

OHIO TOWNSHIP PLANNING COMMISSION
Minutes – November 26, 2012

Members present: Robert Hunt, Jeff Ciaramella, Thomas Larkin, Susan Abramowich, Darlene Phillips, Jeffery T. Rober P.E.

Call To Order: 7:00 p.m.

Minutes: Minutes from the previous meeting were approved and are posted on the bulletin board.

New Business:

Applicant: Niklaus Subdivision: A representative from Hampton Technical Associates presented plans for a subdivision of 79.5 acre parcel in the Newgate Road Plan of Lots located in Kilbuck Township. 2.3098 acres of the parcel are situated in the northeasterly border of Ohio Township.

Mr. Niklaus plans to deed a 38.2 acre parcel to Animal Friends on Camp Horne Road and retain the remaining 41.3 acre parcel for his own use.

Motion carried by a vote of 5 yes to recommend for final approval the Niklaus-Newgate Road Subdivision.

Applicant: Traditions of America-Lenzner PRD. Mr. Michael Wetzel (Victor –Wetzel Associates) and Mr. Thomas Biddison presented PRD plans to build an “Adult Living Community”, a 55 plus age group community. The PRD will consist of 240 homes on 107 acres of the John & Charles Lenzner property located on Duff Road. Zoned R-2. Access will be from two locations of Duff Road. Construction will be in four phases.

Three modifications to the Ohio Township PRD Zoning were proposed.

1. Section 1202.8 – minimum distance between buildings.

Required: 20’ space between buildings.

Proposed: Minimum 12’ space between building for two-family units and single-family lots.

2. Section 1203.3-Sidewalks

Required: Sidewalks shall be provided on a least one (1) side of every street in the PRD.

Proposed: No sidewalks in plan, only in the clubhouse area.

3. Ohio Township SALDO, Article III, paragraph 112-13: Cul-de-sacs.

Required: 1000’ length

Proposed: 1013’ length

Discussion followed. **NO ACTION TAKEN.**

Public Comment: No comments.

Adjournment: 8:08 p.m.