

OHIO TOWNSHIP PLANNING COMMISSION  
Minutes- July 25, 2005

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

**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: Verland Foundation** requesting preliminary approval for a two story, 10,600 square foot Office/Laundry/Maintenance Building with ten parking spaces . **Motion carried by a vote of 4 yes and 1 abstain ( Abramowich) to grant preliminary approval to the Verland Office/Laundry/Maintenance Building. Drawing C-101, Sheet 1of 12. Dated: July 21, 2005.**

**Applicant: Mt. Nebo Pointe** seeking preliminary approval for a subdivision of the Mt. Nebo Plan of Lots No. 3 creating Lot No. 5. **Motion carried by a vote of 5-0 to grant preliminary approval to the subdivision of the Mt. Nebo Pointe Plan of Lots No. 3 creating Lot No. 5.**  
**Motion carried by a vote of 5-0 to recommend for final approval the subdivision of the Mt. Nebo Pointe Plan of Lots No. 3 creating Lot No.5.**

**Applicant: Starbucks** requesting conceptual approval to construct a Starbucks on a parcel currently owned by Phillips & Associates at the point of Mt. Nebo and Lowry's Run Road. **Motion carried by a vote of 5-0 to grant conceptual approval to Starbucks on Mt. Nebo Road. Drawing C-1 Dated July 18, 2005.**

**Applicant: Wendy's International** requesting conceptual approval to construct a Wendys on a parcel currently owned by Phillips & Associates at the point of Mt. Nebo and Lowry's Run Road. **Motion carried by a vote of 5-0 to grant conceptual approval to Wendy's International on Mt. Nebo Road. Drawing C-1, dated June 17, 2005.**

**Applicant: Weiler Subdivision** requesting preliminary approval to subdivide a four and one-half acre parcel on Harmony Road into three lots and to include a 50' right-of-way through proposed Lot #1 and existing Lot # 4. Zoned R-1. **No action taken.**

**Applicant: Sam's Club.** Mr. Alan Sable presented colored drawings of the exterior of a proposed Sam's Club. This 135,743 square foot building is proposed to be located on Lot # 5 in the Mt. Nebo Pointe Plan of Lots .**No action taken.**

**Applicant: Triumph Baptist Church**, requesting final approval for a three story, 20,850 square foot church with 850 seating capacity and 142 parking spaces situated on 9.13 acres off Roosevelt Road. Zoned R-2. Commissioner Larkin noted that a fire hydrant must be located within 100 feet of the sprinkler connection before an occupancy permit will be issued **Motion carried by a vote of 5-0 to recommend for final approval the Triumph Baptist Church plan.**

**Public Comment:** Mr. Paul Weidman commented on conditional use in Zone C-1. He questioned the conditional use at 1519 Mt. Nebo Road and stated he feels the Township is being overdeveloped and new developments are creating large areas of hard surfaces.

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