

Ohio Township Planning Commission
Minutes – May 15, 2023

Members present: Brian Krul, John Zwierzynski, 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 April 17, 2023 meeting were approved. Motion by Kim Gallucci and 2nd by Renae Daniels-Simmons. All in favor. None opposed.

1) First National Bank (FNB) Preliminary & Final Approval:

Ryan Enoch from Gateway Engineers and Kyle Brown spoke regarding the proposal for First National Bank. They propose a 2800 Sq Ft building on the eastern side of Mt. Nebo Road between Lowries Run Road and Mt. Nebo Pointe Road. They discussed needing a variance for the 50' setback from Mt. Nebo Road to a 25' setback. They discussed an underground detention for stormwater drainage. They discussed their proposed changes to address the sight lines/visibility for the various turning lanes including shortening the turning lane into Sheetz to allow them to have the 50' of space they need for a left turning lane into the bank. They are waiting to hear back from Allegheny County for the Highway Occupancy Permit (HOP). It was recommended that FNB return when the proposal is more complete including the finalized traffic report & HOP addressing the sight lines and visibility for all of the turning lanes. All members of the planning commission present were concerned with the visibility and safety concerns with all the turning lanes, especially the left turns across 2 lanes of traffic. The planning commission did not vote on this at this time because there are too many factors and issues unanswered at this point. It was recommended FNB come back after they hear the results from the county and the Ohio Township Zoning Board.

2) Discussion and vote on Lot Line Revision for 171 & 177 O'Neill Lane for purposes of adding a pool. Motion for approval by Russ Huffmyer. 2nd by Tom Heinsberg. All in favor. None opposed.

Public Comment: None

We briefly discussed the Comprehensive Plan with Franklin Park even though this is not on the official agenda. The first draft is out for public comment. The 2nd draft should be coming out shortly. At the last Comprehensive Plan Meeting there was some public comment regarding the oil and gas wells and more transparency of their locations in both townships. Connectivity and Stormwater drainage appear to be the major issues that most residents are concerned with.

Motion to Adjourn:

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

Meeting Adjourned at 6:15pm