

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**February 23, 2016 7:00 p.m.**

**Members Present:**

Bernie Miller, Chairman, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	James Turner, District 3
Keith Weakley, District 3	James Holsinger, District 4
Jonathan Comer, Vice Chairman, District 5	Joshua Shifflett, District 5

**Members Absent:**

Paul Otto, District 1	Vacant, District 4
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**Staff Present:**

Stephanie Lillard	Tracy Clatterbuck
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**Others Present:**

Jeremy Baldwin

**Call to Order:**

Chairman Miller called the February 23, 2016, Page County Planning Commission work session to order in the Board of Supervisors room located at the Page County Government Center, 103 South Court Street, Luray, Virginia at 7:02 p.m. The Call to Order was followed by the *Pledge of Allegiance* and a *Moment of Silence*.

**Unfinished Business:**

**A. Special Use Application, Jeremy & Joseph Baldwin**

Chairman Miller began by reminding the Commission that Jeremy Baldwin had requested a waiver from the Health Department (HD) that was denied. Staff had received a copy of the requirements Mr. Baldwin would need to comply with in order to receive approval from their office. The public hearing was held in June 2015 but it should not have been done until all comments from outside agencies had been received. Mr. Baldwin is now requesting that the Planning Commission (PC) grant him an extension on his application so that he can comply with the HD. It was decided that the 180 day timeframe began February 9<sup>th</sup> when the SUP was last discussed by the PC since the HD comments had been received shortly prior to that meeting. Mrs. Lillard recommended the PC make a motion to the Board of Supervisors (BOS) to entertain the request of Mr. Baldwin's request of a time extension of his SUP.

Mr. Baldwin informed them that he was hoping to get the work done by October 2016. He stated he would keep Stephanie informed on the progress. Mr. Holsinger pointed out to the applicant that if he completed the HD requirements and the county did not approve the SUP, it would be a difficulty on his behalf. Mr. Baldwin agreed. He noted it was a risk but he could not see why the county would deny the request if he was in compliance with county and state regulations. Once the requirements for the HD are installed, the site will be up to code as far as the well and septic are concerned. Chairman Miller noted that Mr. Holsinger had raised a good point as they also had concerned neighbors during the public hearing. Mr. Comer made a motion at the written request of Mr. Baldwin dated February 23, 2016 that the BOS agree to postpone action on the SUP until further notice with the understanding that an update be provided by the applicant on October 11, 2016. The motion was seconded by Mr. Weakley. The motion passed unanimously.

**B. Comp Plan Committee Report**

Mr. Otto is absent due to illness. Mrs. Lillard recommended that the committee meeting scheduled for February 10<sup>th</sup> be postponed. Chairman Miller stated he would make contact with Mr. Otto and other members to set up the next meeting.

**C. Subdivision Committee Report**

Mr. Weakley stated that the committee will be moving forward with the Class A & B Subdivision wording change.

**D. Zoning Committee Report**

Mr. Atkins explained they were not able to schedule a meeting due to conflicting schedules. Chairman Miller requested Mr. Holsinger be contacted to set up a meeting.

**New Business:**

**A. Approval of Minutes- February 9, 2016**

Mr. Comer made a motion to approve the minutes of February 9, 2016. The motion was seconded by Mr. Shifflett. The motion passed unanimously.

Approval of Minutes- April 23, 2013; May 28, 2013; July 23, 2013; August 13, 2013; August 27, 2013; September 10, 2013; September 24, 2013; October 8, 2013; October 22, 2013; November 12, 2013; November 26, 2013, December 10, 2013; January 14, 2014; and January 28, 2014

Mr. Turner made a motion to approve the above listed minutes. The motion was seconded by Mr. Comer. The motion passed unanimously.

**Chairman's Report:**

Chairman Miller thanked the commission for positive attendance over the last few months. Mrs. Lillard noted that the vacant seat had not yet been filled. Regina Miller has brought it up during the BOS meetings on a regular basis. There was discussion amongst the commission on possibly asking Mr. Short if he were interested and the possibility of a BOS member filling the vacancy.

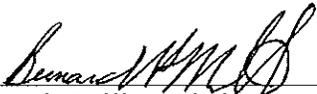
**Clerk's Report:**

Mrs. Lillard noted that the public hearing for Mountain View Resorts, LLC had been scheduled for March 15, 2016. She was going to suggest to the BOS that they go out to Mr. Vile's property, along with Mr. Baker, while the reading was taking place. Chairman Miller requested that he also be present so that he could address any issues raised by Mr. Vile.

Mrs. Lillard provided a brief overview of the new business Page County recently welcomed, Tactical Walls.

**Adjourn:**

Chairman Miller adjourned the meeting at 7:50 p.m.

  
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Bernie Miller, Chairman