

**South Harrison Township
Planning/Zoning Board of Adjustment
February 9, 2015**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on February 9, 2015 at 7:15 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 (L-7:50), Mary Howard – present, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – absent, Joseph Wille – present, Stephen Galati – present, Ronald Ambruster – absent, David Wade – present, John Maybrook - present, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the reorganization meeting minutes of January 12, 2015 was made by Joseph Wille, second by Melvin Robertson. **Motion carried.**

Old Business:

Resolution R-15-06

**Resolution Granting Minor Subdivision Approval & a Bulk Variance To
US Homes Corp d/b/a Lennar; Block 28, Lot 6.05**

Resolution R-15-07

**Resolution Granting Minor Subdivision Approval & Bulk Variances To
US Homes Corp d/b/a Lennar; Block 19, Lot 3.07**

Mr. Thompson advised the Board that the applicant's attorney has requested that both resolutions be tabled to the next meeting so that he has time to review prior to approval. Mr. Korn has agreed to waive the 45 day time frame requirement.

Motion to table Resolutions R-15-06 & R-15-07 was made by David Wade, second by Joseph Wille. **Motion carried.**

John Maybrook arrived and his Oath of Office was administered by Celeste Keen.

Mary Howard stepped down due to conflict.

**Gollihur, Mark
006-329-14
Use/Bulk Variance**

Mr. Gollihur appeared before the Board and was sworn to give testimony. Mr. Thompson asked Mr. Gollihur if he would like to proceed with six (6) voting members or carry the hearing to the March meeting. Mr. Gollihur opted to carry the hearing to the March meeting.

The Board continued with the completeness portion of the application. Mr. Thompson reminded the Board that this is a Use Variance application to allow a commercial mail order business within the Agricultural/Residential (A/R) zone and to permit two principal structures on the property where only one is allowed per Township ordinance. Variance due to scenic rural corridor in addition a variance 50' landscape transition buffer and a request for a waiver of site plan approval.

Candace Kanaplue reviewed completeness issues as per Bach Associates letter dated January 13, 2015. Certification of taxes being paid has been submitted.

Motion to deem this application complete with waivers granted for completeness only for Form A items 5, 6, 7, 9, 22 & 24 was made by Stephen Galati, second by Melvin Robertson.

Motion carried.

Mr. Thompson noted the Board has only six (6) voting members present; Mr. Gollihur opted to carry to the hearing to the March meeting. There is an error on the public notice that was sent out to the residents within 200' of the property; the block and lot numbers were reversed. That issue alone may have been excused however Mr. Gollihur unintentionally made a representation that he complies with all of the setback requirements. Mr. Gollihur will be re-noticing to include the variances.

Singh, Parminder
001-020-15
Informal Review

Mr. Thompson advised those present that this is an informal review and as such comments made by the Board are non-binding as well the comments made by the applicant are also non-binding.

Joan Adams, attorney for the applicant, explained to the Board that Mr. Singh is interested in building a gas station with a convenience store on Block 3, Lot 2.10 which is located on the north east corner of SH-45 and Franklinville Road (CR-538). The lot is 1.345 acres in size and zoned Professional Office/Residential (PO/R). Two different layouts are offered for review, one with entrance on 538 and one with entry on SH-45. The applicant believes the need for this particular service is quite great in the area.

This lot is associated with Block 3, Lot 2.09 which is 9.02 acres. There is a wetlands stream that divides the two lots.

Hours of operation would be 6:00 am to 10:00 pm; lighting and under canopy signage to be turned off by 10:00 pm. The proposed building would be between 2,000 and 2,100 sq ft with only dried goods offered; lottery; no cooking is intended, cold cuts only.

A variance of the 200' scenic corridor would be necessary. Boring tests not yet done for well/septic perk ability. Restrooms would be available for employees and patrons. Design characteristics would be flexible to coincide with rural nature of neighborhood.

James McCall arrived and took a seat in the audience.

James McCall and Mary Howard resumed their seats on the Board.

Open Meeting to the Public:

Motion to open the meeting to the public was made by David Wade, second by Stephen Galati. **Motion carried.**

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public was made by David Wade, second by Joseph Wille. **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, Mary Howard – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – absent, Joseph Wille – yes, Stephen Galati – yes, Ronald Ambruster – absent, David Wade – yes, John Maybrook – yes
R.C.V.: 7 – yes’, 0 – no’s, 0 – abstentions. **Motion carried.**

Mr. Robertson inquired as to the runoff water being discharged onto Franklinville Road. He was advised that the County has been notified and will be handling the situation. Ms. Howard advised that she had contacted the County regarding tree limbs hanging on wires. Their response is that when it takes a line down they will be out to address it, not before. Mr. Marino advised the Board that if they are approached by residents with farm assessments regarding a “Forestry Management Plan” that yes, that is a new requirement with the County. Mr. Robertson inquired as to the process for obtaining land near the Algonkin Dam / Bancroft property for a walking trail. It was stated that the current dam ownership issues would prevent any action in the near future.

Adjournment:

Motion to adjourn was made by David Wade, second by Joseph Wille. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information Only