

**South Harrison Township
Planning/Zoning Board of Adjustment
May 9, 2016**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on May 9, 2016 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Joseph Marino, 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, Mary Howard – present, David Wade – present, Heather Brown – present, Joseph Marino – present, Melvin Robertson – present, John Maybrook – absent, Stephen Galati – present, Ronald Ambruster – present, Michael Barth – absent, Daniel Webster – present, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – absent, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present.

Old Business:

Resolution R-16-09

**Resolution to Memorialize a Variance to Permit New Construction
to Encroach into the Front Yard Setback A Distance of 46.3 Feet to
Glendon & Joyce Spears, Block 21, Lot 4**

Motion to adopt resolutions R-16-09 was made by David Wade, second by Melvin Robertson.

Roll Call: James McCall – yes, Mary Howard – yes, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – absent, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – absent, Daniel Webster – abstain
R.C.V.: 8 – yes', 0 – no's, 1 – abstentions. Motion carried.

**Shoemaker/Woitas
008-343-15
Use/Bulk Variance**

James McCall & Mary Howard stepped down due to conflict.

Gary Thompson summarized the application and advised those present that the application was deemed complete at the April 11th meeting.

Randy Greene, attorney for the applicant, noted that Tamara Woitas was present to give testimony.

Tamara Woitas, 568 Franklinville Road, appeared before the Board and was sworn to give testimony.

Ms. Kanaplue, Board Planner, was sworn to give testimony.

Ms. Woitas testified that the barn addition is to be a lean to with a maximum of 20' in width it is an extension of the existing barn. As to the windmill, it is mainly for aesthetics, with only enough energy produced to power a small watt bulb in the barn. It was placed on the flattest spot on the property located outside of the tillable farm. If it were to fall it would not fall into roadway. The windmill has a foundation and is 45' high and is 55' from roadway. It has been in place for five (5) years.

Ms. Kanaplue reviewed items of Bach Associates letter dated May 2, 2016. The certification of taxes being paid has been received. The engineering report dated August 15, 2012 and prepared by Pete Burgess, PE indicates the windmill structure is safe from collapse as installed. The report indicates that the buried steel be examined every two (2) years for rust and deterioration and add Cathodic Protection to increase the lifespan of the buried steel.

Open Meeting to the Public:

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

Motion to approve the Use/Bulk variance in regards to windmill was made by David Wade, second by Ronald Ambruster.

Roll Call: James McCall – present, Mary Howard – present, David Wade – yes, Heather Brown – no, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – absent, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – absent, Daniel Webster – yes

R.C.V.: 6 – yes’, 1 – no’s, 0 – abstentions. Motion carried.

Motion to approve the Bulk variance in regards to barn addition was made by Daniel Webster, second by Melvin Robertson.

Roll Call: James McCall – present, Mary Howard – present, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – absent, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – absent, Daniel Webster – yes

R.C.V.: 7 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

James McCall & 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 Ronald Ambruster. **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 Daniel Webster. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by Mary Howard, second by Ronald Ambruster. **Motion carried.**

Roll Call: James McCall – yes, Mary Howard – yes, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – absent, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – absent, Daniel Webster – yes

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

Adjournment:

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

Respectfully submitted,

Celeste Keen
Board Secretary

INFORMATION ONLY