

Road construction, growth near mall

By Gary Budzak - November 30, 2024



GALENA — A couple of road work projects are completed in Berkshire Township, while construction continues near the Tanger Outlet Mall.

The U.S. Route 36/state Route 37 and Galena Road work is done, to the relief of those using the busy thoroughfare. This was a \$3 million, yearlong joint project between Delaware County and the Ohio Department of Transportation. Gone is the old building that sat at the northeast corner, and the north and south portions of Galena Road are no longer blocked off to traffic. New left and right turn lanes are now at each intersection, more lighting and a new traffic signal should help past bottlenecks for those attempting to make a turn or going straight.

Although there are still orange markers at the U.S. 36/S.R. 37 bridge over Interstate 71, the project appears to be largely finished. This was a \$5.94 million ODOT bridge preservation project.

“This project will replace the bridge deck and beams on U.S. 36/S.R. 37 over I-71 and resurface U.S. 36/S.R. 37 between Fourwinds Drive and Wilson Road,” said the ODOT website. It doesn’t appear drivers have to make those unusual U-turns, and bonus — Berkshire Township has its name on the screening atop of the bridge.

The decent weather also means home construction is in full swing at the Carlton at Berkshire, next to Tanger.

“The Carlton at Berkshire, is located on the east side of South Wilson Road and south of State Route 37,” said a recent edition of the township’s newsletter. “There is a traffic light at the intersection of Rider Road and Wilson Road. The developer, Metro Development LLC, will pay to extend Rider Road to the east for their project and future commercial development. The plan includes 312 apartments made up of 84 one bedroom, 192 two bedroom, and 36 three bedrooms on the 26-acre site. A pool, contemporary club house, and outdoor deck and grilling area will be available for the tenants. Construction started in July with plans of completion in the late fall of 2025.”

The lot next to the Carlton at Berkshire will be the future Mercedes-Benz of North Columbus.

"In August of this year the township approved a zoning change of the property for a Mercedes and AMG dealership," the township's newsletter said. "The AMG is defined as the performance division/trim high-end product. The owners have purchased 25 acres at the Southeast corner of Wilson Road and State Route 37. They will use 7 acres for their business and hope to recruit additional businesses to complement theirs. All 25 acres are newly rezoned under our Planned Mixed Use Development classification. A very modern style 58,000 square feet building will house their showroom, sales, service and parts, detailing and maintenance facilities. They plan on hiring 60 additional people once they are open. The Mercedes dealership will add good employment opportunities and a strong tax base for Berkshire Township. Plans are to break ground late fall with an opening in the fall of 2025."

The future dealership received notoriety prior to the election due to its association to Senator-elect Bernie Moreno, with a protest at the site in the fall.

Across from Tanger on Wilson Road are two other home builds.

"Ivy Wood is a new residential development located on North Wilson Road between Route 37 and North Galena Road," the township said. "Their approved plan calls for 116 single-family homes and 44 patio homes. The single-family homes will range from 2,100 to 3,200 square feet. The patio homes which will be built closest to Wilson Road will range from 1,500 square feet to 2,600 square feet in size. The zoning is in our Planned Mixed Use Development District."

"Berkshire Crossing is a single-family residential development located on the south side of Wilson Road west of North Galena Road," the township said. "It consists of 101 three-bedroom two-story homes for rent, all owned by AMH Development. Phase one of the project is near completion and the first homes have already been rented with prices ranging between \$2450-\$2950 per month and phase two is well under way. When the project is completed in 2025 there will be a playground, pavilion, and multiple walking paths for the public. All homes will be in the Big Walnut School District."

The Gazette previously reported on the opening ceremony for the playground next to the township hall at 1454 Rome Corners Road, Galena.

"As of November 2nd, the playground is open," said the township website. "The pavilion project is still work in progress and will continue into the Fall. A section of the current nature path is now part of construction so please be aware and please keep your pet leashed per our posted rules. There may be times we need to have the nature path closed completely so please follow posted signage."

In other township news, Berkshire is seeking members for its Board of Zoning Appeals and the Zoning Commission.

The Berkshire Township Trustees are Mike Dattilo, Paul Disantis and Rod Myers. Other officials are Fiscal Officer Melody George, Township Administrator Tyler Lane and Meeting Secretary Donielle Owen. The Zoning Commission consists of Matt Allen, Andy Kerr, Jon Kerr, Damita Peery, Austin Slattery and alternate Philip Pifer. BZA members are Chair Kim Zianno Hartman,

Dorothy Kerr, Scott Lillie, Tony Lonigro, James Spurrier and alternate Ellen Ebe. Zoning Inspector David Weade and meeting secretaries Alison Newton and Connor Woodford attend BZA meetings. Berkshire's Parks Committee consists of Trustee Paul Disantis, Jessica Duvall, Jen Flanders, Fred Grunewald, Adam Miller, Lesley Shryock and Michelle Slawinski. The steering committee for the 36/71 Gateway Enhancement and Zoning Initiative project is Jon Kerr (Zoning), Kim Zianno Hartman (BZA), Fred Grunewald (parks committee), Ryan Bowling and Maria Sobota (township residents).

A future Gazette article will detail some of Berkshire's more recent meetings.

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