

MINUTES
PAGE COUNTY PLANNING COMMISSION
February 14, 2017

Members Present

Bernie Miller, Chairman, District 1
Steve Atkins, District 2
Keith Weakley, District 3

Paul Otto, District 1
Donnie Middleton, District 2
Jonathan Comer, Vice Chairman, District 5

Members Absent

James Turner, District 3
Joshua Shifflett, District 5

James Holsinger, Secretary, District 4

Staff Present

Stephanie Lillard

Call to Order

Chairman Miller called the February 14, 2017, 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 as presented. The motion was seconded by Mr. Comer. The motion passed unanimously.

Public Hearings

None

Citizen Comments on Agenda Items

None

Unfinished Business

A. Zoning Committee Report

Mrs. Lillard noted that the proposed changes to the Agriculture and Woodland-Conservation districts were approved by the Board of Supervisors (BOS).

B. Comp Plan Committee Report

Mr. Otto stated they had cancelled their meeting planned for this week. Josh Hahn has provided great assistance in updating the maps. Mrs. Lillard stated that Mrs. Zuckerman had sent 12 exhibits but she was only able to open two of them. She has emailed her back letting her know. She is supposed to be mailing the hard copies. Josh wants more information on the land coverage map versus the land use map. Mr. Otto requested they postpone scheduling a meeting until Mrs. Zuckerman's information is received. They decided they would have a tentative meeting on March 1st at 4:00 p.m. in the BOS room.

C. Subdivision Committee Report

No report

New Business

A. Approval of Minutes- January 24, 2017

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

B. Election of Officers

Mr. Otto nominated Mr. Comer for Chairman. The motion passed unanimously. Mr. Otto nominated Mr. Weakley for Vice Chairman. The motion passed unanimously. Mr. Atkins nominated Mr. Holsinger for Secretary which also passed unanimously.

C. Diane and Thomas Hirsch SUP application update- Joint public hearing with BOS on 02/21/17

Chairman Miller asked if any of the commissioners had a chance to visit the site in which some had. EMS had responded at which they are okay with the application. Mr. Otto expressed his concern over the Health Department as far as the number of people permitted. Mrs. Lillard reminded the commission they could set conditions as part of the SUP approval. She noted the noise ordinance would come into play. Mr. Weakley pointed out as with the recent SUP application for Yogi, the noise ordinance probably wouldn't be violated with this either. Mrs. Lillard suggested one of the conditions be that they limit the hours of operation. The access point is also a concern of the applicant. They do not want to cause themselves any liability on their part as well as adjoining neighbors. The current access would need to be updated so that it would support deliveries, guest, etc. Chairman Miller expressed his concerns over parking and driving over the property. Mr. Weakley reminded the commission that they are bound by the unrecorded right-of-way. Mr. Comer pointed out that is actually in reference to the property in the back. What looked like a right-of-way on the map, they actually own that. The property that is for sale in the back is actually the property that has the unrecorded right-of-way. Chairman Miller asked if VDOT, Health Department, etc. had signed off on it in which Mrs. Lillard confirmed. He also asked if any adjoining comments had been received. Mrs. Lillard replied that no one had called into the office inquiring about the SUP application. Mr. Guzy has stated that he had received a few phone calls from adjoining neighbors regarding their farming operations. Mr. Otto questioned if they had heard any concerns about traffic. Mrs. Lillard replied that Chairman Woodward had expressed concerns about the traffic. There was further discussion amongst the commission over concerns of maintenance of the road. During the discussion the commission talked about adding a condition that limited the number of people to 125. It was also decided that the latest hour for Friday and Saturday events would be 10 p.m. and 9:00 p.m. on any other day. They also decided to limit the number of events to three per week. Chairman Miller requested that Mrs. Lillard contact Sheriff Cabbage to see if they have received complaints from adjoining neighbors for any of the other venues. Mr. Weakley requested that if any comments are received from adjoining neighbors that the commission members be notified prior to the public hearing. Mrs. Lillard also reminded the commission that David Atwood from VDOT would be at the public meeting.

The commission decided to cancel the February 28th work session since the joint public hearing is scheduled for February 21, 2017.

D. Joint meeting with BOS on April 4, 2017

Mrs. Lillard stated the joint meeting with the BOS would be on April 4th to discuss the zoning ordinance, fee schedule, temporary work trailer permits, etc. There was frustration amongst the commission about the purpose of this joint meeting.

E. Monthly Activity Report for January 2017

Mrs. Lillard noted that the report was provided in the packet for their review.

Open Citizen Comment Period

None

Chairman's Report

Planning Commission
Minutes- February 14, 2017

Chairman Miller thanked the commission for their support over the past few years during his terms as Chairman. He thanked them for their participation as well.

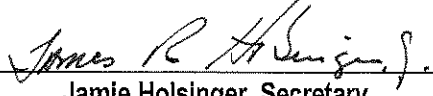
Clerk's Report

No report

Adjourn

Chairman Miller adjourned the meeting at 8:31 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary

