



Berkshire Township Board of Zoning Appeals  
Regular Meeting Minutes  
January 15, 7:00pm

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**Call to Order:** Kim called the meeting to order at 7:00 p.m.

**Determination of a Quorum/Roll Call:** Members Dorothy Kerr, Kim Zianno Hartman, Scott Lillie, Tony Lonigro, James Spurrier, and Ellen Ebe present. Also, present were Tyler Lane, Township Administrator, and Alison Newton, Meeting Secretary.

**Motion to approve the minutes:** Tony made a motion to approve the meeting minutes from August 21, 2024. Jim seconded. Motion approved 5-0. Kim abstained.

**Announcements:** Statement of Policy

As is the adopted policy of Berkshire Township, 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 board will be allowed. The audience will then be granted an opportunity to comment. Each individual will be granted 3 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 board will follow with questions and take action if needed.

**Participants sworn in by Kim:**  
**Brian Maxwell**

**New Business:**

Application 24-256, John and Karen Hoskinson. Request for a variance on the side yard setback.

On behalf of the applicants, Brian Maxwell explained the project and the purpose being the construction of an in-law suite, in which John and Karen Hoskinson intend to live and for their adult children to occupy the main house on the property so that their children could take care of them as they age. They originally intended to build onto the car-port but as the plans developed, they met with AEP and the future addition is where the primary electric service is located. The location of the electric made the space they intended on using no longer feasible. With the location of the electric, the only option

would be the addition that would sit in the setback. He noted that they have exhausted every other option, and they are asking for a variance to have a 3-foot encroachment into the set back.

Tony asked the applicant about the size of the garage, Brian explained that this was a normal sized garage that would fit an ADA ramp in the future. Tony asked if there has been any consideration to the addition of landscaping on the rear to make the view better for their neighbors. Brian noted that they had not considered the landscape plan but could be added in the future without a problem.

Dorothy asked for clarification on how the house is added to the garage, Brian mentioned that there would be a breezeway that would be between the existing garage and the existing house.

Scott asked if they had a picture or rendering, Brian said no.

Tony asked about the style of the addition, and if it would be cohesive with the existing house. Brian said it would be seamless, and you wouldn't be able to tell there was an addition.

Dorothy asked about the duration of the project, Brian said this would take about 4-5 months to complete.

Tyler noted that this is a request for the 3-foot setback only, not the use of the addition.


Jim made a motion to approve application 24-256. Tony seconded. Motion approved 5-0.

**Other Business:** Tyler noted that with the new year, the Township Trustees made new appointments to the Board of Zoning Appeals and are as follows:

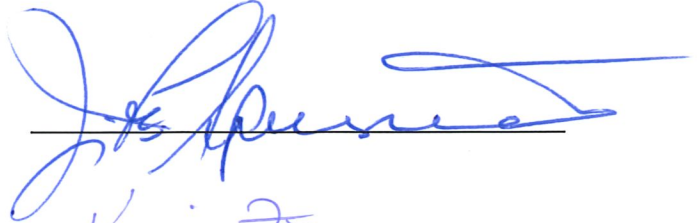
- Tony Lonigro is moving from the Board of Zoning Appeals to the Zoning Commission effective February 1, 2025.
- Appoint Ellen Ebe to the Berkshire Township Board of Zoning Appeals replacing Tony Lonigro's seat expiring on January 31, 2029
- Appoint Fred Grunewald to the Berkshire Township Board of Zoning Appeals replacing Scott Lillie's expired term ending and on January 31, 2030
- Appoint Erika Crawford to the Berkshire Township Board of Zoning Appeals as an alternate term ending January 31, 2027

**Regional Planning Commission Updates:** none

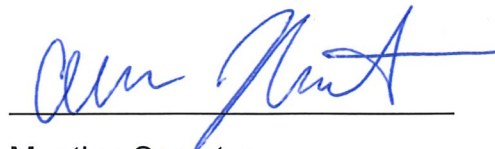
**Adjournment:** Dorothy made a motion to adjourn the meeting at 7:17pm. Ellen seconded. Motion approved 6-0.



Zoning Inspector



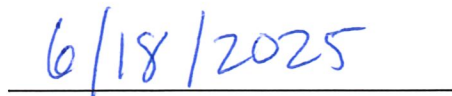
Kim Stanne



Meeting Secretary



Ellen Eke



Date



Board Members