

MINUTES
PAGE COUNTY PLANNING COMMISSION
March 1, 2022

Members Present

Catherine Grech, Secretary, District 1
Jared Burner, Chairman, District 3
William Turner, Vice Chairman, District 5

Thomas Mitchell, District 2
Isaac Smelser, District 4

Staff Present

Tracy Clatterbuck

Kelly Butler

Call to Order

Chairman Burner called the March 1, 2022 Page County Planning Commission Special Meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S 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*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. The meeting was available via Zoom. Ms. Clatterbuck conducted an attendance roll call.

Adoption of Agenda

Mr. Turner made a motion to adopt the agenda as presented. Mr. Mitchell seconded the motion. The motion passed unanimously 5-0.

Unfinished Business

A. Cape Solar, LLC- Special Use Permit Application

Chairman Burner noted they left off at #17. He proceeded to read condition #17. There were no suggested changes from the commissioners.

Chairman Burner continued reading #18. There were no suggested changes from the commissioners.

Chairman Burner continued reading #19. There were no suggested changes from the commissioners.

Chairman Burner continued reading #20. There were no suggested changes from the commissioners.

Chairman Burner continued reading #21. There were no suggested changes from the commissioners.

Chairman Burner continued reading #22. There were no suggested changes from the commissioners.

Chairman Burner continued reading #23. There were no suggested changes from the commissioners.

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Chairman Burner continued reading #24. There were no suggested changes from the commissioners.

Chairman Burner continued reading #25. Ms. Grech stated on line five, remove “a”. She also suggested on line six, remove “such as: and replace with “including but not limited to.” She suggested adding language that any topsoil removed during construction needs to be put back in place then we also need to say it needs to be stored. Chairman Burner suggested the topsoil condition be added to #15. Ms. Butler stated the topsoil has to be stabilized no matter when it’s disturbed whether it’s before construction, during construction, or during decommissioning. Mr. Propes noted they would not remove the topsoil and sell it because they would reuse it. Ms. Butler noted that it has to be registered with Department of Environmental Quality (DEQ) if they dispose of the topsoil offsite.

Chairman Burner continued reading #26. There were no suggested changes from the commissioners.

Chairman Burner continued reading #27. Chairman Burner asked who in the county makes that decision and Ms. Grech suggested that be handled by legal as far as the wording of that condition.

Chairman Burner continued reading #28. Ms. Grech stated she didn’t think a review every five years was enough. She suggested every two to three years. Mr. Turner suggested every two years and Mr. Smelser and Mr. Mitchell agreed.

Chairman Burner continued reading #29. Ms. Butler noted line two should say “including but not limited to...”

Chairman Burner continued reading #30. Ms. Grech suggested on line six they add “found to be in noncompliance...”

Chairman Burner continued reading #31. Ms. Grech suggested removing “the terms and conditions...” to keep consistency in the document and she also suggested that the applicant be responsible for fees associated and the county would choose who that is.

Chairman Burner continued reading #32. Ms. Grech noted this was going to be a large project. Other counties with solar projects have had issues with traffic. Imagine that happening on 340. Should we require a traffic management plan. Mr. Mitchell suggested they add a condition related to restricting delivery hours. Mr. Propes stated they would have an outside consultant prepare a traffic management plan which will include delivery around school time, etc. Safety is their upmost concern and they also want to be a good neighbor. The commissioners agreed to add that a transportation management plan shall be provided.

Chairman Burner continued reading #33. There were no suggested changes from the commissioners.

Chairman Burner continued reading #34. Ms. Grech suggested adding “be furnished...” to the last sentence.

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Chairman Burner continued reading #35. There were no suggested changes from the commissioners.

Chairman Burner continued reading #36. There were no suggested changes from the commissioners.

Chairman Burner noted that was the end of the draft conditions. He questioned if the commissioners wanted to go back and discuss any of the others that they discussed in prior meetings. Mr. Turner stated regarding condition #1, he felt 40 years was way too long and he would like to see it go back to 25 years. If they are good neighbors, the county could extend it but we don't know that yet. Mr. Janney noted that affected the financial side of things if that number would be reduced. Mr. Propes stated this had been brought up before. He stated if they were not good neighbors, there were ways that the permit could be revoked for noncompliance issues. After further discussion amongst the commission, they decided to change that to 35 years.

Chairman Burner stated he would like to go back and review condition #13 related slope. After thinking about it, he would like to remove the last sentence. All the commissioners agreed.

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Smelser made a motion to adjourn. Mr. Mitchell seconded the motion. The meeting was adjourned at 8:03 p.m.


Jared Burner, Chairman

