

OHIO TOWNSHIP PLANNING COMMISSION

Minutes – February 27, 2006

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

**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: Cobblestone PRD – Phase 1.** Mr. Stephen Victor seeking final approval for Cobblestone PRD – Phase 1, situated on a 138 acre tract located on the easterly side of Crawford Road. Phase 1 will utilize 65 acres with two different housing types consisting of 63 single-family lots and 53 townhouses, clubhouse & pool and a 1.5 acre neighborhood park. Zoned R-3. The entrance to Wedgewood drive will be located 100 feet north of the original location. **Motion carried by a vote of 4-0 to recommend for final approval the Cobblestone PRD – Phase 1. Project No. 05-6296, drawings dated: February 21, 2006.**

**Applicant: Green Valley Land Co. – Mt. Nebo Plan of Lots No. 1 .** Requesting approval to subdivide a 39,440 square foot lot from an existing 6.6 acre tract located off Mt. Nebo Road . Zoned C-1. **Motion carried by a vote of 4-0 to grant preliminary approval to the Green Valley Land Co-Mt Nebo Plan of Lots No. 1. Drawing No. 19705-D-R4. Revision dated February 09, 2006. Motion carried by a vote of 4-0 to recommend for final approval the Green Valley Land Co – Mt. Nebo Plan of Lots No.1. Drawing No. 19705-D-R4. Revision dated February 09, 2006.**

**Applicant: Starbuck Coffee Company.** Requesting approval of a site plan to develop a commercial development ( coffee shop) on a 39,440 square foot lot along Mt. Nebo Road. Zoned C-1. **Motion carried by a vote of 4-0 to recommend for final approval the Starbucks Coffee Co - Mt. Nebo Plan of Lots No.1 Drawing 2050628S. Revised plans dated February 08, 2006.**

**Applicant: Colorado Plan of Lots No.1:** requesting approval for a subdivision of one lot into 5 lots located on 2.5 acres on the proposed Denver Drive off Harmony Road. Zoned R-1. The plans presented were incomplete. The applicant was advised to meet with NIRA, the township engineering firm to discuss storm water, sanitary sewers and grading. **Motion carried by a vote of 4-0 to table the Colorado Plan.**

**Public Comment:** Mr. David Oberdick Esq., comments were relative to the Colorado Plan of Lots and an existing right-of- way, a proposed 50' access drive, water run off and use of Inglewood Lane. Oberdick suggested this plan should be viewed as a major subdivision.

Mrs. C. Weil comments were relative to the sharing of the maintenance expense by all users of Inglewood Lane.

**Adjournment: 8: 30 p.m.**