

WEST NOTTINGHAM TOWNSHIP
Campbell Conditional Use Hearing
November 3, 2016

The Campbell conditional use hearing was called to order at 7:00 p.m. The Pledge of Allegiance was followed by a moment of silence.

The following were in attendance: Tiffany Bell, Eric Todd, Candace Miller, Helen Esbenshade, Scott Moran, Ronald Campbell, Sam McMichael, Patrick Curran, Neal Camens, Herman Wharton, and Virginia Wharton.

Mrs. Bell turned the hearing over to Township Solicitor

PURPOSE OF HEARING AND EXHIBITS

Ms. Esbenshade summarized the purpose of the hearing which was to hear the application of Ronald F. Campbell for conditional use approval pursuant to Part 702.B.19 of the West Nottingham Township Zoning Ordinances to construct a used car sales lot and repairs facility in the Industrial Zoning District. The property, owned by MCM Family Properties, LLC. is identified as Tax Parcels 68-6-138, with an address of 48 Sylmar Road, Nottingham, PA. The following exhibits were entered into evidence for the proceedings:

Exhibit Number and Description:

- T-1 Application submitted by Ronald E. Campbell requesting approval to Part 7 Industrial District, Section B Conditional Uses, Sub-section 19 Automotive Sales & Service, of the Zoning Ordinance.
- T-2 Proof of publication in the Daily Local News. (Published on October 13 and 20)
- T-3 Copy of posting placed at the municipal building and on the property.
- T-4 Road Master's verification of notice placed on the property listed on the application.
- T-5 Verification of notice posted at the municipal building by the Secretary.
- T-6 List of property owners within 1000 feet of the property listed on the application.
- T-7 A copy of the letter mailed to applicant.
- T-8 A copy of one of the letters sent to property owners announcing the hearing. (Full copy set available from Township Secretary)

TESTIMONY

Ms. Esbenshade opened the floor to the applicant for testimony. Mr. Campbell was sworn in by the Court Reporter. He explained that he wanted to build a small car lot and auto repair facility with 4-bays. The land owner had been approved to build a facility for a 5000 square foot building. He said the building he would build would be about 3800 square feet. Ms. Esbenshade

asked if the applicant knew the uses for the surround properties. Mr. Campbell answered residential, farmland, woods and railroad tracks. He added that he would be willing to limit the number of cars on the lot. He went on to say that he runs the Harrington Body Shop in Rising Sun, Maryland. He needs more room. Mr. Moran said that a mechanics garage is a right by use but expressed concern that the land development plans that were conditionally approved would be modified for the new use. Mrs. Bell asked Mr. Moran where the use would be permitted and why wouldn't it be a right by use in the Industrial District? Mr. Moran said it would be permitted in the Village Commercial; he wasn't sure why it would not be permitted in the Industrial District. Mr. Todd wanted to know the hours of operation. Mr. Campbell said 10:00 a.m. – 6:00 p.m. Monday through Friday, and Saturday from 10:00 a.m. – 3:00 p.m. He said there might be extended hours until 8:00 p.m. one night during the week. He said the lot would be lit, but it would not be excessive. Mrs. Bell wanted to know how many people he would employ. Mr. Campbell said 5 or 6. Ms. Esbenshade wanted to know if Mr. Campbell understood all the ordinances. He answered yes. Ms. Esbenshade asked if anyone had any comments or questions. Mr. Camens said the Supervisors might want to make it clear that any changes would trigger a new land development plan. Mrs. Wharton asked about landscaping and paving. Mr. Campbell said there would be tasteful landscaping and he would pave the driveway up to Sylmar Road. He said the signage would be placed back so as not to obstruct the neighbor's view. He also said there would be cameras on the premises. He added that he would need to drill a well; septic has been approved. Mr. Campbell said his only concern would be the wetlands identified on the plans.

Mrs. Bell recessed the hearing at 7:25 p.m. The meeting was reconvened at 7:36 p.m.

Mrs. Bell announced that the Supervisors voted to approve the conditional use application. Ms. Esbenshade said that a decision letter with the conditions would be mailed to the applicant within 45-days of the hearing.

ADJOURNMENT

Mr. Todd moved to adjourn the hearing at 7:38 p.m. Mrs. Miller seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Candace Miller
Secretary/Treasurer