

OHIO TOWNSHIP PLANNING COMMISSION
Minutes- October 24, 2005

Members present: Thomas Beatty, Thomas Larkin, John Korkowski, Susan Abramowich, Darlene Phillips, Robert Kipp, Consultant.

Call to Order: 7:00 p.m.

Minutes: Minutes from the previous meeting were approved and are published on the bulletin board.

New Business

Applicant: Charles & Stephanie Menzock: requesting lot line adjustment to Lot No. 302 in the Windyknoll Plan No.3. Zoned R-2. Motion carried by a vote of 5-0 to grant preliminary approval for a lot line adjustment to the Menzock Lot No. 302. Drawing No. 1 dated September 30, 2005. Motion carried by a vote of 5-0 to recommend for final approval a lot line adjustment to the Menzock Lot No. 302. Drawing No.1 dated September 30, 2005.

Applicant: Franklin Auto Repair: requesting Conditional Use to sell automotive vehicles at 133 McAleer Road. Zoned C-1. Motion carried by a vote of 5-0 to recommend Conditional Use to Franklin Auto Repair at 133 McAleer Road for automotive sales with the following conditions as stated in the September 22, 2005 letter from Franklin Auto Repair and one condition imposed by the Planning Commission.

1. Lighting in parking lot is provided by four sodium vapor lamps and no additional lighting will be added.
2. A dumpster currently located at the rear of the building is adequate.
3. No design changes or modifications to existing site is required for auto sales and the current stone parking lot will be paved without increase in size.
4. The intent of adding vehicle sales to the current repair business is to wholesale the repaired vehicles with minimal retail sales.
5. The existing parking lot is adequate with room for some increase.
6. The parking lot is buffered from the rear by ½ acre of woods; on the south it abuts the Mt. Nebo Grange parking lot; on the north the lot is bounded by a stream; on the east the lot enters onto McAleer Road.
7. Vehicles must be kept fifteen feet back from edge of McAleer Road.

In addition, the applicant must provide Ohio Township with a copy of their Highway Occupancy Permit.

Adjournment: 7:20 p.m.