

**South Harrison Township
Planning/Zoning Board of Adjustment
April 25, 2011**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on April 25, 2011 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Joseph Marino, Board Chair and led those present in the Pledge of Allegiance to the Flag.

Requirements of the "Open Public Meetings Act" were met.

Roll Call: James McCall – absent, Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Robert Schenk – present, Joseph Wille – present, Stephen Galati – absent, John Horner – absent, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Leah Furey Bruder – Board Planner – absent, Steven Bach – Board Engineer – present, Celeste Keen, Secretary – present.

Old Business:

Dan & Heather Brown

Site Plan Waiver

002-115-11

Daniel & Heather Brown of 1401 State Hwy 45 appeared before the Board and were sworn to give testimony. Steven Bach, Board Engineer, was also sworn. The Brown's are proposing to use the facility formerly known as Sunnybrook Auctions as a winery and wine tasting facility. They are in the process of transferring their current plenary license from another municipality. Mr. & Mrs. Brown have not gone to the County Board for approvals and were encouraged to do so by the Board's solicitor. If in the future the Browns wish to host (list of unallowable uses) they will be required to obtain a Use Variance from this Board.

Mr. Bach advised that he has distributed two hand-outs one (1) is a parking layout which was submitted for the 1999 application for the above referenced auction house (marked as A-2) the other is a project site base map from the 2007 application for Valley Green Development's proposed major subdivision (marked as A-1). Mr. Bach made the following suggestions, create one (1) handicapped parking space by the rear of the tasting area which is also near the proposed ADA compliant rest room as it is on a flat surface. Applicants agreed. Does not want another curb cut of off either State Hwy 45 or Marl Road. Does not recommend drainage and therefore believes that this is a perfect candidate for a Site Plan Waiver.

Mr. Bach stated that he will leave to Joseph Wille to clarify with applicants what is required in order to receive a Temporary Certificate of Occupancy.

Motion to open the meeting to the public on this matter only was made by Gary Spinner, second by Robert Schenk. **Motion carried.**

No public present.

Motion to close the meeting to the public on this matter only was made by Gary Spinner, second by Robert Schenk. **Motion carried.**

Motion to grant the site plan waiver was made by Robert Schenk, second by Melvin Robertson.

Roll Call: James McCall – absent, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – yes, Joseph Wille – yes, Stephen Galati – absent, John Horner – absent, Neil McIntyre – absent

R.C.V.: 5 – yes', 0 – no's, 0 – abstentions. **Motion carried.**

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Robert Schenk. **Motion carried.**

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Gary Spinner, second by Robert Schenk. **Motion carried.**

Adjournment:

Motion to adjourn was made by Gary Spinner, second by Melvin Robertson. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary