

**South Harrison Township
Planning/Zoning Board of Adjustment
June 11, 2012**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on June 11, 2012 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order at 7:40 p.m. 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 – absent, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – absent, Joseph Wille – present, Stephen Galati – present, John Horner – absent, Daniel Webster – present, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of May 14, 2012 was made by Stephen Galati, second by Joseph Wille. **Motion carried.**

Old Business:

Resolution R-12-06

**Resolution Granting Minor Subdivision Approval
with Waivers to Thomas & Kimberly Peterson**

Motion to adopt resolution R-12-06 was made by Joseph Wille, second by Stephen Galati.

Roll Call: James McCall – absent, Gary Spinner – absent, Thomas Sorbello – abstain, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – yes, John Horner – absent, Daniel Webster – abstain, Neil McIntyre – absent
R.C.V.: 4 – yes', 0 – no's, 2 – abstention. Motion carried.

008-094-90

**Country Bridge Estates
Extension of Time for Improvements**

Kathie Renner, attorney for the applicant appeared before the Board to request an extension of time for improvements for Phase 3 of the Country Bridge Estates major subdivision. Ms. Renner stated that since 2004 there have been numerous obstacles including County well and septic requirements; bridge construction. Performance Bond renewal will be in affect for two (2) years.

Mr. Thompson summarized the history of Country Bridge Estates for the newer Board members. He then recommended that rather than extend the period of time for completion, the Board may choose to excise the condition altogether but maintain the requirement of a Performance Bond.

Motion to excise condition as stipulated was made by Stephen Galati, second by Joseph Wille.

Roll Call: James McCall – absent, Gary Spinner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – yes, John Horner – absent, Daniel Webster – yes, Neil McIntyre – absent
R.C.V.: 6 – yes, 0 – no's, 0 – abstention. **Motion carried.**

Open Meeting to the Public:

Motion to open the meeting to the public was made by Thomas Sorbello, second by Melvin Robertson. **Motion carried.**

Ed Swank of 740 Tomlin Station Road appeared before the Board and voiced his concern regarding the property on State Hwy and Tomlin Station Road. Construction equipment is being stored on the property as well as mounds of dirt. Mr. Wille advised that the owner has been contacted and advised that a use variance must be obtained in order to use the property for his business.

Dale Riggs of 1556 Commissioners asked Mr. Thompson for clarification regarding the plats for Peterson minor subdivision. Mr. Thompson advised that the plats will be signed by the Board Chair and Secretary and forwarded to the Township Engineer.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Thomas Sorbello, second by Melvin Robertson. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by Thomas Sorbello, second by Daniel Webster.

Roll Call: James McCall – absent, Gary Spinner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – yes, John Horner – absent, Daniel Webster – yes, Neil McIntyre – absent
R.C.V.: 6 – yes, 0 – no's, 0 – abstention. **Motion carried.**

Adjournment:

Motion to adjourn was made by Joseph Wille, second by Thomas Sorbello. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary