

**OHIO TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING
June 4, 2018**

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MR. BEATTY OPENED PUBLIC HEARING ONE AT 7 PM:

PUBLIC HEARING #1 – Ms. Bailey, 419 Duff Road is requesting a conditional use permit for her home business. Ms. Bailey is a CPA who is requesting to operate a small accounting/tax business at her home. This is mainly an online business that would have very little traffic impact. If she would need to see a client, she would do so by appointment which would limit any traffic issues. Mr. Beatty asked for any comments on this request. There were none.

Mr. Beatty closed the Public Hearing at 7:04 pm.

MR. BEATTY OPENED PUBLIC HEARING TWO AT 7:04 PM:

PUBLIC HEARING #2 – Sheetz is requesting a Liquor License Transfer (#R-10201) from Greentree, PA to their store located at 1910 Mt. Nebo Road. This would be their second liquor license transferred to Ohio Township. Mr. Beatty asked for any comments on this request. One comment was received relating to the sales of alcohol where gasoline is sold. The attorney representing Sheetz stated that there are numerous safeguards in place and in the ten years Sheetz has sold alcohol there has only been one issue and that related to underage sales.

Mr. Beatty closed the Public Hearing at 7:10 pm.

MR. BEATTY OPENED PUBLIC HEARING THREE AT 7:10 PM:

PUBLIC HEARING #3 – Zoning Ordinance Map Changes and Amending Definitions in the current zoning ordinance. This is the second hearing on the changes. After the first hearing, public comments were taken into consideration and the number of parcels rezoned to commercial reduced from 21 to 13. Several residents were in attendance: Mr. Paul Weidmann, 114 Highpoint Road; Mrs. Maggie McGinley, 129 Highpoint Road; Mr. Gary Jurksaitis, 122 Highpoint Road; Ms Leslie Russell, 126 Highpoint Road; Ms. Rhonda Goss, 111 Highpoint Road; Mr. Tom Hewitt, 112 Syl Road; Mr. & Mrs. David and Lauren Pearson, 115 Syl Road; Mr. Eric Ebeck, 1515 Mt. Nebo Road. Comments from the residents included doing a traffic study prior to rezoning; redo the comprehensive plan (current one is 10 years old); once a property is rezoned commercial, do the property taxes go up; don't change the current zoning, leave the township a bedroom community; turning problems from Highpoint turning left onto Mt. Nebo; advertise in a paper that more people read; no need for more commercial; property currently zoned residential is not in a favorable location, and would sell more easily being zoned commercial. Mr. Paul Weidmann commented that changes in zoning would bring undesirable race families to the township.

Township Engineer Mr. Kevin Brett with Lennon Smith Souleret and Consultant Laura Ludwig responded to those concerns. It was explained that doing a traffic study prior to knowing what the use would be would be pointless. With a traffic study you would need to know what type of business is looking to locate there and then do the traffic study. Mr. Beatty stated that the township is looking into the possibility to revisit the comprehensive plan in the near future. But explained to do a plan does cost money. A property normally does not change when the zoning changes, only when it sells and is used differently. Mr. Beatty stated that the Township is required to advertise in the paper of record and that paper is The Citizen. The meetings are all placed on the township website along with their agendas. Once the current road widening project is complete, there will be a traffic signal at the end of Highpoint allowing residents to turn onto Mt. Nebo more safely. There were no other comments.

Mr. Beatty closed the public hearing at 7:50 pm.