

Ohio Township Planning Commission
Minutes – March 18, 2024

Members Present: Brian Krul, Russ Huffmyer, Jason Wetzel, John Zwierzynski, Tom Heinsberg, Renae Daniels-Simmons and John Valinsky (LSSE)

Members Absent: Kim Gallucci

Call to Order: 6:00pm

Jason Wetzel was introduced and welcomed as the newest member of the Planning Commission.

Re-Organization

Nominee & motion appointing a Chairman of the Planning Commission made by Russ Huffmyer:

Name: Brian Krul
1st: Russ Huffmyer
2nd: Renae Daniels Simmons

Nominee & motion appointing a Vice Chairman of the Planning Commission made by Brian Krul:

Name: Russ Huffmyer
1st: Brian Krul
2nd: Renae Daniels Simmons

Nominee & motion appointing a Secretary of the Planning Commission made by Russ Huffmyer:

Name: Renae Daniels-Simmons
1st: Russ Huffmyer
2nd: Brian Krul

Order of Business

Approval of Minutes from December 18,2023 Meeting

A motion was made by Renae Daniels-Simmons, second by Jason Wetzel to approve the 12/18/23 Planning Commission Meeting minutes. The motion passed unanimously.

1) Christ Church Conditional Use & Preliminary & Final Subdivision

Baylee Schwab with Gateway Engineers was present to explain the plan and answer questions. Ashley Roethlisberger was present from Christ Church & Watermark. Donna Hudson was present as the project manager for Christ Church. Anna Conley from Watermark was present. Christ Church owns the land and Watermark will be building the building and leasing the land from Christ Church. The lease will be a 99-year lease with meetings at least every 3 years to

make sure both parties are following the agreement as specified and with mutual benefit and cooperation.

Watermark is working with Christ Church with the intent to help support Christian homeschooling education. Watermark will meet from 9:30am-12:45pm Monday through Thursday. There will be no coinciding events with Christ Church and Watermark at the same time. A traffic study is pending. Currently Watermark has 172 students, grades K-8th grade. Their max capacity will be 288 students and 18 classrooms.

A motion was made by Renae Daniels-Simmons and 2nd by Russ Huffmyer to Table the Christ Church Preliminary and Final Land Development and Conditional Use until the Lease and Traffic Study are complete and can be reviewed, as well as, addressing comments by LSSE Engineers. Some concerns from the committee and LSSE were parking, storm water, buffer yard and setbacks (especially bordering the residential property), among others. Unanimously approved to Table until a future meeting.

Public Comment: None

A motion to Adjourn was made by Renae Daniels-Simmons and seconded by Russ Huffmyer. The motion passed unanimously, and the meeting was adjourned at @ 6:29pm.

Motion to Adjourn:

1st: Renae Daniels-Simmons

2nd: Kim Gallucci

Meeting Adjourned: 6:12pm