

**South Harrison Township
Planning/Zoning Board of Adjustment
December 12, 2011**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on December 12, 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 – present, Gary Spinner – present, Thomas Sorbello – present (L 7:), Melvin Robertson – present, Joseph Marino – present, Robert Schenk – present, Joseph Wille – present (L 7:), Stephen Galati – present, John Horner – absent, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Leah Furey Bruder – Board Planner – present, Steven Bach – Board Engineer – absent, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of November 14, 2011 was made by Stephen Galati, second by Robert Schenk. **Motion carried.**

Old Business:

Resolution R-11-14

**Resolution Granting Minor Subdivision to Rita Lopes
Block 5, Lot 8.01 & 8.02**

Motion to adopt resolution R-11-14 was made by James McCall, second by Gary Spinner.

Roll Call: James McCall – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – yes, Joseph Wille – absent, Stephen Galati – yes, John Horner – absent, Neil McIntyre – absent
R.C.V.: 6 – yes, 0 – no's, 0 – abstentions. Motion carried.

Payment of the Bills:

Motion to approve payment of the bills was made by Gary Spinner, second by Robert Schenk.

Roll Call: James McCall – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – yes, Joseph Wille – absent, Stephen Galati – yes, John Horner – absent, Neil McIntyre – absent
R.C.V.: 6 – yes, 0 – no's, 0 – abstentions. Motion carried.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Melvin Robertson, second by Gary Spinner. **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.

The Board recessed while awaiting additional Board member(s).

James McCall and Gary Spinner stepped down due to conflict.

Joseph Wille arrived and took his seat on the Board.

New Business:

**CCP&Q, Inc. – Quail Hollow
Completeness – Major Subdivision 008-339-11**

Eric Kershenblatt, attorney for the applicant, advised the Board that the applicant has received preliminary major subdivision approval in December 2009. Applicant is seeking to add Lot 5, which was designated as the out parcel on the previous application and is located amid the two lots previously approved.

Gary Civalier, applicant’s engineer and Fred Altimore, project manager as well as Leah Bruder, Board’s Planner were sworn to give testimony.

Public hearing will not be heard this evening as the Board’s engineer did not prepare a review letter due to the applicant not posting escrow prior to this afternoon.

Ms. Bruder reviewed the completeness items within her letter dated December 12, 2011:

- Item 1. Survey to be revised to include lot 5 – Mr. Civalier requested that this item be required for final; Ms. Bruder agreed
- Item 2. Lot 5 is within the AR zoning district and should be noted as such on the application and the plans – Ms. Bruder recommended waiving for preliminary approval
- Item 3. Name, address and signature of Mr. Hyland, current owner of lot 5, is required on the plans – Ms. Bruder recommended this be a condition of completeness
- Item 4. Certification that application and supporting documentation is required – Mr. Civalier advised all will be submitted post municipal approval – Ms. Bruder recommended condition for preliminary approval
- Item 5. Survey should be updated to include lot 5 – Ms. Bruder recommended condition for preliminary approval

Thomas Sorbello arrived and took his seat on the Board.

- Item 6. Applicant has provided a development plan showing the proposed lot layout, but has not yet provided a subdivision plan – Ms. Bruder advised that Steven Bach and Robert Hunter recommend this be a condition for final approval
- Item 7. The applicant has not submitted a revised Stormwater Management Plan since their initial submission in 2009 – Mr. Civalier advised that the impervious coverage will actually decrease and therefore requested a waiver
- Item 8. Soil testing report submitted in 2007 on lots 4 & 6, report should be submitted for lot 5 – Ms. Bruder recommended condition for final approval
- Item 9. Location and details for an underground water storage tank for fire protection, item was previously waived as the stormwater basin will be a wet pond with a dry hydrant – Ms. Bruder recommended a waiver

- Item 10. Traffic impact report previously submitted, Ms. Bruder recommended supplemental testimony at the public hearing
- Item 11. Environmental Impact Study previously submitted, as the additional lot is less than ¼ acre, amending the EIS will not likely provide additional information – Ms. Bruder recommended a waiver

Ms. Bruder recommended that this application be deemed conditionally complete in regards to the above referenced items.

Motion to deem this application conditionally complete was made by Robert Schenk, second by Joseph Wille.

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

R.C.V.: 5 – yes’, 0 – no’s, 1 – abstentions. Motion carried.

Mr. Thompson requested clarification of Mr. Kershenblatt as to whether or not the applicant intended to renotice the residents within 200’ and the newspaper as the original notice did not include the use variance portion of the application. Mr. Kershenblatt advised that there would be a re-notification.

Mr. Thompson announced that the public hearing for this application will be scheduled for the January 9, 2012 Planning/Zoning Board meeting @ 7:00 pm.

James McCall and Gary Spinner resumed their seats on the Board.

Adjournment:

Motion to adjourn was made by Gary Spinner, second by Robert Schenk. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary