

OHIO TOWNSHIP PLANNING COMMISSION
Minutes – January 21, 2013

Members present: Robert Kipp, Thomas Larkin, Susan Abramowich, Darlene Phillips, Jeffery T. Rober P.E. Absent: Jeff Ciaramella.

Call to Order: 7:00 p.m.

Reorganization: Election of Commissioners for 2013

Motion carried by a vote of 3-0 to elect Robert Kipp Chairman. Kipp abstained.

Motion carried by a vote of 4-0 to elect Jeff Ciaramella Vice-Chairman.

Motion carried by a vote of 3-0 to elect Darlene Phillips secretary. Phillips abstained.

Adjournment: 7: 06 p.m.

Call to Order: 7: 07 p.m.

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

Secretary Phillips expressed the board's "Thank You" to Robert Hunt who served on the board for four years.

Robert Kipp was welcomed to the board.

New Business

Applicant: Traditions of America – Lenzner - PRD requesting preliminary approval for an Adult Living Community, a 55 plus age group community. This PRD (Planned Residential Community) consists of 240 single family and duplex units with clubhouse to be situated on 107 acres owned by Charles & John Lenzner located at 665 Duff Road. 83.9 acres are located in Ohio Township and 23.3 are located in adjoining Kilbuck Township. Zoned R-2. Drawings dated November 08, 2012.

The applicant is requesting three modifications to the Ohio Township Zoning Ordinance 305.

1. Section 1202.8 minimum distance between buildings.

Required: 20' space between buildings (side yards).

Proposed: 15" space between buildings.

2. Section 1203.3 Sidewalks

Required: Sidewalks shall be provided on at least one (1) side of every street in the PRD.

Proposed: Sidewalks on one side of street except for * Union Court, * Old Glory Lane, * American Way, * Victory Lane .

3. Ohio Township SALDO-Article III-Paragraph 112-113 – cul-de-sac-length.
Required: Maximum cul-de-sac length to be less than 1,000 feet in length.
Proposed: Freedom Way cul-de-sac to be 1013 feet in length. Request a 13' modification

After discussion, **Motion carried by a vote of 4-0 to grant preliminary approval to the Lenzner - PRD with a contingency to provide asphalt interconnecting links (walk ways) on streets without sidewalks subject to review and approval by Jeffery Rober P.E. Planning Commission Consultant.**

Applicant: Cobblestone Manor Phase 5-A requesting final approval of a subdivision on 104.7 acres located off Crawford Road and west of the Cobblestone PRD. Zoned R-2. The property will be accessed by the Crawford Road roundabout onto Buckingham Drive. 42 single family lots are planned with approximately 50 acres of open space. There will be an emergency access through Lot 421 on Bishop Drive in the Northridge plan owned by Cobblestone Manor Associates.

After discussion, **Motion carried by a vote of 3 yes, 1 no to recommend for final approval the Cobblestone Manor Phase 5-A .**

Public Comment: Public Comment was heard. Township Solicitor Witherel's letter of comments relative to effective date of Zoning and buffers in R-2 Zone was read.

Adjournment: 7:50 p.m.