

**South Harrison Township
Planning/Zoning Board of Adjustment
September 10, 2012**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on September 10, 2012 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, John Horner – absent, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – present, Daniel Webster – absent, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Candace Kanaplue, Township Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of July 9, 2012 was made by Melvin Robertson, second by James McCall. **Motion carried.**

New Business:

Candace Kanaplue, Township Planner, reviewed the Rehabilitation Investigation Report dated July 27, 2012. Ms. Kanaplue explained to the Board the differences regarding rehabilitation vs. redevelopment. The rehabilitation process is a simpler process that does not involve Eminent Domain.

James McCall advised the Board of the previous township wide tax abatement and the benefits it had on the Township.

Ms. Kanaplue noted that parcels were looked at based on current zoning and required rehabilitation criteria. Areas three (3) and four (4) within the report are not being recommended for rehabilitation as they fail to meet the criteria.

Areas 1 & 2 are the two sites included within the resolution.

Gary Thompson advised that the sixth 'Whereas' in the proposed resolution pertains to Area 2 not Area 1. Mr. Thompson's recommendation is that separate sections be provided in the resolution for the two areas and their respective criteria.

Motion to authorize Gary Thompson to send a recommendation letter to Brian Lozuke advising of the Board's position was made by Joseph Wille, Second by Thomas Sorbello.

Roll Call: James McCall – yes, John Horner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – yes, Daniel Webster – absent, Neil McIntyre – absent

R.O.V.: 7 – yes, 0 – no's, 0 – abstention. Motion carried.

Joseph Marino recommended that other abandoned properties be included within the rehabilitation plan.

Motion to allow Board members 30 days to assemble lists of other potentially suitable properties to be included in the Rehabilitation. Individual lists to be submitted to the Board Secretary in order to be

compiled into one (1) master list which will then be submitted to Bach Associates was made by Thomas Sorbello, second by Melvin Robertson.

Roll Call: James McCall – yes, John Horner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – yes, Daniel Webster – absent, Neil McIntyre – absent

R.C.V.: 7 – yes, 0 – no's, 0 – abstention. **Motion carried.**

Open Meeting to the Public:

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

Marc Nagtegaal of 719 Franklinville Road urged caution when rezoning, the Board is not permitted to allow spot zoning. Recommended communal septic within Harrisonville.

Close Meeting to the Public:

Motion to close the meeting to the public was made by James McCall, second by Joseph Wille. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by James McCall, second by Thomas Sorbello.

Roll Call: James McCall – yes, John Horner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – yes, Daniel Webster – absent, Neil McIntyre – absent

R.C.V.: 7 – yes, 0 – no's, 0 – abstention. **Motion carried.**

In regards to rehabilitation, Melvin Robertson advised that he is in favor of helping the residents of Harrisonville but questioned whether the end use would need to be commercial. Candace advised that if it is a permitted use within the zone they will be able to maintain the property as a residence. The Board requested that the Rehabilitation Report specify that rehabilitation within the section of Harrisonville be limited to septic repair/replacement.

Mr. Robertson also requested an update on the South Harrison Self Storage lawsuit. He was advised that the owner will be filing an application to come before the Board for an Interpretation/Use Variance in the Alternative in order to continue the "Community Yard Sales".

Joseph Marino asked Joseph Wille if the repair shop on Monroeville Road will be coming before the Board? Gary Thompson advised that it would be up to the Zoning Officer to determine whether or not the use is pre-existing non-conforming.

Adjournment:

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

Respectfully submitted,

Celeste Keen
Board Secretary

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