

Ohio Township Planning Commission  
Minutes – April 17, 2023

Members present: Brian Krul, Cesar Cenicerros, Russ Huffmyer, Tom Heinsberg, Renae Daniels-Simmons, Kim Gallucci, and Shawn Wingrove (LSSE).

Members absent: Tom Larkin

Call to Order: 6:00pm

Minutes from the January 16, 2023 meeting were approved. Motion by Kim Gallucci and 2nd by Renae Daniels-Simmons. All in favor. None opposed.

Order of Business

1) Conceptual presentation by Revival Today Nondenominational Church given by Adalis Shuttlesworth and Abel Griffiths. They are working with Sheffler Engineering. The current drawings show a steel building with 230 parking spaces. They hope to build a church that can accommodate 2000 people and have 500 parking spaces. They would need a retaining wall to make that possible. They do not want to cut into the land that has already had an issue with sliding. They have not met with PennDot (traffic study) or with the DEP yet, but they intend to. All members of the Planning Commission had concerns with the slope, red bed and sliding issues, as well as water runoff issues and traffic problems. It was recommended that they return with a complete proposal because there is nothing for the planning commission to vote on at this time. They agreed to do that.

2) Discussion and vote on Ordinance #108 amending Ohio Township Subdivision and Land Development, specifically adding design standards for steep slopes. Motion for approval by Russ Huffmyer. 2nd by Cesar Cenicerros. All in favor. None opposed.

3) Discussion and vote on Ordinance amending Ohio Township Zoning Ordinance Section 1202.8 PRD accessory structures, and adding the keeping of domestic fowl, bees and miniature goats and sheep to the list of accessory uses permitted in the C-D, R-1, R2 and R-3 Zoning Districts. All members agreed this ordinance needs to be addressed with specific parameters put in place. Currently the township ordinance mandates at least 5 acres. This amendment to the ordinance adjusts the minimum to 10,000 square feet. This size accommodates most single family home lot sizes in the area. Renae Daniels-Simmons was concerned with that size of land and thought it should be adjusted to at least a half-acre or one acre of land minimally. There are several parameters to the amended ordinance, not just minimum lot size. Several communities have restrictions built into their HOA guidelines that do not permit the keeping of domestic fowl and other small farm animals. Motion to approve made by Russ Huffmyer. 2nd by Tom Heinsberg. Voted in favor: Brian Krul, Kim Gallucci, Cesar Cenicerros, Russ Huffmyer, and Tom Heinsberg. Opposed: Renae Daniels-Simmons (she opposed the minimum 10,000 sq ft requirement as being too small, but agreed specific parameters needed to be set).

Public Comment: None

Announcements: Cesar Cenicerros resigned from the Planning Commission board. He has been appointed to replace Tom Beatty as a Township Supervisor.

Motion to Adjourn:

1st: Renae Daniels-Simmons. 2nd: Kim Gallucci. All in favor.

Meeting Adjourned at 6:33pm