

**South Harrison Township
Planning/Zoning Board of Adjustment
Work Session
February 25, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session meeting on February 25, 2008 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Marc Nagtegaal, Chairperson

Requirements of the "Open Public Meetings Act" were met.

Roll Call: Robert Schenk – present (L – 7:15), Gary Spinner – present, Thomas Sorbello – present (L – 7:30), Melvin Robertson – absent, Marc Nagtegaal – present, Joseph Wille – present, Charles Tyson, – absent, Robert Campbell – present, Joseph Calabro – present, John Coleman – absent, Jonathon Roth – present, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

New Business:

Leah Furey apprised the Board regarding the status of the Master Plan re-examination by distributing an outline for the discussion.

Marc Nagtegaal informed the Board that the Environmental Resource Inventory (ERI) is progressing and the Delaware Valley Regional Planning Commission (DVRPC) is trying to schedule a date to tour the Township. A draft is expected in May.

Ms. Furey led a discussion about Conservation Design and Residential Clustering. Discussion ensued regarding the difficulties faced by farmers, the need to support farmers and the relationship between farmers and developers.

The potential for creating a Commercial Overlay Zone was discussed.

The schedule for distribution of drafts of the various Master Plan Elements; March – the Board shall be discussing Goals and Objectives and in April – the Land Use Element.

Thomas Sorbello asked the Board to call local and state representatives to voice their support for the Department of Agriculture. The Governor has recently suggested abolishing the Department.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Robert Campbell. Motion carried.

Ed Crispin of 681 Harrisonville Road, regarding Smart Growth areas, Mr. Crispin advised that in the past he was involved in a commercial building project in the Township. In an effort to save the builder on costs they looked into the Smart Buildings program which meant purchasing efficient equipment. The State would not allow due to the fact that the area was not in a Smart Growth area. With the assistance of Marc Shuster, a Letter of Intent was prepared and submitted; subsequently the State allowed it.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Gary Spinner, second by Joseph Wille. Motion carried.

Joseph Calabro stated that the residents of South Harrison Township want to maintain the rural atmosphere. The Board should try to keep it that way. The Township needs additional income coming, one way would be imposing traffic impact fees on the front end. Gary Spinner suggested a wastewater impact fee. Leah Furey agreed to look into the possibility. Mr. Calabro proposed setting up a procedure where if a developer comes in with 'x' number of units or more, in order to be approved. Leah Furey contested stating that there must be a rational nexus between the money that is collected and the purpose that it's paying for. The Board may not take money when someone gets an approval when they may not actually build the houses. The money is not intended to aid the municipality's budget it is intended to mitigate the impacts of that development. Rob Schenk stated that the Board impacts the market with a fee just like a tax. If you impose a fee, you may dissuade builders from coming in. Mr. Calabro's suggestion is to collect the impact fee on the front end rather than on the back end. If the fee is 'x' amount at the time of approval the Township collects that fee; if the fee is 'y' at the time of the improvements the Township collects the balance. Mr. Spinner stated that the developer has not yet put an impact on the Township therefore cannot collect the fee at time of approval. Mr. Calabro then suggested that it be in the resolution that although the fee is currently 'x' at the time of approval the developer shall pay the impact fee that is in place at time of impact. Ms. Furey advised that the land use law allows for the reliance upon ordinances in place at the time of approval until the approval expires.

Adjournment:

Motion to adjourn was made by Gary Spinner, second by Joseph Calabro. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary