



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

November 7, 2024, 7:00 p.m.

Call to order: Damita Peery called the meeting to order at 7:01 p.m.

Determination of a Quorum/Roll Call: Members present were Jon Kerr, Matt Allen, Damita Peery, and Austin Slattery. 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 with corrections from October 3, 2024, by Jon Kerr, seconded by Austin Slattery. Motion approved 4-0.

Announcements: Our meeting this evening will conclude at 9:30pm. Any unfinished business will be continued to December 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 # 24-232 Wallick Communities. Ashford of Berkshire Senior Assisted Living

Micheal DiCarlantonio, VP Development, gave a brief history of Wallick Communities and their business structure and operations. They have communities across the United States, and the last project that they completed was in Bevercreek, Ohio. This recent project looks very similar to the current proposed project.

John Marra, Development Manager, provided an introduction and explained a bit more about the project and the demographic of people who would utilize this type of community. This is a continuum of care facility that ranges from assisted living to memory care. He further explained that there is a high demand for this type of senior living facility in this area. The proposed community would consist of 32 beds (26 units) of memory care and 82 units of assisted living facilities. He noted that Wallick Communities would be acquiring an additional one acre of land to include space for a retention pond that would serve the area. Wallick Communities would hope to start construction at the beginning of next year, with a 24-month build time.

Jon asked the applicant to describe the breakdown of the number of units, the applicant clarified those numbers and mentioned that there are some memory care units that have 2 beds. Jon asked for clarification about the types of care that would be provided. The applicant explained the structure of the independent,

assisted, and memory care units and how they function.

Jon asked about page 16-6, the reference to storm removal, the applicant indicated this should have said 'snow removal'. Jon inquired about the retention pond, and if there was any reference in the application to the retention pond on the additional acre. Kevin, an engineer for the project, explained how the existing storm water system is set up and this proposal will accommodate all the runoff from the site and the water from Wilson Rd and neighboring areas which will create a better regional approach to collecting this water.

Austin asked about the documents that were provided tonight and posed a question to David that these documents would have needed to be placed in the book for review. David explained that these new documents should be bigger in size and need to be formally placed into the application.

Matt referenced page C-4 and asked for more details about the retention pond/basin. Kevin used the photos to explain more about the basins and how they are connected.

Damita asked about the building materials, the applicant referenced the samples they brought. He explained that they are very durable and are high quality. He also referenced a display board that shows the materials on the building. Damita asked about the maintenance on the siding, the applicant said it is very durable and wouldn't need anything besides painting every 15 years.

Damita asked about landscaping and how that would look and be maintained. The applicant explained there are two different courtyards that do not have grass and would not require much maintenance. The building and surroundings are on a sprinkler system and will be maintained with a landscaping crew. Jon concurred that the landscaping plan looked good.

Jon asked about the existing drainage easement, Kevin explained (using the photographs) how these would be modified. This was approved through the county and engineer's office. Jon asked about an exhibit that is not in the application, Kevin did not know where that was, but it could be provided.

Jon asked about the elevation of the roof and where the mechanicals would be located. The applicant said that there is a pitched roof and that the mechanicals would be shielded below that. Austin followed up on this question about the screening of the mechanicals on the roof. The applicant said they could increase the height of the roof to screen the mechanicals.

Jon asked about the monument sign and the distance from the right of way. The applicant explained this is 15ft outside of the right of way and showed where this is demonstrated on the site plan.

Jon asked about the siding and the reference to the vinyl section. The applicant mentioned that the vertical board and baton are near the peak of the building and on the sides, not very visible. David referenced the code in how it reads in relation to vinyl siding. The applicant said they would be open to switching the siding from the vinyl type to the James Hardie type.

Jon asked about parking spaces and the applicant clarified that the memory care residents do not drive cars so the need for additional spaces is not applicable.

Damita made a motion to approve application # **24-232**, contingent of the following changes:

1. Adjust the roof pitch to better screen the mechanicals
2. Change 'storm' removal to 'snow' removal
3. Add the 2 documents provided today and make them larger

4. Include exhibit B2
5. Provide more clarity and information about the aeration of the ponds
6. Replace vinyl siding and use an approved alternative

Austin seconded. Motion approved 4-0.

Application # 24-233 Pulte Homes of Ohio. Single family residential

At 8:02pm David Fisher introduced himself and his team from NRI and Pulte Homes. He mentioned some changes in the application. He provided an explanation about the land near the site that would be deeded to Berkshire Township to be used as open space. They are asking for a divergence to the 7.5ft setback on the side yard for utility connections, mechanicals, and overhangs to be in those side yards setbacks.

Jim Hilz, on behalf of the applicant, introduced himself and provided an overview of the development. He explained that the Honey Grove development consists of 22 lots in Kingston Township and 32 lots in Berkshire Township. The section specific to Berkshire Township will consist of 80ft to 100ft the lot sizes. Jim displayed photographs of the communities and how they are connected. The front yard setback ranges from 25-35ft, the side yard setbacks are a minimum of 7.5ft. There was a general description of the landscaping, the building materials, of which he displayed with pictures.

Jon asked if there would be a model home in the Berkshire Township section, Jim confirmed.

Damita asked for clarity on how they would stagger the homes with the setbacks. Jim explained the varying size of the setbacks (25-35ft) on the houses. These changed from the original documents in the application with the new documents provided today.

Jon asked the applicant to describe the signage. The applicant referenced photos to show the location of the sign. He showed the picture on Tab—5 that was provided today. Jon asked if there were changes to the landscape plan. The applicant said that there were no new changes to the landscape. Jon asked the applicant if there had been changes to the overarching landscape plan that was approved in 2001. The applicant did not know and could investigate it.

Austin asked for clarification with the divergences requested. The applicant stated that they removed text from previous iterations, and they would follow Township requirement for model homes.

Austin asked about the connection and service roads for emergency personnel. The applicant explained that there are two access points for emergency personnel that were approved by fire departments.

Matt asked about the new text that was provided in relation to the house roofs. The applicant explained that the main roofs are 6-12 pitch, and it does allow for 4-12 if it is not the main roof (dormers and porches) and they could add additional language to indicate that they would not have a flat roof. Austin also asked if there were certain houses that would not fit on certain size lots. The applicant said that any house could fit on any size lot.

Austin asked for clarification on drainage systems around the houses, and where there are drains. The applicant stated that these are all located at the back of the property.

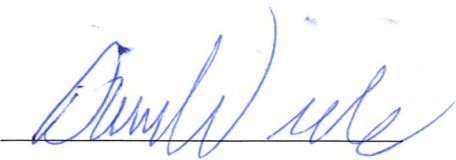
There was general discussion about discrepancies in some of the site plan and drawings. The applicant

explained that there were earlier iterations of the drawings, the board should use Tab-5 as the final and correct plans.

Jon reviewed the divergences, the side yard setback to permit overhangs, air conditioning units etc. The applicant noted that the other divergences had already been granted in previous iterations of the development plans.

Jon made a motion to approve application # 24-233, including the divergence for the side yard setback and the materials added tonight. Austin seconded. Motion passed 4-0.

Adjournment: A motion to adjourn was made by Jon at 8:55 p.m. Seconded by Austin. Motion passed 4-0.



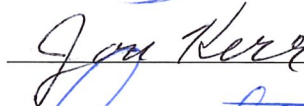
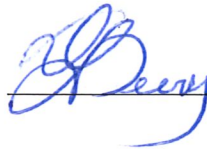

Zoning Inspector



Meeting Secretary

12-3-24

Date



Zoning Commission Members