

HARMONY TOWNSHIP BOARD OF COMMISSIONERS
PUBLIC HEARING FOR ZONING CHANGE
APRIL 19, 2006

PAUL KOKOSKI
CURT LARRICK
JOHN CERMAK
DONALD GUNTHER
GLENN ANGUS, CHAIRMAN

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

ATTORNEY START EXPLAINED THE PURPOSE OF THIS PUBLIC HEARING IS TO RECEIVE COMMENT ON A PROPOSED ORDINANCE WHICH WOULD AMEND THE ZONING ORDINANCE OF THE TOWNSHIP OF HARMONY AND THE OFFICIAL ZONING MAP TO EXTEND THE R-1 ZONING DISTRICT TO THE AREA BOUNDED BY RIDGE ROAD AND EMERALD AVENUE AND IS FORMALLY KNOWN AS THE HARRINGTON RETIREMENT HOME.

ATTORNEY START ALSO EXPLAINED THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE REQUIRES THE MUNICIPALITY TO CONDUCT A PUBLIC HEARING PRIOR TO ENACTMENT. IN A LETTER DATED MAY 22, 2006 THE BEAVER COUNTY PLANNING COMMISSION STATED THERE ARE NO OBJECTIONS TO THE PROPOSAL AND ON APRIL 19, 2006 THE HARMONY TOWNSHIP PLANNING COMMISSION UNANIMOUSLY RECOMMENDED APPROVAL TO THE BOARD OF COMMISSIONERS. THERE WILL BE NO ACTION AT THIS HEARING. IT IS TO RECEIVE PUBLIC COMMENT AND THERE ARE FIVE MEMBERS OF THE PUBLIC IN ATTENDANCE.

CHRISTINE STRANO, RIDGE ROAD
-STATED SHE LIVES ACROSS THE STREET FROM THE HARRINGTON HOME AND QUESTIONED IF IN ANY WAY WOULD THIS BE SECTION 8 HOUSING. ATTORNEY START EXPLAINED THERE WOULD BE THE PLACEMENT OF TWO TOWNHOUSE BUILDINGS EACH CONTAINING 6 RESIDENTIAL UNITS FOR A TOTAL OF 12 DWELLING UNITS SITUATED ON APPROXIMATELY 1.21 ACRES. HE STATED THE INTERESTED PARTY, ALEX BARLAMAS, IS ALSO PRESENT.

MR. BARLAMAS STATED AS IT STANDS NOW, NO THEY ARE NOT THINKING OF SECTION 8 HOUSING. HE ALSO SAID HE IS NOT SURE WHAT THE ORDINANCE STATES FOR SECTION 8 HOUSING. HE STATED THAT IS NOT WHAT THEY WANT, BUT HE THINKS THE CHANGE FROM COMMERCIAL TO RESIDENTIAL WOULD ALLOW THAT, BUT ALSO LEAVING IT COMMERCIAL WOULD ALLOW OTHER UNWANTED THINGS – LIKE STORAGE UNITS. MR. BARLAMAS STATED THEY WOULD TAKE THIS INTO CONSIDERATION.

CHRISTINE STRANO ALSO ASKED MR. BARLAMAS IF HE WOULD CHANGE HIS MIND. MR. BARLAMAS STATED HE HAS NO IDEA ABOUT CHANGING HIS MIND.

MR. KOKOSKI QUESTIONED WHAT THE RENT WOULD BE ONCE THEY ARE BUILT. MR. BARLAMAS REPLIED THE CONDOMINIUM/TOWNHOUSE UNITS WOULD BE SOLD AS INDIVIDUAL UNITS. MR. KOKOSKI ASKED FOR WHAT AMOUNT. MR. BARLAMAS REPLIED THAT PRELIMINARY PLANS INDICATE OVER \$150,000.00 PER UNIT. ATTORNEY START STATED THAT AMOUNT WOULD ELIMINATE SECTION 8 HOUSING.

MR. BARLAMAS STATED RESIDENTIAL MIGHT ALLOW SECTION 8 HOUSING, BUT SO WOULD ANY LOT ALREADY ZONED RESIDENTIAL AND COMMERCIAL HAS A LOT MORE NEGATIVE THAN RESIDENTIAL AND COULD BE WITHOUT A HEARING.

MR. KOKOSKI MADE A MOTION TO ADJOURN THE HEARING. MR. LARRICK SECONDED THE MOTION. ALL IN FAVOR, MOTION CARRIED.

SECRETARY _____