

**South Harrison Township
Planning/Zoning Board of Adjustment
July 14, 2014**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on July 14, 2014 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 – absent, Joseph Wille – present, Stephen Galati – absent, Ronald Ambruster – present, David Wade – absent, John Maybrook – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – absent, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present

Minutes:

Motion to approve the regular meeting minutes of June 9, 2014 was made by James McCall, second by Joseph Wille. **Motion carried.**

New Business:

**Forsha, Kenneth
003-155-14
Bulk Variance**

Kenneth Forsha, applicant, appeared before the Board and was sworn.

Candace Kanaplue, Board Planner, was sworn to give testimony. Ms. Kanaplue reviewed her letter dated June 16, 2014.

Motion to deem the application complete was made by James McCall, second by Ronald Ambruster. **Motion carried.**

Gary Thompson, Board Solicitor, advised the Board of his concern regarding the legal advertising not being clear as to the relief being requested. The Board spoke to Mr. Forsha in regards to the location and neighbors within 200' being aware and in agreement with the proposed structure.

Marie Frye, applicant, appeared before the Board and was sworn. Mr. Forsha submitted a drawing designated A-1 as evidence of rural nature of surrounding area.

Motion to deem the applicant's notice adequate was made by Ronald Ambruster, second by James McCall. **Motion carried.**

Mr. Forsha advised that the building would house cars, mowers and miscellaneous hobby items. The building would be 15 feet 4 inches at the peak with a 10 foot ceiling. Submission of Google Earth map designated as A-2.

Mr. Thompson advised that the proposed usage falls under the definition of a garage in which case Mr. Forsha would need a bulk variance for the side yard setback. The Board agreed and determined the proposed building to be a garage.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by Ronald Ambruster, second by Joseph Wille. **Motion carried.**

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by Joseph Wille, second by Ronald Ambruster. **Motion carried.**

Motion to approve bulk variance was made by James McCall, second by Joseph Wille.

Roll Call: James McCall – yes, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, David Wade – absent, John Maybrook – 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 Joseph Wille, second by James McCall. **Motion carried.**

No public present.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by Joseph Wille, second by Melvin Robertson

Roll Call: James McCall – yes, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, David Wade – absent, John Maybrook – absent
R.C.V.: 5 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

Mr. Robertson asked Mr. Wille if the new houses being built on Lake Street are being constructed to fit in with the aesthetics of the town. Mr. Wille advised that the plans had been approved by Bach Associates.

Joseph Wille asked Mr. Thompson in regard to the estoppel period, when may zoning permits be issued. Mr. Thompson advised that the applicant should be made aware of the objection process

Adjournment:

Motion to adjourn was made by James McCall, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information Only