

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
May 21, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on May 21, 2015.

Chairman Michael Bylone called the meeting to order at 7:32 p.m.

Chairman Michael Bylone stated the following announcement:

On January 20, 2015, Notice of this meeting was mailed to *The Daily Journal & The Press* and duly posted in the Main Lobby of the Municipal Complex. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

Chairman Michael Bylone led the flag salute.

Board Secretary Lisa Tilton performed Roll Call:

The following members were present: Akers, Babel, Bracaliello, Bylone, Rohs, Rovani Sr., and Seelman

The following members were absent: Chiarello, Kelly Merighi, Monfredo Sr., O'Connell, and Turner

Approval of Minutes from February 19, 2015 and March 19, 2015:

On a motion by Akers, seconded by Rovani:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Rohs, Rovani Sr., and Seelman

Approval of Bill List from April 16, 2015 and May 21, 2015:

On a motion by Akers, seconded by Babel:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Rohs, Rovani Sr., and Seelman

Approval of Decision & Resolutions: None

Motion to Approve: None

Zoning Completeness:

#03-2015 Paul Deola III

Bulk Variances / Conditional Use Variance

B. 7601, L 30

On a motion by Akers, seconded by Babel the application was deemed **complete:**

Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Rohs, Rovani Sr., and Seelman

#04-2015 Universal Concrete

Prelim / Final Major Site Plan / Use Variance

B. 8428, L 1

On a motion by Akers, seconded by Babel the application was deemed **incomplete:**

Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Rohs, Rovani Sr., and Seelman

Applications:

App# 03-2015, Paul Deolla III
Start Time: 7:39pm to 8:13pm
Bulk Variances / Conditional Use
Block (s) 7601 Lot (s) 30
Applicant Attorney: Michael Fralinger

The property is located in the RA Zoning District. There are multiple buildings situated on the property. The property size is 1.78 acres. The property is preexisting non-conforming in size. There was structure previously on the property that burned down approximately 15-years ago.

The applicant erected the building without a zoning permit. The building is to house farm equipment and tractors. The door size is approximately 20' x 11', and the building does not exceed the 15-foot requirement.

Applicant has agreed to remove unusable items on the site and to clean the site up. The Pole Barn has a dirt floor and no electric.

Board Engineer David Scheidegg stated there is no farming currently on the site, the site is used as the commercial component for the applicants farming business and stores the equipment.

Board Planner Tiffany CuvIELlo stated the application is for a D-3 Variance for Conditional Uses and requested testimony as to the positive and negative criteria.

Applicants Attorney Michael Fralinger stated the Planner was correct and provided the required testimony by stating the building mitigates any negative criteria as the items on the site will now begin to be stored in the pole barn. Mr. Deola will clean up the site. Neighbor has requested the debris on the property be cleaned, applicant agreed.

There was no Public Comment

On a motion by Rohs, seconded by Akers the application was approved by the Board:
Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Rohs, Rovani Sr., and Seelman

Board Discussion: None

Public Comment: None

On a motion by Akers, seconded by Babel the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Lisa A. Tilton
Planning/Zoning Board Secretary