

Minutes
Harrison Township Planning Commission
Monday February 5, 2017

Present: David Barnas
Janice Rawe
Jason Paulovich
Ken Crisafio
Tom Cajka

CALL TO ORDER:

1. Mr. Barnas called the meeting to order at 7:05 pm
2. Note that Charles Means the Township solicitor is also present at the meeting. Minutes from the prior month's meeting are available for review. Also, it is agreed that item #4 on the agenda, "Unfinished Business: continue review in preparation for formulation of Action Plan" will be deferred until the March meeting.
3. New Business: Plans for the Walmart training center were received on December 16th. Steve Kindall is the site designer. It will be an office and an education center of 2,000 to 3,000 square feet. It will be located behind the current Walmart and attached to the building in the back. No customer parking will be lost in the front. Dave Barnas asked if the grease trap would need to be relocated. Steve Kindall said that he thinks that they will be moving it outside of the building. A letter will be sent from our engineers. There will be a change on the map for 11-13, Heather has a "sheet" flowing it and 13 & 14 need corrected. Jason asked how many trainees will pass through the new center. Steve said they anticipate 50 to 100. Tom asked how far away trainees will travel in from. Will they need a hotel. Steve thinks that it is a daily training and a hotel won't be needed. There will be no additional parking located behind the building. Tom made a motion: to accept per the NIRA Leter dated January 18, 2017 with 9, 10A, 13 & 14 to be completed and submitted to NIRA. Ken seconded. All were in favor and the motion passed. Chuck Dizard asked if it would then need to go to the board. Dave said that it does not. Once they meet the letter requirements, it will go to the zoning commission. They also still need a building permit.
4. New Buisness: Discussion on the condition us at 2130 Freeport Road. Theodora Durante and Marissa Couch who operate the current highland day care were present. They need action outside of the guidelines. Marissa reported that they operate under state regs -DHS. They had in inspection in December in which they were sighted for a falling ceiling and for needing another gross motor room used for day care. There were supposed to make

the corrections by January 31 but have not. They currently have 57 children enrolled. Marissa stated that there are conflicts between the state regulations and our regulations. Charles Means stated that the law says the info goes to the zoning office. There is a day care ordinance. Theodora asked if maybe our guidelines were for home daycare? Marissa said that there is no specific loading and unloading zone or outside play space. Charles said that they will need to get a variance for not having an outdoor play space. As for loading and unloading, Marissa said that they may ask the police to help them cross every day. Tom said that as to a walking space, if you are going to walk at AlSCO Park he would want the parent informed. Chuck said that the current ordinance of 65 square feet per child has not been enforced. No day cares currently comply. Dave said that there is a hearing February 27th with the commissioners. But they will need a variance hearing first. Jason asked how many children the current center is licensed for. They are licensed for 68. Ken inquired about alternative sights because a lot of parents are hoping that the service goes uninterrupted. Theodora said that 6 employees are able to walk to work and it is a minimal drive for most of the parents. Ken stated that the location between the 2 roads is a concern. Charles Means asked when was the inspection. Marissa said that it was December 27th. It was the annual in person inspection. They cannot fix their current space. The landlord says that they're working on it. Tom asked about the hours of occupation and do they just occupy the 3rd floor? Charles stated that the number of children shall not exceed 20. They'll need a variance. Tom asked on what side will the entrance be? It will be in the front. Chuck Dizard asked if there was any way that zoning can be expedited. Charles Means said that they need a variance and they need to advertise 2 to 3 weeks before the hearing. Chuck said he assumes that the variance approval process can go to the commissioners at the same time. Charles Means said that it has to be in the paper 2 times. The 2 notice is 7 days before the hearing. The 1st notice has to be before that. Theodora asked if there was any way to transfer the variances from the existing site. Charles Means said that it could not –it is per property. The zoning office discussed the 65 square foot play space issue. She said that it has never been enforced. A vast number of businesses do not have the required occupancy permits. They are looking to start enforcing them. Lindsay Frazier the zoning office said that the municipal code has recently been amended. They could issue a temporary permit. Charles Means sees a lot of issues with temporary process. Theodora said that the license is up March 10th. Ken inquired about the square footage. Marissa said that they have 40 square foot per child for child care. The new building is in move in condition. It is also wheel chair accessible. Dave said that the zoning variance is critical. The commissioners hearing is critical. The Board of Commissioners must grant their approval. Marissa and Theodora need the occupancy permit to get the license. Charles Means said that if the ad went in on Thursday, and then another ad on the 15th, they could have the meeting on the 22nd and the commissioners meeting on the 23rd. Marissa said that after March 10th they will go into provisional

status. Charles Means said that maybe the state could grant an extension based on good faith. Chuck Dizard asked if the commissioners can act at the 23rd meeting. Charles Means said that if the ads get in on time. Ms. Bergstrom asked if the commissioners need to vote. Charles Means said yes. Lindsay also said yes because it is a conditional use issue. Lindsay said that the appropriate forms need to be completed, it will be denied so then it kicks into the hearing. Theodora told Tom that they take safety seriously. Dave said that we can only give conditional approval. Tom recommended the motion and Ken 2nd it. Lindsay will talk to Faith to get the ad placed for zoning. Charles Means has already talked to Faith for an ad for the regular commissioners meeting. Dave will mail a letter. Ms. Bergstrom asked if we should work to modify the ordinance. Dave and Lindsay are working on it.

5. Dave said that we do not have to re-organize. Tom put forth the motion and Jason 2nd it. All Aye –remain in tact with no re-organization
6. No further comments. Possible team formations and an action plan will be discussed next month.
7. Dave made a motion to adjourn and Ken 2nd it. The meeting adjourned at 8:15pm.