

PLANNING COMMISSION
October 21, 2015

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, OCTOBER 21, 2015, AT 7:30 PM IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM.

Those present were:

- Jay Willer, Chairman
- Frank Morris, Member
- Eva Young, Member
- John McCloskey, Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Marsha Alley, Secretary

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

The Chairman took a roll call to determine a quorum.

PUBLIC HEARINGS

There were no public hearings scheduled.

OLD/NEW BUSINESS

There was no Old/New Business for discussion.

APPROVAL OF MINUTES

Mr. Willer pointed out two corrections to the September 16, 2015 Work Session Minutes as noted on page 3, the misspelling of David Holtzman's name and on page 4, the removal of the statement *Mr. Willer and Mr. Yost jokingly stated that there is not a pool in park* as it is not appropriate to include in the minutes as it is not a substantive statement.

Mr. McCloskey made a motion to approve the September 16, 2015 work session minutes with the two corrections as suggested by Mr. Willer.

Mrs. Young seconded the motion.

There were no further comments from the Commission.

The minutes for the September 16, 2015 Work Session were approved with two corrections as suggested by Mr. Willer by a 4-0 vote.

Mr. Willer asked if there were any corrections or changes to the September 16,

2015 meeting minutes.

Mr. Willer pointed out corrections to the September 16, 2015 meeting minutes as noted on page 6, the removal of the statement *Mr. Willer stated that it sounded as if Mr. Morris was about to say something* as it is accurate but not necessary to be included in the minutes and on page 12, a typographical error *there is as limit* should read *there is a limit*. He also pointed out that on page 19, the motion for the gun range lists only one reason for making the motion to deny. He noted that several items had been referenced.

Mrs. Alley stated that she would go back and review the recording but was confident that the motion only listed one reason for denial. She assured the Commission that she had listened to the motion carefully to assure that it was correct.

Mr. McCloskey stated that he recalled the one item being listed as well.

Mr. Willer stated that although the Board of Supervisors has already acted on the application, he would like for the record to be accurate.

Mrs. Alley stated that she would listen to the recording once more and asked if the suggested revision be omitted if the tape reflects the current record.

Mrs. Young agreed.

Mr. Willer stated that he believed Mrs. Young also had some suggested revisions and mentioned that the revisions could be reviewed tonight and the approval of the minutes could be deferred pending the revisions being addressed. He suggested getting all of the revisions on the table to allow Mrs. Alley time to make the revisions and clarify the actual rationale for the motion.

Mrs. Young pointed out the need for clarification on page 3, *there was discussion regarding the history of the revision request* noting that there were some specific points made and that it appears something is missing. She pointed out that on page 7 a statement reads *Mr. Willer restated the motion* but there is no motion.

Mrs. Alley explained that the motion was not retyped but that it was just noted that Mr. Willer restated that motion that was made on the previous page.

Mr. Willer and Mrs. Young reviewed the motion and where it fell on the page noting that it was somewhat confusing.

Mrs. Young pointed out that it is confusing to have discussion in the middle of a motion.

Mr. Willer suggested deleting that statement to maintain continuity.

Mr. Morris stated that he had some notes and would email them to everyone

since he had forgotten them tonight.

Mr. Willer stated that there are no hard and fast rules about what should or should not be in the minutes but that we want them as accurate as possible but as substantive as possible. He noted that if there is discussion with specifically useful points, it would be good to have them included.

Mrs. Young made a motion to defer the approval of the September 16, 2015 meeting minutes until the next meeting.

Mr. McCloskey seconded the motion.

The approval of the minutes for the September 16, 2015 meeting was deferred until the next meeting by a 4-0 vote.

It was noted that a copy of the previously approved August meeting minutes with the approved revisions had been included in the Commission packets for their records.

OTHER PLANNING MATTERS

Mr. Svoboda stated that TJPDC had made their presentation during the work session tonight but were still available for questions.

Town of Stanardsville Information

Mr. Svoboda stated that the Town of Stanardsville will soon be reviewing their CIP and their Comprehensive Plan. He stated that the information provided by TJPDC will also apply to the Town of Stanardsville.

Next Month's Agenda

Mr. Svoboda reviewed the agenda for the November meeting. He stated that there will be a Comprehensive Plan Work Session beginning at 6:30 pm focusing on the Forestry Department, the Culpeper Soil & Water Conservation District, and the Extension Office. He added that there would be one public hearing for a special use permit for a home business for lawn care scheduled for next month. He added that there will be public hearings scheduled for the December meeting.

Mr. Willer asked if the November Work Session would be the last work session for presentations.

Mr. Svoboda stated that it will be the last presentation work session.

Mr. Morris asked if there will be a work session with the public.

Mr. Svoboda stated that there will absolutely be at least one public work session.

Mr. Morris asked what has to be done to have Rapidan Service Authority attend a work session.

Mr. Svoboda explained that RSA has been invited and that staff would attempt to invite them again for next month.

Mr. Morris noted that the county appoints two people to that board and asked who they are.

Mr. Svoboda stated that he believed those appointees are Jim Frydl and Matthew Woodson. He offered to copy them on the email invitation for next month.

Mrs. Golon explained that at the beginning of the revision process, all agencies were invited and encouraged to attend. She added that if RSA is not responsive, the water/sewer consultant could provide input.

Mr. Morris stated that he believes that with business growth and the school situation, their input is needed.

Mr. Svoboda stated that agencies could be asked to come back if there is any information that needs to be repeated or additional information that is desired.

Mrs. Young asked who the water/sewer consultant would be for the county.

Mr. Svoboda stated that WW Associates is the county water/sewer consultant.

Mr. Willer stated that their water impoundment summary is available on the county web site.

Mr. Svoboda agreed explaining that it is a regional plan.

Mr. Willer stated that it would be useful to create steps to address the water uncertainties.

Mr. McCloskey agreed that it would be critical.

Mr. Svoboda stated that with the reservoir coming up, additional requirements may need to be considered in order to protect the resource.

There was discussion regarding the anticipation and desire for residential growth in Stanardsville and how the existing water and sewer limitation would impact that growth.

Mr. Svoboda restated that RSA would be invited to attend another work session.

Mr. McCloskey stated that he had spoken with someone involved with Emergency Services in Elkton and noted that many small communities are struggling with issues related to infrastructure, noting that Greene County may be somewhat behind but adding that many of these smaller communities are equally behind.

Mr. Willer asked Mr. Boyles if there are arising issues that should be included in the revised Comprehensive Plan that may not have been addressed previously.

Mr. Boyles stated that bike paths would be a newer mode of transportation and that water and sewer continues to be an issue. He added that broadband is becoming a staple of infrastructure. He noted that it is a fairly new element that is used in residential and business areas. He added that when individual localities benefit from economic development or industry, the region benefits as a whole with growth in various other areas.

Mr. Svoboda pointed out that a brochure regarding accessory dwelling units has been left for the Commission's review. He explained that the current ordinance does allow accessory dwelling units meeting the required criteria. He offered this brochure as an informational review.

Wes Wills addressed the Commission. He referred to the previous mention of the need for broadband. He stated that few people like the unsightliness of cell towers in their backyards and suggested that the Board of Supervisors consider the towers to be disguised as trees, noting that this technique is being used in northern Virginia. He suggested that through the Comprehensive Plan there could be the consideration of having an ordinance that would require cell towers to have some sort of visual mitigation as broadband will likely be a highly desired item.

Mr. Willer stated that it had been mentioned when considering the tower on Route 810 earlier in the year.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Secretary



Planning Commission, Chairman

11.18.15

Date