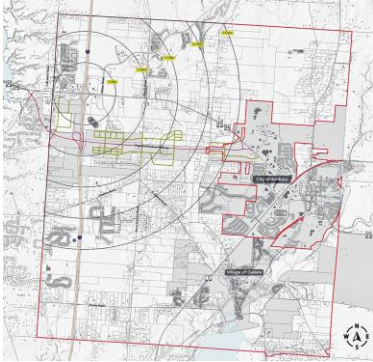


## **Car dealer coming to township?**

By Gary Budzak - August 27, 2024



GALENA — Berkshire Township could be seeing a car dealership at the Harley-Davidson next to Tanger Outlet Mall.

The Zoning Commission met on April 4. “Applicants Jared Ricart and Jack Reilly asked for a request for a major modification to the final development plan at A.D. Farrow parking lot to allow the sale of motor vehicles as is permitted in article 15 (of the township zoning resolution),” the meeting minutes said. “Also, the use of a temporary structure for two years with the option to extend it an additional two years. The purpose being for research to determine the viability for a permanent car dealership.” The board a number of questions and concerns, so the application was continued to May 2. At that time, an updated plan was presented for one year and optional extensions, which the commission passed by a 3-1 vote.

Also on May 2, a “major modification to the final development plan of Berkshire Crossing that was approved in 2021,” was before the commission. This would eliminate the pool and club house and add a pocket playground, walking path around a larger retention pond and a pavilion. The commission unanimously approved the application with four conditions.

There was also an informal discussion on the Carlton at Berkshire, with a minor change to the garage siding approved.

Zoning next met on June 6, where applicant Elysian Northstar, LLC requested a major modification to the final development plan for the Greens at Northstar subdivision. In 2008, they had proposed 148 units which was approved, and this new application has 126 homes, to be built in three phases. The application was passed unanimously.

The commission had a public hearing on July 11 on changing the zoning resolution “with regards to multi-family and single-family maximum density unit.” This was continued to Aug. 1.

Also continued to Aug. 1 was a hearing on a Mercedes dealership at Wilson Road on the corner of routes 36 and 37, with 75% of the 24.4 acres remaining open space for future

development. Presenters for the applicant, Vocon Partners, said the German-designed Mercedes building would be the first of its kind in the United States, with a 65-foot sign that could be seen from Interstate 71. Construction could start in the fall and open next year.

"This dealership will have about 60 employees, have sales of \$5-10 million a month, and a robust service department," minutes said.

Board members pointed to "a lack of clear responses to the questions... in the application." About two hours into the meeting, it was noted "that there is some homework that needs done on this application and that the continuation to another meeting would be acceptable," and the board agreed.

Zoning consists of Chair Damita Peery, Matt Allen, Andy Kerr, Jon Kerr, Philip Pifer and Austin Slattery. Also present were Zoning Inspector David Weade and Meeting Secretary Connor Woodford.

The Board of Zoning Appeals met on April 17. The new business was a new sign design for the BP station, with a reduction to 6 feet across and 22.5 feet high. The adjustment was approved by a 3-2 vote.

The next BZA meeting was May 15, where the board approved a variance request on a side yard setback by a 4-1 vote. They also disapproved a conditional use at an automotive business "for not meeting the intent of the home occupancy."

The BZA consists of Chair Kim Zianno Hartman, Dorothy Kerr, Scott Lillie, Tony Lonigro, James Spurrier and alternate Ellen Ebe. Also present were Zoning Inspector David Weade and meeting secretaries Alison Newton and Connor Woodford.

The township's spring newsletter said Lonigro, who has lived in the township for a year since moving from Sand Diego, is the newest BZA member.