

OHIO TOWNSHIP PLANNING COMMISSION

Minutes-January 23, 2012

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

Call to Order: 7:00 p.m.

Reorganization: Election of officers for the year 2012. Motion carried by a vote of 4-0 to elect Robert Hunt, Chairman. Hunt abstained. Motion carried by a vote of 4-0 to elect Jeff Ciaramella, Vice-Chairman. Ciaramella abstained. Motion carried by a vote of 4-0 to elect Darlene Phillips, Secretary. Phillips abstained.

Adjournment: 7:04 p.m.

Call to Order: 7:05 p.m.

Minutes: Minutes from the September 26, 2011 meeting were approved and are posted on the bulletin board. No meetings held in October, November, December, 2011 due to lack of business.

New Business

Applicant: Mt. Nebo Corporation, Sovereign Development LLC, requesting conceptual approval to develop 4.51 acres off Douglas and McAleer Roads. Zoned C-1.

The plan presented shows a subdivision with two proposed phases of development. Phase 1, development of Lot 1 consisting of 3.51 acres and a 6,000 square foot garage to house heavy equipment. Phase 2, development of Lot 2 consisting of 1 acre and a two story 10,000 square foot commercial/office building. Access would be off Douglas Road. Motion carried by a vote of 5-0 to grant conceptual approval to the Mt. Nebo Corporation Revised Plan of Lots. Plan dated: June 20, 2011.

Applicant: Mt. Nebo Commercial Development, Leonard S. Fiore Limited Partnership- Sheetz

Convenience Store: requesting final approval for a sub-division, lot consolidation and land development for a Sheetz Convenience Store on 9.08 acres. Zoned C-1. The Fiore Limited Partnership will lease 5.4 acres to Sheetz to construct a 6328 square foot convenience store with eight multi pump dispensers. The remaining 4.04 acre parcel is for future development. Access to the Sheetz store will be off Mt. Nebo Road and Red Mud Hollow Road. Motion carried by a vote of 5-0 to recommend for final approval the Sub-Division of Tax Parcels 607-J-203, 607-J-130 -1, 607-J-75-1 shown on the Lot Merge Plan of the Mt., Nebo Commercial Development for Leonard S. Fiore Partnership. Drawings 1-3 dated: November 11, 1211.

Motion carried by a vote of 5-0 to recommend for final approval the Land Development Plan for Sheetz Mt. Nebo Road. Drawings 1-12 dated: January 15, 1212.

Applicant: Avonworth Primary Center-Avonworth School District, requesting final approval to erect a two story, 83,605 square foot Primary Center to house K-2 grades adjacent to the existing Avonworth Elementary School building on 8.45 acre parcel at 1320 Roosevelt Road. Zoned R-2 . Motion carried by a vote of 5-0 to recommend for final approval the Avonworth Primary Center. Drawings dated: December 12, 2011.

Public Comment: No public comment.

Adjournment: 8:48 p.m.