

**Minutes Open Session  
White Township Zoning Board of Adjustment  
October 21, 2021**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, October 21, 2021. Present were Board Members: Donald Weidlick, Kyle Shoemaker, Paul Mourry, Dennis Smith, James Finamore, James Cooper, Barry Wessner, Elaine Reichart, and Jack Shade. Also Present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz. Chairman Mourry led the Board in the pledge to the flag and he called the meeting to order at 7:02 p.m. He announced that notice of this meeting was given in compliance with the "Open Public Meetings Act."

**OPEN TO THE PUBLIC:**

Mr. Mourry opened the meeting to the public for non-agenda items. With there being no public comment, the hearing was closed to the public.

**NEW BUSINESS:**

**#478 Christopher Pozarycki & Darren Muso, Block 34, Lot 24-Completeness**

Mr. Sterbenz reviewed that the application is for an amended prior approval and he is recommending that the application be deemed complete and be scheduled for a hearing in November.

Mr. Shoemaker made the motion to deem the application complete and schedule it for a hearing in November. Motion seconded by Ms. Reichart. In a voice vote, all were in favor.

**#477 Amanda Smith, Block 10, Lot 10**

Amanda Smith was sworn in and she stated that she is requesting relief for a lot that does not front on a Township Road. She stated that there are easements that would permit access to the Road.

Glenn Smith stated that he owns the road and everyone on the Road has access easements.

Ms. St. Angelo suggested that the Applicant obtain a letter from the Good Will Fire Company stating that the lot is accessible for emergency vehicles.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Ms. St. Angelo reviewed the possible conditions of an approval and also asked that the access easements be provided for the record.

Mr. Cooper made the motion to grant the relief requested as discussed and agreed to this evening. Motion seconded by Mr. Shoemaker. In a voice vote, all were in favor, except for Mr. Weidlick, who is a relative and he recused himself.

**#473 Skoog Holdings, LLC, Block 54.01, Lot 2**

Dennis Smith recused himself (he resides within 200 feet) and he sat in the audience. Michael Selvaggi, Esq. was present on behalf of the Applicants and he gave an overview of the application and the rules, process, and procedure for the granting of a Conditional Use Variance and Site Plan. Ms. St. Angelo reviewed the "conflict" issues that were brought up with the Board Engineer and also the submission of the application, which was the subject of a rezoning request. She concluded that in her opinion there is no conflict with either issue.

Larry Skoog was sworn in and he gave an overview of the present use of his property as a farm and the proposed self storage facility. He went on to describe the hours of operation, security cameras, the

number of employees, outdoor storage and phasing of the project, management of the site, alarm system/security monitoring, lighting, the lease application and requirements/restrictions, garbage and recycling, the dimensions of the units, the farming use of the remainder property, the design/materials for the structures, number of buildings, the office, the bathrooms, signage, and gravel area/paving of the site.

The Board had questions regarding farmland preservation, possible expansion, employees, traffic, outdoor vehicle storage, access, indoor car storage, unit indoor lighting and electric, and fencing and gating. Ms. St. Angelo stated that outdoor storage is prohibited. Mr. Skoog stated that they can eliminate the outdoor storage. The Board continued to discuss onsite circulation. It was agreed to wait until after the Engineer testifies to open the hearing to the public.

Paul Ferriero, P.E., was present and he was sworn in and provided his qualifications as an Engineer and Professional Planner. Jay Bohn, Esq. was present representing Mr. & Mrs. Krause and he asked if Mr. Ferriero is an Architect, Landscape Architect, or a Traffic Engineer. Mr. Ferriero stated that he is not; however, he can testify to trip generation information, he can prepare a landscape plan, and he is permitted to do building design of certain type of buildings. The Board accepted Mr. Ferriero as an expert. Mr. Ferriero went on to state that he prepared the submitted Plans and he gave an overview of the proposal. Ms. St. Angelo clarified that the Board has accepted Mr. Ferriero as an expert. Mr. Ferriero reviewed the submitted plan sheets, dated October 5, 2021. Ms. Reichart stated that she has an issue reading sheet 2 of the submitted plans. Mr. Ferriero stated that he can correct that and update the map. Mr. Ferriero continued to review and describe the remainder of the plan sheets. The Board questioned the soil erosion plan, drainage, and stormwater system. Mr. Ferriero reviewed Mr. Sterbenz's report of October 18, 2021 and the design waivers for the number of parking spaces and the paving.

The Board took a brief recess at 9:08 p.m. The meeting resumed at 9:16 p.m., with all Board Members present. Mr. Mourry announced that the meeting will conclude at 10:00 p.m. and the hearing will be carried to the Board's November meeting if they are not done this evening.

Mr. Ferriero then went on to present planning testimony and he reviewed the conditions of the Conditional Use and the variance required for the landscape buffer. The following was submitted and marked as an Exhibit:

A-1 Sheet 2 Highlighted

Mr. Ferriero went on to address the positive and negative criteria for the granting of the use variance. Ms. Reichart questioned Exhibit A-1 and the fencing and landscaping.

The hearing was opened to the public.

Jay Bohn, Esq. stated that he has extensive questions and he will wait until next month to begin.

The hearing was then closed to the public.

It was announced that this matter is carried to the Board's November 18, 2021 meeting at the School Gym.

**MINUTES APPROVED:**

The minutes of the September 16, 2021 meeting were distributed to all Board Members prior to this evening's meeting.

Mr. Shade made the motion to adopt the minutes. Motion seconded by Mr. Shoemaker. In a voice vote, all were in favor, except for Mr. Cooper, who abstained.

**PAYMENT OF BILLS:** The following voucher were submitted:

Gebhardt & Kiefer-Skoog	148.50
Colliers Engineering-Skoog Holding	353.43
Steven P. Gruenberg- Pozarycki /Muso	132.00

Mr. Cooper made the motion to approve the vouchers. Motion seconded by Ms. Reichart. In a roll call vote, all were in favor

**ADJOURNMENT:** In a motion made and seconded, the meeting was adjourned at 9:55 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
11/16/21