

Minutes: Russell Township Board of Zoning Appeals
Russell Fire-Rescue Station
May 7, 2012

Present: Steve Gokorsch, Chairman
William Downing
Charles Johns
John Rybak
Diana Steffen, Secretary

Fred Cuffari was absent with apologies.

Also in attendance: Ric Machnics, Zoning Inspector.

The Chairman called the meeting to order at 7:00 p.m., and announced that he had cancelled the public hearing for a review of Laurel School's conditional use #380 on advice received from the County Prosecutor's Office, which advised that a hearing was not necessary at this time.

MINUTES OF APRIL 2, 2012 – *Mr. Johns made the motion to approve the minutes as submitted, Mr. Downing seconded and the motion passed unanimously.*

FINDINGS OF FACT #465 Richard Clark – *After the Board agreed to a one-word change, Mr. Downing made the motion to approve the Findings of Fact for Variance Request #465 as amended, Mr. Johns seconded and the motion passed unanimously.*

OTHER BUSINESS – The board discussed its authority after it has granted a conditional use. The Chairman suggested consulting with a private attorney experienced in zoning law, not only to understand the Board's role but also to obtain advice for potential changes to the conditional use section of the Zoning Resolution. Mr. Gokorsch said the Zoning Commission should be involved in the entire process as well. Mr. Machnics reminded the board that the Commission is a separate entity from the B.Z.A., as is the Zoning Inspector, and the B.Z.A. must be careful not to influence Zoning Resolution amendments. The board agreed to ask the Trustees for funds to hire an attorney.

Mr. Downing made the motion to send a memo to the Trustees requesting funds to hire an attorney to advise the Board on its authority with regard to conditional uses, Mr. Johns seconded and the motion passed unanimously.

Mr. Gokorsch said he would like the Board to invite Laurel School to come to a B.Z.A. meeting to explain its master plan for the Butler Campus. Mr. Machnics agreed that this would aid the flow of communication between the Township and Laurel School.

There being no other business Mr. Downing moved to adjourn, Mr. Johns seconded and the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Diana Steffen
Secretary

Date

Steve Gokorsch
Chairman

Date