

HARMONY TOWNSHIP PLANNING COMMISSION  
JANUARY 17, 2007

BRYAN MIKUSH  
MIKE KUGA  
ANTHONY SANGERMANO  
FREDERICK RETSCH – ABSENT (ON VACATION)  
AUGUST F. ANTONINI, CHAIRMAN

DAMIAN, AMATO AND START, P.C. – RICHARD F. START, ESQUIRE  
NIRA CONSULTING ENGINEERS, INC. – FRANK LEMMON, JR.  
LYLA L. SWAN, SECRETARY

MR. LEMMON STATED A REVIEW LETTER WAS SUBMITTED FROM NIRA REGARDING THE PROPOSED HARTWICK LOT CONSOLIDATION PLAN AND ALL COMMENTS HAVE BEEN ADDRESSED. MR. HARTWICK IS CONSOLIDATING TWO LOTS FOR PURPOSES OF THE SANITARY SEWER PROJECT. MR. MIKUSH QUESTIONED THE PURPOSE. MR. LEMMON EXPLAINED THE PURPOSE IS TO SAVE AN ADDITIONAL TAP FEE FOR THE VACANT LOT.

JACK BEDALOTA QUESTIONED THE PLAN. MR. ANTONINI EXPLAINED MR. HARTWICK APPLIED TO COMBINE TWO LOTS INTO ONE LOT AND ONLY ONE TAP FEE WOULD BE PAID.

THE SECRETARY STATED MR. HARTWICK COULD NOT ATTEND THIS MEETING DUE TO HIS WORK SCHEDULE.

MR. START STATED IF THE PLANNING COMMISSION CONSIDERS APPROVAL OF THIS LOT CONSOLIDATION PLAN, THE MEMBERS WOULD HAVE TO SUSPEND THE PLANNING COMMISSION RULING ADOPTED IN DECEMBER 2006 CONCERNING REPRESENTATION. HE ADDED THE RULE WOULD BE SUSPENDED FOR THIS PLAN FOR THIS MEETING ONLY. MR. ANTONINI THANKED MR. KUGA FOR HIS MOTION REGARDING THIS RULING, AND MR. ANTONINI STATED HE AGREES, BUT SOMETIMES THERE ARE SPECIAL CIRCUMSTANCES. MR. ANTONINI ALSO STATED THEY SHOULD FOLLOW THE RULES, BUT WOULD ALSO LIKE TO CONSIDER ACTION ON INDIVIDUAL STATUS. MR. ANTONINI ADDED THERE HAVE BEEN TWO DIFFERENT SITUATIONS – ONE WITH A BUSINESS AND ONE WITH A RESIDENCE. MR. MIKUSH STATED HE DOES NOT AGREE WITH WAIVING THE RULE. MR. START STATED THE PLANNING COMMISSION WOULD KEEP THE RULE, JUST SUSPEND IT FOR THIS APPLICATION.

MR. KUGA MADE A MOTION TO APPROVE THE HARTWICK LOT CONSOLIDATION PLAN AND THE RULE REQUIRING THE APPLICANT'S

ATTENDANCE BEING SUSPENDED FOR THIS ACTION. MR. SANGERMANO SECONDED THE MOTION. ALL IN FAVOR, MOTION CARRIED.

MR. KUGA NOTED THE CODE ENFORCEMENT OFFICER'S REPORT AND THAT MR. FINCH MET WITH DUKE McGAUGHEY ON 12-27-06. MR. KUGA ASKED IF MR. FINCH ISSUED THE OCCUPANCY REPORT FOR THE "BASEBALL ACADEMY". MR. LEMMON STATED ALL THE ITEMS IN THE NIRA REVIEW LETTER HAD TO BE MET AND THE PAVING COMPLETED BY 5-15-07.

MR. LEMMON ALSO STATED THAT MR. HANNON IS REDESIGNING THE PARKING AND BUILDING PLANS AND WILL REAPPLY TO THE PLANNING COMMISSION IN THE FUTURE. MR. MIKUSH QUESTIONED REVISING THE TOWNSHIP'S PAVING RESTRICTIONS. MR. LEMMON SUGGESTED WAITING UNTIL THE HANNON PLANS ARE RESUBMITTED.

JACK BEDALOTA QUESTIONED THE APPROVAL PROCESS AND THE RULE THAT WAS SUSPENDED. MR. START STATED IT IS A PROCEDURAL COURTESY NOT TO PICK AND CHOOSE FAVORS. THIS APPLICATION WAS FOR A RESIDENT THAT SATISFIED ALL THE REQUIREMENTS. MR. START ADDED THERE ARE MANY MORE ISSUES FOR REVIEW WITH COMMERCIAL DEVELOPMENT APPLICATIONS.

MR. KUGA MADE A MOTION TO ADJOURN THE MEETING. MR. MIKUSH SECONDED THE MOTION. ALL IN FAVOR, MOTION CARRIED.

SECRETARY\_\_\_\_\_