Mary Howard seconded. Motion approved 3-0.

Mary Howard made a motion to approve **Resolution 2026-7-R2 employing township's attorneys on an annual basis for the year 2026.**

Stephen Ciacchi seconded. Motion approved 3-0.

Stephen Ciacchi made a motion to approve **Purchase Order 2026-7-P2** payable to **Decker Construction Co.** in the amount of \$7,745.00 for catch basin and putter plan replacement at 1844 Wrenbury Drive.

Mary Howard seconded. Motion approved 3-0.

Discussion:

- Parks Committee – Mary Howard updated about the great Flag Day Celebration and the 4th of July Parade and gave appreciation to everyone that helped! She noted that many people are utilizing the Berkshire Township Parks and Pavillion.
- July 4th Recap/America 250 Time Capsule discussion – Mary Howard spoke about the time capsule that they have been talking about at the America 250 meeting and maybe they can discuss at a later meeting with Sunbury or Galena and how that might look.
- David wanted to note that Dorothy Kerr on the BZA Committee had a fall and thought that she might appreciate a check-in from neighbors and friends.

Public participation:

Jan Adkins, expressed gratitude to the Township for all the work they do on the events they do for the community.

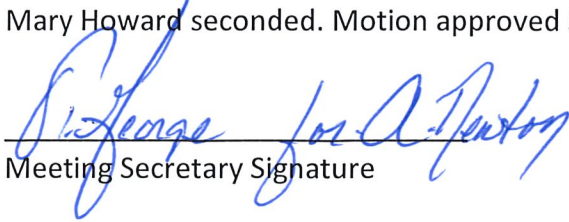
Richard Doritty, Vice Commander of the American Legion Post #457, expressed some concern about old tombstones that are knocked over, displaced, and broken at the cemetery and thought that maybe the township should be aware. The trustees will follow-up and make this right.

Paying of bills:

Mike Dattilo made a motion to pay all bills and authorized P.O.'s since the June 8, 2026, meeting.
Stephen Ciacchi seconded. Motion approved 3-0

Adjournment: Mike Dattilo made a motion to adjourn at 8:17 pm.

Mary Howard seconded. Motion approved 3-0.


Meeting Secretary Signature

8-10-26
Date







Berkshire Township Trustee Approvals



Fiscal Officer