



Berkshire township Zoning Commission Meeting

September 2, 2021

The meeting was called to order by Chairman Kerr. Members attending were Matt Allen, Jon Kerr, Austin Slattery, Damita Peery and Phil Pifer. Andy Kerr was absent. Chairman Kerr announced that if business was not completed by 9:00 pm it would be continued to October 7, 2021, at 7pm at the Berkshire Township Hall. Austin Slattery moved to approve the August 5, 2021, meeting minutes, seconded by Jon Kerr. Motion approved 4-0, Damita Peery abstained. Jon moved to approve the August 25, 2021 special meeting minutes, seconded by Damita Peery. Approved 5-0.

First item on the agenda Application #21-174 to continue the review of possible changes to the township zoning resolution. After further discussion by the board a motion was made by Jon Kerr, seconded by Damita Peery to recommend approval with modifications of the amendments as proposed to the Text and Zoning District Map of the Berkshire Township Zoning Resolution as reflected in the Zoning Amendment Text and map labeled, for identification purposes, "Berkshire Township Zoning Amendment Number 21-174". Motion passed 5-0.

The next item on the agenda was application #21-184 by DC Building Company for the Northstar Apartments. Bart Barok spoke on behalf of the application. The divergence for apartment square footage was dropped from the application per Bart's request. The minimum area for the one-bedroom apartments would be 705 square feet and the 2 bedrooms would be 902 square feet. Of the 240 apartments thirty percent would be one bedroom and seventy percent would be two bedrooms. Other discussion included building materials, vinyl siding, architecture, school affects, taxes, and traffic. After discussion the applicant agreed to drop the second divergence request for vinyl siding. All materials would follow the code requirements. The applicant agreed to change their plans to include the walking path along Wilson Road and drop the sidewalk. The applicant also stated there would be no extra dirt left on the site. It would be removed. With no further discussion Damita Peery moved to approve application # 21-184. Motion seconded by Jon Kerr. Vote was passed 4-1 with Austin Slattery voting against.

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 via email. He requested the application be tabled until the October 5, 2021 meeting. Motion was made by Damita Peery to table, seconded by Matt Allen. Motion passed 5-0.

The last item on the agenda was application #21-204 by AMH Development LLC Residential. This was a continuation from the August meeting. 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. The applicant updated the board on some changes. The emergency entrance off North Galena Road will be included in Phase 1 at the request of the fire department. It also included an updated letter of preliminary approval. Part of the updated application included the Northstar Development Standards. They agreed to follow those standards. There was discussion of minimum lot widths per code of 52 feet at the right of way. Streets will be 27-foot pavement with parking on one side. Other discussion included landscaping, erosion, maintenance, and taxes.

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

Motion was made by Matt Allen to adjourn, seconded by Austin Slattery.

David Weade

Zoning Inspector.

Jon Keer

Matthew D. Allen

Austin Slattery

[Signature]