



Zoning Commission Meeting Minutes

1454 Rome Corners Road, Galena, OH 43021

July 10, 2025, 7:00 p.m.

Call to order: Damita called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll Call: Members present were Jon Kerr, Damita Peery, Matt Allen, Tony Lonigro, and Jessica Duvall. 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 from June 5, 2025, by Matt seconded by Jon. Motion approved 5-0.

Announcements: Our meeting this evening will conclude at 9:30 pm. Any unfinished business will be continued to August 7th, 2025, 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 # 25-056 Shawn Lanning, Hidden Creek Estates. The request is for the approval of the Final Development Plan for Section 2, 3, and 4 including 88 lots. The original final plan was approved in 2004. Because the original has expired the applicant must final a new plan. This is a continuance from the June 5, 2025, meeting.

The applicant, Jim Watkins, senior principal at Verdantas and Barry Holmes, president of Homewood Corporation, here today to speak on behalf of their application.

Jon referenced page 7 and the roof pitch that is noted to range from 8-12, he asked them to define that a bit better. Barry said that their standard is 8-12. Individual houses could have variation to have improved aesthetics.

Damita asked about the option of a 13-course basement, and to confirm that there will be no more than 2 exposed. Barry indicated that if homeowners wanted an upgrade to a taller basement ceiling, the builder would

just dig deeper to accommodate this and leave only 2 blocks exposed.

Damita asked for a more detailed description of the chimney, Barry explained the fireplace will be flush in the house but there will be a box on the exterior to accommodate this, and 99% of these will be gas fireplaces.

Jon asked about block foundations, Barry thought that standard would be block but a homeowner could ask for a poured basement instead. Barry also explained that some of these blocks would be exposed in front of the house but would be covered by landscaping.

Damita asked about the maximum allowable square footage, Barry said that homeowners could build smaller homes around 2500sqft with a maximum of 3850sqft. Damita inquired about which lots backed up to open space. Barry referenced the map and explained which lots would back up to existing hedge row and others would be exposed. Damita asked about the reserved open space and if there would be any amenities such as pavilions or playgrounds. Barry said no.

Jon asked about the addition of the engineering plan as requested at last month's meeting; David said he and the county are satisfied with these documents. Jon noted that the letter from the county engineering department should be listed under tab 5, rather than tab 6.

Jon asked for details about the renderings and styles of the houses, colors, and materials. The builders could not provide exact renderings so these are just a sample as things can change during the building process. Barry thought that these samples would be all that they would build, and they would need permission from the board to change these styles. He did note there might be some variations to these. David provided context as to the process for the builders to bring forward applications with pictures of all sides for final approval from the Township.

Jessica asked about the references to the garages being no more than 4ft from the primary facade (specific to the Aberdene house). Since this is a front load garage, it should be no more than 4 ft and David confirmed this to be acceptable.

Public Participation:

Ryan Solether, 6899 Falling Meadows Dr.

Ryan asked questions about the setback divergence being requested from 30ft-20ft. He thought the hedge row was a nuisance and if there was a plan to clean this up. He also thought that a decrease in this setback perhaps would lead to a depreciation of homes. He also thought that ranch style homes could cause depreciation of the existing homes.

Barry thought the home values of the ranch style homes would not depreciate as they would still have to build on these ~\$160k-\$180k lots and they would be nice homes. They don't want to discriminate against people wanting these style homes. In response to the easements, He noted that their plan is to minimize disruption of the vegetation and natural habitat as much as possible.

Jon noted conversation from last month that there is nothing to prevent homeowners from cleaning up the hedgerow on their property if it was encroaching on their lot. They would not be able to go into the easement area to clean it up as it belongs to the subdivision. Their intention is to keep the easement as natural as possible. There was general discussion about the easement lines, the center line, and the hedge row.

Damita asked when the HOA will be turned over to the residents, Barry explained that they will keep the HOA

until the end, but they bring in a company called OMNI when certain progress is made so homeowners can reach out to them with questions etc.

A motion to approve application #25-056 was made by Tony to include the divergence approval for the rear setback from 30ft to 20ft. Jon seconded. Motion approved 5-0.

Adjournment: A motion to adjourn was made by Damita at 7:44 p.m. Seconded by Tony. Motion approved 5-0.



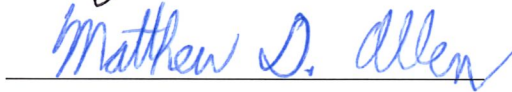
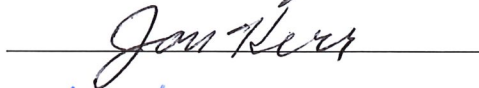
Zoning Inspector



Meeting Secretary



Date



Zoning Commission Members