

OHIO TOWNSHIP PLANNING COMMISSION
Minutes - August 22, 2005

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

Call to order: 7:00 p.m.

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

New Business

Applicant: James & Carolyn Zubik, requesting a lot line revision between lots 322 and 323 in the Windyknoll Plan No.3, Revision II. Zoned R-2. **Motion carried by a vote of 4-0 to grant preliminary approval to the Zubic lot line revision in the WindyKnoll Plan No. 3, Revision II. Plan dated July 17, 2005. Motion carried by a vote of 4-0 to recommend for final approval the Zubic lot line revision in the Windyknoll Plan No. 3, Revision II. Plan dated July 17, 2005.**

Applicant: Wendy's International, requesting preliminary approval to develop a commercial development on .79 acre of the Phillip's Associates property at the point of Mt. Nebo and Lowry's Run Road. Zoned C-1. **Motion carried by a vote of 4-0 to grant preliminary approval to Wendy's International development at the point of Mt. Nebo and Lowry's Run Road. Drawings SP1-SP4. Dated: June 17, 2005.**

Applicant: Starbucks Coffee Company, requesting preliminary approval to develop a commercial development on .79 acre of the Phillip's Associates property at the point of Mt. Nebo and Lowry's Run Road. Zoned C-1. **Motion carried by a vote of 4-0 to grant preliminary approval to the Starbucks Coffee Company development at the point of Mt. Nebo and Lowry's Run Road.**

Applicant: PNC Bank: Mr. Frank Walters representing PNC Realty Services , as a courtesy, presented drawings and explanation of a 3680 square foot PNC branch bank to be located on Parcel 3A of the Mt. Nebo Pointe development. **No action taken.**

Applicant: Weiler Plan of Lots # 5, requesting preliminary approval of a subdivision of one lot into three lots at 111-113 Inglewood Lane off Harmony Road. Zoned R-1. **Motion carried by a vote of 4-0 to grant preliminary approval to the Weiler Plan of Lots # 5, 111-113 Inglewood Lane. Sheet 101. Dated: August 12,2005.**

Applicant: Ms. Tammy M. Scott, requesting Condition Use, to operate a home business at 109 Gary Drive. Ms. Scott has applied for a State license to operate a family child care program in her home where she, the owner, will be in charge of six children ranging in age from three to eight years. There will be no employees. Her property will accommodate parking for six vehicles.**Motion carried by a vote of 4-0 to grant**

Conditional Use to Ms. Tammy Scott at 109 Gary Drive to operate Creative Play Child Development Program. Conditions: # 1. Hours of operation: 7:30 a.m. to 5: 30 p.m., Monday thru Friday. # 2. No, on street parking . # 3. Applicant must be in compliance with items listed in article 132-58 of the Ohio Township Ordinance for Home Based Business.

Applicant: Reilly's Summer Seat Farm, requesting approval to replace the existing farm market sales area and increase the square footage to 10,000 square feet. Replace existing greenhouses with similar structures and increase square footage from 14,000 to 21,000 square feet. Zoned R-2. **Motion carried by a vote of 4-0 to grant preliminary approval to Reilly's Summer Seat Farm. Drawings Sheet 1-5. Dated: August 12, 2005.**

Public Comment: Mr. Paul Weidman commented on zoning districts and validity of the Ohio Township Zoning Map .

Adjournment: 8:35 p.m.