

December 13, 2011 Planning and Zoning Minutes

Committee Members Present: Shannon Eachus, Rick Eachus, Bill Spruill,
David Van Kavelaar

Signed –in Guests: Tracy Greenwood, Frank DiMondi

The meeting was called to order @ 1935. The Minutes of the November 8, 2011 meeting were e-mailed on November 9th and approvals or disapprovals were solicited by email. Hard copies of the minutes were furnished at this evenings proceedings also. A motion to accept the minutes as prepared was made and was unanimously approved.

New Business: Frank DiMondi is concerned about the time delay that occurs between a petition for conditional use (at his property on Westville Road) and the approval/disapproval by Town Council. Possible tenants could choose not to wait for a decision and locate their business in another township. Mr. DiMondi pointed out that there are seven units at the warehouse where business can be conducted and the businesses do generate revenue for the town.

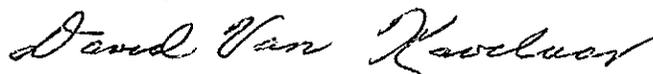
It was mentioned that other townships have a tiered scheme for commercially zoned businesses and that we may want to investigate this. The P&Z board stated that further research into the tiered commercial zoning must be conducted. Mr. DiMondi said that, if it'd be helpful, he'd be willing to sit on a fact finding board to assist in looking into the issue.

Earlier in the day, Dave contacted Kelly Crumpley about Mr. DiMondi's concern. Dave reflected to Kelly that a carte blanche conditional usage did not seem prudent and that, at this time, it seems that a conditional use for each possible tenant seems inescapable. Kelly agreed with that sentiment and offered the notion that the goal could be to find a zoning district that most closely conforms to what Mr. DiMondi contemplates that his tenants will need.

Mr. DiMondi's concern will be investigated.

Having no other business to conduct, a motion to adjourn was made by Dave and seconded by Rick. The motion passed and the meeting adjourned at 2010.

Respectfully submitted,



David Van Kavelaar