

OHIO TOWNSHIP PLANNING COMMISSION  
Minutes - August 19, 2013

Members present: Robert Kipp, Jeff Ciaramella, Thomas Larkin, Darlene Phillips.  
Absent: Susan Abramowich

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

**Minutes:** Minutes from the May 20 and July 15 meetings were approved and are posted on the bulletin board.

**New Business**

**Applicant: Niklaus - Newgate Road Plan of Lots- Revised, Lot Line Revision** requesting approval of a lot line revision on a two lot, 79.5 acre parcel off Camp Horne Road. The bulk of the parcel is located in Kilbuck Township. 2.6055 acres are located in Ohio Township. Zoned L-1 and R-2.

**Motion carried by a vote of 4-0 to grant preliminary approval for a lot line revision to the Niklaus – Newgate Road Plan of Lots – Revised, Lot Line Revision.**

**Motion carried by a vote of 4-0 to recommend for final approval a lot line revision for the Niklaus – Newgate Road Plan of Lots – Revised, Lot Line Revision.**

**Applicant: Mrs. Lindsey Stover** requesting **Conditional Use**, to operate a Family Day Care Service in her home located at 142 Kensington Drive, in the Cobblestone Manor PRD. Adequate off street parking, 660 sq feet of fenced outdoor play area and no more than twenty- five percent (25%) of the gross floor area of the principal dwelling will be used to conduct this home occupation, caring for five or six children. Mrs. Nora Silvery, a neighbor at 143 Kensington Drive, stated she is in favor of a Family Day Care Service next door.

**Motion carried by a vote of 3 YES, 1 NO, to recommend for approval, Conditional Use for a Family Day Care Service at 142 Kensington Dr. The maximum number of children to be accommodated is seven. The owner, operator, Mrs Lindsey Stover, must obtain a certificate of registration from the Pennsylvania Department of Public Welfare.**

**Applicant: Real Estates Development Associates, requesting rezoning of property** located on Joseph Lane and Cotton Lane containing 17.678 acres and 3.951 acres. The current zoning is C-2, General Commercial District. The request is to rezone to R-3, High Density Residential District. Public comment was heard and Mr. Dorsch, developer, gave a presentation.

**Motion carried by a vote of 4-0 to recommend for approval rezoing the C-2, General Commercial District to R-3, High Density Residential District on Joseph Lane and Cotton Lane.**

**Public Comment:** Public comments relative to the rezoning request were as follows.

Rezoning from commercial to residential to permit 200 luxury apartments will create excessive traffic conditions on Joseph Lane and to the Avonworth School.

Character of neighborhood is at stake. Should rental of luxury apartments fail, then rental rates would have to be lowered which would encourage Section 8 type housing and transient population.

Apartments would have a negative effect on schools and quality of education due to an influx of students and raise taxes.

Apartments would be a monstrosity on top of Joseph & Cotton Lanes thereby destroying neighboring property values.

Prefer the commercial zoning remain in effect.

**Adjournment:** 8:05 p.m.