

OHIO TOWNSHIP PLANNING COMMISSION  
Minutes – December 16, 2019

All Members Present: Jim Saxon, Jason Hines, Brian Krul, Renae Daniels-Simmons, Kim Gallucci, Tom Larkin and Shawn Wingrove. Bob Huffmyer was absent.

1) Call to Order: 7:00pm.

Mike Witherall announced that Caddis would be withdrawing from the agenda tonight due to the number of addressed notes from previous meetings. He anticipates they will be back in February.

Kevin McKeegan, Developer representing Caddis, said his client planned to delay this for another month (January) to address the many notes, particularly the Geotechnical Study. He said they would delay this process potentially to the end of February.

2) Approval of November 18, 2019 Meeting minutes. Motion: Renae L. Daniels-Simmons, 2nd Motion: Tom Larkin. All in favor.

3) 704 Mt. Nebo Road Conditional Use. Andrew Lang, in contract as property owner, is requesting a conditional use for a residence. Motion: Brian Krul, 2nd motion: Kim Gallucci. All in favor.

4) Wetzel Subdivision. Nobody attended the meeting and therefore this was tabled to the next meeting.

5) Conceptual Presentation for the fire company lot along Josephs Lane. John Watson, Developer representing the Fire Dept. lot, presents to discuss a potential 6500 Strip Center for the land along Josephs Lane. They have no tenant yet, but were looking at it for a restaurant space. This would not be a bar/restaurant, just a restaurant. They expect there to be about 60 parking spaces. They are not seeking any type of approval at this time. He just wanted to make the Planning Commission aware and to drop off potential site plans/ drawings.

Public Comment:

There were several members of the community present to discuss the Caddis Development and announce their concerns. Several of them signed a sheet so they could talk at the meeting. Several of those who signed the sheet elected not to talk since Caddis wasn't there and had removed themselves from the agenda. Several community members did voice their concerns.

1) Doug Simmons expressed concerns about Ordinance 305, specifically 104c, relating to Community Development Objective which discusses "Preserve & Protecting Property Values". He wanted to know what the Commission would do to address this. There was some discussion as to exactly what this part of the ordinance means and how it is addressed. Mike Witherel discussed this point of contention. It was said that if the items in the ordinance were met than the ordinance was met.

2) Dustin Frawley expressed concerns about the "Conditional Use" expiring at the end of February, but Caddis is allegedly coming back at the end of February, but after the "Conditional Use" date expires. Caddis said tonight that they were planning on coming back next month (January).

3) Steffi Frawley stated the area of development is in a "Landslide Prone Zone" and she is concerned about how this will affect the adjacent property, especially if a landslide were to occur. She wants to know who is responsible/ who would pay if something does go wrong? There was recently a landslide in the area. The Commission stated that a Geotechnical report is done & it would be up to Caddis to provide a report to mitigate those and the developer would address it. The neighborhood/ community is asking that the Commission discuss a bond being put in place to cover the funds if something would go wrong.

- 4) Ms. Frawley also discussed where the Fireman would do their monthly training, which is mandated by law. Would they do it off of Josephs Lane or Windgap Road? Would they be doing it at hours that would affect the neighborhood; either with traffic, sleeping, etc. The Commission does not know how the drills will be done.
- 5) Gregor Erickson asked about the "Comprehensive Plan". He states it is supposed to be updated biannually, but it has not been done for years. He states the area Caddis is looking at developing is not zoned for high density housing.
- 6) Peter Arlia discussed the process. He talked about once Caddis (or anybody) is granted "Conditional Use" and if they meet all of the required ordinances, then nothing can be done to stop the development from going through. He said if this is the case, then this is just a dog & pony show and public comment doesn't matter. He states this is disheartening for the Commission not to care that this huge facility will be right in somebody's back yard.
- 7) Gary Short feels abandoned and abused and that a fundamental morality issue is at stake because the Commission/ Supervisors (his representatives) are willing to harm him by devaluing him and his property.
- 8) Tania Cook wants to know if a traffic study was done and how to see the results of it. Steve Moore spoke on this point. He said there was a traffic report done and that there would be so little impact that a true traffic study did not need to be done.
- 9) Bonnie Schleuter states the Community has a lack of trust, especially with their representatives. She is highly concerned with a landslide. She feels like this doesn't matter to the representatives. She is concerned about them opening up the gate from Windgap a year or so after the development is done. What would the repercussions be? If this development does go forward, she's looking for a bond to be put up by the developer. She wants to know where the source would be to pay back the neighbors or pay for "clean up" if there were, for example, a landslide. Would the Commissioners pay, or the Planning Commission, or other residents of Ohio Township?
- 10) James Stevens stated the main entrance to Caddis is supposed to be off of Josephs Lane; however, he is concerned with how the construction vehicles would come in and the potential damage they would do with all of their weight.
- 11) Grant Behr wants to ensure there are no construction vehicles going through the neighborhood.
- 12) Ed Lostetter states the Citizen newspaper printed that a grandmother of a Planning Commission Member owns the land. He claims The Citizen also claims the property values will go down. Mr. Lostetter is also concerned if this endeavor for Caddis fails and there will be a big ugly empty building sitting there or that it may be then used as a halfway house or a drug rehabilitation facility potentially in the future.
- 13) Kattie Lostetter is appalled by her representation. She thinks we need to upgrade our representation. She did not move to Ohio Township to lose money in property value of have an ugly building in a residential development.
- 14) Rachel McKensie asked where to get Township information. She states the Park has a very good website & frequent communications; however, it is very difficult to find out what is going on with other matters in the Township. She states the website is not user friendly when trying to find the minutes, etc. The Commission said this issue has been brought up before. The Township posted information in the Citizen and on the Website.
- 15) Gene Williams lives on Rebecca Drive and says the traffic is terrible. He said when Avonworth Heights was being developed, "they" said there would be an access road to Josephs Lane or Mt. Nebo, but that never happened. All the traffic is funneled through Rebecca Drive.
- 16) Many neighbors were concerned with WindGap being used as a thoroughfare. As of now the plans address WindGap as only being a gated emergency entrance. However, residents are concerned that could change in the future.

Motion to Adjourn: Tom Larking, 2nd: Jim Saxon. All in Favor.