

OHIO TOWNSHIP PLANNING COMMISSION  
Minutes – May 18, 2015

Members present: Robert Kipp, Thomas Larkin, Jeff Ciaramella, Valerie Carroll, Shawn Wingrove (Lennon Smith Souleret)

**Call to Order: 7: 00 p.m.**

**Minutes:** Minutes from the April 20, 2015 were not completed in time for review.

**Proposed Zoning Ordinance Amendment** – Seeking to amend section 201, 501 and Article XII of the Townships Zoning Ordinance, Ordinance No. 305 by adding a definition for age restricted community, permitting age restricted communities as PRD’s in the R-1 Zoning District and modifying dimensional, density, minimum site, side yard and access requirements under Article XII.

**Motion carried by a vote of 4-0 to recommend the proposed zoning ordinance amendment to the Board of Supervisors.**

**Applicant: Deer Valley Estates Site Plan and Subdivision**, seeking final approval. Jim Rumbaugh discussed the proposed development at the end of Blackburn Heights Drive with 14 lots in Ohio Township and 5 in Franklin Park. Due to the width of the property and lot requirements under the R-3 Zoning District, Mr. Rumbaugh is requesting for 3 modifications to be considered:

1. Reduction of the 50’ right-of-way to 40’ public right-of-way with additional 10’ easements on both sides of the proposed road which will essentially create a 60’ ROW.
2. Three lots have a shared driveway that connects to a public street. Each home will have an address associated with that public street. The developer is requesting a modification to permit the use of an access and utility easement with a width greater than 50’ in lieu of a 50’ ROW.
3. Requesting additional length of a cul-de-sac. The proposed road is approximately 1,100’ in length. The max permissible is 1,000’. The proposed road only has 15 homes.

**Motion carried by a vote of 4-0 to grant preliminary approval to the Deer Valley Estates Subdivision Plan.**

**Motion carried by a vote of 4-0 to grant final approval pending final review by Lennon Smith Souleret to the Deer Valley Estates Subdivision Plan.**

**Public Comment:** No public comment.

**Adjournment:** 7: 20 p.m.

Zoning ordinance amendment.

Bob Kipp opens up discussion....55+ community a part of PRD's

Bob Kipp first motion

Tom Larkin 2<sup>nd</sup> motion

All in favor

Deer Valley Estates

Mr. Rumbaugh

5 lots in Franklin Park, 14 lots in Ohio Township.

Ultimately 25 lot subdivision needs graded properly

Requested 3 waivers

Bob Kipp preliminary approval

Jeff Ciaramella 2<sup>nd</sup>

Bob Kipp makes a motion Final pending Lennon review

Val 2<sup>nd</sup> the motion

All in favor

Eden Christian Academy

Lauren Wright

Phil Bishop

Chuck (COO)

Proposed new building

All in favor

Meeting adjourn 7:20pm