

MINUTES
PAGE COUNTY PLANNING COMMISSION
September 13, 2016

Members Present:

Paul Otto, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	James Turner, District 3
James Holsinger, Secretary, District 4	Sue McAnulty, District 4
Joshua Shifflett, District 5	Jonathan Comer, Vice Chairman, District 5

Members Absent:

Bernie Miller, Chairman, District 1	Keith Weakley, District 3
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Staff Present:

Stephanie Lillard
Michelle Somers

Call to Order:

Vice Chairman Comer called the September 13, 2016, Page County Planning Commission regular meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by The Pledge of Allegiance and a Moment of Silence.

Adoption of Agenda:

Mr. Otto made a motion to approve the agenda and Josh Shifflett seconded. The motion passed unanimously.

Public Hearings:

Public hearing opened at 7:01pm. Mrs. Somers advised the Commissioners on the proposed amendment to Chapter 125, the County's Commercial Zoning Code. Mr. Otto expressed concern about Animal Husbandry/Commercial kennel Operation being by-right in a commercial zone (B3), stating that he believed kennels would be better allowed by special use permit, even in an agriculturally zoned area. Mr. Turner inquired if the definition included horses by right. Vice Chairman Comer stated this was a shared concern which the committee had discussed, however, the final version did not exclude horses. Mr. Holsinger and Comer noted that riding stables require special use and they were hopeful that all operations pertaining to horses would require special use, noting the definition of riding stables or academies. After further review of the definitions of Animal Husbandry, and discussion, several Commissioners agreed the definition of animal husbandry should read "excluding horses". Vice Chairman Comer returned the discussion to Commercial Kennel operations. Mr. Otto and Mr. Turner inquired about the number of complaints/concerns which the Zoning Administrator receives. Mr. Otto noted the history of complaints, more specifically for noise. Mrs. Somers advised that while there have been previous cases, it is not a repeated complaint and suspects that animal control receives and handles majority of the complaints. A motion was made by Mr. Turner, amending the definition of animal husbandry to exclude horses. The motion was seconded by Mr. Atkins. The motion carried with a 7-1 vote.

Citizen Comments on Agenda Items:

None

Unfinished Business:

- A. **Zoning Committee Report/ Presentation**
No Report

B. Subdivision Committee Report

No Report

C. Comp Plan Committee Report

Mr. Otto noted the committee met on the 7th. As well, he advised Natalie Zuckerman has submitted updated text, however, Mrs. Lillard advised there are formatting issues due to the conversion between MAC and PC's and they hope to have the issues resolved by the next meeting on the 28th. Lastly, GIS has received direction on all maps in Volume 1 and has begun working on revisions.

New Business:

A. Approval of Minutes- August 23rd, 2016

Mr. Shifflett made a motion to approve the August 23rd, 2016 minutes. The motion was seconded by Mr. Holsinger. The motion passed unanimously.

Open Citizen Comment Period:

None

Chairman's Report:

None

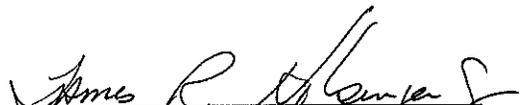
Clerk's Report:

None

Adjourn:

Vice Chairman Comer adjourned the meeting at 7:22 p.m.


Jonathan Comer, Vice Chairman


Jamie Holsinger, Secretary