

WEST NOTTINGHAM TOWNSHIP
Workshop Minutes
November 10, 2009

Chairman Gerald Cox called the workshop to order at 7:05 p.m.

The following were in attendance: Gerald Cox, David Ross, Eric Todd, Candace Miller, John S. Carnes, Jr., Cynthia King, Mark Wood, Andy Lambert, Nelson Eustice, and Patricia Vail.

PUBLIC HEARING

Mr. Cox recessed the workshop for the continuance of the Schagrin Conditional Use Hearing from the October 20, 2009 hearing. The workshop was reconvened at 7:45 p.m.

WORKSHOP

Schagrin Gas Company Conditional Use Hearing – Mr. Ross moved to grant the conditional use application of Schagrin Gas Company with the conditions discussed and accepted by the applicant during the hearing. Mr. Ross and Mr. Cox voted in favor of the motion. Mr. Todd recused himself citing a conflict based on past business dealings. Motion carried.

Francis Way Judgment – Mr. Carnes discussed the three judgments against Mr. William G. Smith and the liens put against Lot 6 Francis Way. The judgment was not considered a municipal lien. Mr. Carnes was negotiating with Peter Meltzer who agreed to pay part of one judgment. Mr. Carnes recommended that the Board accept the settlement and pursue the remainder of the judgments separately. Mr. Ross moved to accept the settlement with Peter Meltzer of Sterling. Mr. Cox seconded the motion. Motion carried unanimously.

Zoning Ordinance Discussion – Mr. Ross discussed the “Mom & Pop” exemption with Mr. Carnes. He said that the Zoning Ordinance Review Task Force is considering an exemption for a person currently living or working in the village to comply with zoning. The idea was that when sewer goes in, and the property changes hands, the property owner would have to comply with zoning. The task force is seeking language to allow the Board of Supervisors discretion to decide whether or not the property owner would have to comply with the new zoning or if the use would be grandfathered. Mr. Carnes said he would review the email and report back to Mr. Ross.

TDR Resolution Discussion – Mr. Carnes shared his thoughts with the Board regarding the TDR procedure. He is concerned that the State may try to impose a transfer tax on the TDRs. He also said that the TDRs are a right granted by the Township, not the state and that without a Zoning Ordinance there are no TDRs.

ADJOURNMENT

Mr. Cox moved to adjourn the meeting at 8:20 p.m. Mr. Todd seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Candace Miller
Secretary/Treasurer