

WEST NOTTINGHAM TOWNSHIP
Schagrin Gas Company Conditional Use Hearing Minutes
November 10, 2009

Chairman Gerald Cox reconvened the Conditional Use Hearing for the Schagrin Gas Company application 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 MINUTES

Mr. Carnes reviewed the exhibits and the conditions discussed at the October 20, 2009 hearing. He asked that individuals who were interested in being a party to the proceedings identify themselves. There was no response. The Board accepted the exhibits presented by the Township and the Applicant into evidence. Mr. Ward gave an overview of Applicant Exhibit 3 which showed the rail road right of way along the property and perimeter safety plans. Mr. Lambert discussed the safety plans that would be taken to protect the tank; one used jersey barriers and the other used steel posts set in concrete. Barriers would be placed around the perimeter of the tank. He did not rule out using a combination of the two plans. Mrs. King stated that the rear and front yard set backs are met with the current plans. Mr. Lambert presented a copy of the proposed lease agreement (Applicant Exhibit 4). Mr. Ross questioned the tractor-trailer parking and whether or not that was an acceptable use. Mrs. King said she did not have a problem with it. Mr. Carnes suggested that the Board limit the parking in the lease agreement as part of the Board's conditions. The Board, the applicant, and the property owner agreed that a maximum of 6 tractor and trailer rigs would be allowed to park on the property at any given time. Mrs. King discussed the screening issues. She said that the northern part of the property facing Baltimore Pike could use some screening. She did not recommend screening on the railroad side of the property. She said that the screening was adequate for the side that borders Ridge Road. She thought that the side bordering Route 1 could use additional screening perhaps some small trees at the top of the berm. Mr. Todd wanted to make sure that any added screening would be maintained.

The conditions set by the Board for conditional use approval are as follows:

1. Applicant will verbally agree to amend the application with the provisions identified in the advertisement.
2. The lease will be for the entire property and will allow permissive use for 6 tractor-trailer rigs to park on the property.
3. Development must be consistent with the testimony and exhibits presented at the hearing.
4. The Applicant will be required to have complete perimeter protection.
5. The Applicant will install video surveillance consistent with testimony presented. The security system will be consistent with 2011 regulations and will be installed with the approval and recommendation of the Emergency Management Coordinator and appropriate personnel.
6. Screening is adequate. However, should the property to the north of the tax parcel change ownership, the Applicants agree to provide screening. In accordance with Section 1508, all screening should be maintained.

Mr. Carnes asked the Applicants if they are willing to accept these conditions set by the Board. Mr. Lambert, Mr. Wood and Mr. Nelson replied 'yes'.

Mr. Ross moved to close the hearing at 7:45 p.m. Mr. Todd seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Candace Miller
Secretary/Treasurer