

**South Harrison Township
Planning/Zoning Board of Adjustment
March 11, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on March 11, 2013 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 – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – absent, Stephen Galati – present, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook – present, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanapue – Township Planner – absent, Celeste Keen, Secretary – present.

Old Business:

Resolution R-13-05

**Resolution Memorializing Denial of a Requested Interpretation
Of the South Harrison Township Land Use & Development
Ordinance on an Application by South Harrison 500 Associates, LLC**

Motion to adopt resolution R-13-05 was made by Melvin Robertson, second by Heather Brown.

Roll Call: James McCall – abstain, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – abstain, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook – abstain
R.C.V.: 3 – yes', 0 – no's, 3 – abstention. **Motion carried.**

Resolution R-13-06

**Resolution Memorializing Denial of a Use Variance Application
by South Harrison 500 Associates, LLC**

Motion to adopt resolution R-13-06 was made by Melvin Robertson, second by Heather Brown.

Roll Call: James McCall – abstain, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – abstain, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook – abstain
R.C.V.: 3 – yes', 0 – no's, 3 – abstention. **Motion carried.**

New Business:

Steven Bach, Township Engineer, updated the Board regarding the Farmland Preservation Plan. The Plan will be ready for review at the April 8, 2013 meeting. The South Harrison Agricultural Advisory Board is to be invited to attend.

James McCall stepped down due to conflict.

McCall, James – 001-044-13
Minor Subdivision w/Bulk Variances

James McCall, applicant, appeared before the Board and was sworn to give testimony.

Mr. Bach was sworn to give testimony. He advised that the first two (2) items under 'Completeness' issues in his review letter dated March 7, 2013 had been resolved. The last two (2) may be waived as conditions of approval.

Motion to deem the application complete was made by Stephen Galati, second by Melvin Robertson.

Roll Call: James McCall – abstain, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – yes, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook – yes
R.C.V.: 5 – yes', 0 – no's, 1 – abstention. Motion carried.

Mr. McCall advised that at the time he purchased the property known as Block 11, Lot 11 it was assessed as a six (6) acre property. He purchased the property with the intention of eventually dividing the property into two (2) lots and selling the properties. Upon the 2007 digital update to the Tax Map the property came in as 5.806. He is therefore requesting relief of the three (3) acre minimum requirement by .097 acres on both lots. Mr. McCall advised that he would prefer to record the subdivision by deed rather than by plat. Mr. Bach advised that that was acceptable however the plan would have to be amended to reflect the change. When asked, Mr. McCall agreed to all of the comments listed on page 3 of Mr. Bach's review letter. Mr. Bach advised that the items are all issues that could be conditions of approval.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made Stephen Galati, second by Melvin Robertson. **Motion carried.**

No public spoke

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

Motion to approve the minor subdivision with C2 variances as to the bulk requirements was made by Stephen Galati, second by Heather Brown.

Roll Call: James McCall – abstain, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – yes, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook – yes
R.C.V.: 5 – yes', 0 – no's, 1 – abstention. Motion carried.

Mr. McCall resumed his seat on the Board.

Open Meeting to the Public:

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

Marc Nagtegaal of 719 Franklinville Road requested information regarding the Farmland Preservation Plan. The Board explained the grant project to date. Mr. Bach advised that Mr. Nagtegaal could obtain a copy from the Land Use office.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by James McCall, second by Stephen Galati.

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

R.C.V.: 9 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

Adjournment:

Motion to adjourn was made by Heather Brown, second by John Maybrook. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

ONLY

Information