

**STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
MAY 17, 2006**

The Work Session of the Stafford County Planning Commission of Wednesday, May 17, 2006, was called to order at 5:30 p.m. by Chairman William Cook in the Board of Supervisors Chamber of the Stafford County Administrative Center.

Members Present: Cook, Kirby, Pitzel, Mitchell, Carlone, Rhodes, and Di Peppe.

Members Absent: None

Staff Present: Harvey, Roberts, Hudson, Gregor, Stepowany, Knighting, and DeBord

DECLARATIONS AND DISQUALIFICATIONS:

None

UNFINISHED BUSINESS:

1. RC2501263; Reclassification – Westlake - A proposed amendment to proffered conditions of Assessor's Parcels 35-20, 20A, 21, 23, 24, 27(portion), 27A, 27B, 28, 28B, 30A, 31, 32A and 43-55 (portion), 59, 59A, 59B, 59C, 59D and 59E, zoned R-2, Urban Residential-Medium Density, R-1, Suburban Residential, M-1, Light Industrial, A-1, Agricultural and B-2, Urban Commercial Zoning Districts, consisting of 1,116.52 acres located on the south side of Warrenton Road, west of Holly Corner Road and along Cedar Grove Road within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, Urban Commercial, Agricultural and Institutional uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre. The Agricultural designation would allow development at a density of one dwelling unit per three acres. The Institutional designation would allow hospitals, schools and public buildings. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 4, 2006)**

Mr. Cook stated item 1 was deferred at applicant's request.

2. RC2501275; Reclassification – Staffordshire - A proposed amendment to proffered conditions of portions of Assessor's Parcels 36-66 and 37-5, 6, 9 and 10, zoned R-1, Suburban Residential, consisting of 260 acres located on Hulls Chapel Road approximately 1,200 feet north of Lakebreeze Way within the Hartwood Election District. The Comprehensive Plan recommends the property for Rural Residential use. Rural Residential use permits single family residential development at a density of one dwelling unit per three acres. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 4, 2006)**

Mr. Cook stated item 2 was deferred at applicant's request.

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3. CUP2600132; Conditional Use Permit; 7-11 at Coachmen Circle - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Assessor's Parcel 21-51A, consisting of approximately 0.87 acres located on the east side of Jefferson Davis Highway, approximately 800 feet north of Washington Drive, to be located on the proposed street, Coachman Circle, within the Aquia Election District. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 31, 2006)**

Mrs. Gregor stated the appearance of the 7-11 building and signage would comply based on an agreement between Mrs. Kirby and the applicant.

Mr. McBride, representing the applicant, stated the striping would be removed from the rear of the building and on the canopy, except on the short sides. He stated the applicant would like to set a good example for further development. He stated that Aquia Church influenced the design of the building and that this 7-11 was unique.

Mrs. Kirby made a motion to send to regular meeting with a recommendation for approval. Mrs. Carlone seconded. The motion passed 7-0.

ORDINANCE COMMITTEE:

Mr. Stepowany handed out an Ordinance Package. He stated the package includes information concerning nine proposed Ordinances.

Item 1 was the Ordinance concerning nonconforming residential buildings or structures.

Mr. Stepowany stated the Ordinance would allow residential buildings to be enlarged through special provisions.

Ms. Hudson, Deputy Zoning Administrator, stated currently a variance would be granted if someone needed to enlarge a building, but hardships were hard to prove.

Mrs. Kirby asked how many requests for variances had been received in the last year.

Ms. Hudson stated there were approximately thirty requests per year.

Mr. Pitzel stated that any changes to a building must not be outside of general look and feel of the neighborhood.

Ms. Hudson stated that was correct.

Mr. Di Peppe stated his concerns about encroachment.

Ms. Hudson stated there was wording in the Ordinance concerning encroachment.

Mr. Cook made a motion to send Item 1 to the full Commission to set for Public Hearing. Mrs. Kirby seconded. The motion passed 7-0.

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Item 2 was a review of radio communication services for the purposes of self-training, intercommunication, and technical investigation carried out by amateurs licensed by the federal government.

Ms. Hudson stated radio towers are not addressed in the County Code.

After a discussion between the Commission, Mr. Stepowany, and Ms. Hudson concerning the possibilities of fees and permits requirements it was decided that a Conditional Use Permit was not required based on Federal Government regulations.

Mr. Cook made a motion to send to the Commission for a Public Hearing. Mr. Mitchell seconded. The motion passed 7-0.

Item 3 addressed adult businesses and the terms associated with what constitutes an adult business.

Mr. Stepowany stated adult businesses could be located no less than five hundred feet away from residential areas.

After a discussion between the Planning Commission, Mrs. Roberts, and Mr. Harvey, concerning adult businesses, Mrs. Kirby made a motion to defer to Ordinance Committee for further discussion. Mrs. Carlone seconded. The motion passed 7-0.

Item 4 addressed airports and correctional facilities being exempt from The Landscaping Ordinance.

Mr. Stepowany stated that airports and correctional facilities should be exempt from landscaping and buffer requirements due to safety concerns.

Mr. Harvey stated the staff had a meeting with the Virginia Department of Aviation to discuss the zoning for the airport, which did not coincide with the landscaping needs of the airport.

Mr. Stepowany stated the landscaping requirements for the jail would create a security issue.

Mr. Cook stated, in his opinion, that two separate Ordinances would be needed for the airport and the jail.

Mr. Harvey stated that both the Ordinances would say the same thing.

Mrs. Kirby stated that she agrees two separate Ordinances would be needed.

After a discussion between the Planning Commission concerning the Ordinance, Mrs. Kirby made a motion to hold Item 4 in Committee. Mr. Pitzel seconded. The motion passed 7-0.

Item number 5 was a request from the Board of Supervisors stating that all storm water ponds and access roads were required to be on their own open space parcel.

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After a discussion between the Planning Commission members it was decided that the Ordinance would be rewritten.

Mr. Cook made a motion to defer to the June 7, 2006 Ordinance Committee meeting. Mrs. Carlone seconded. The motion passed 7-0.

Item 6 stated all water/sewer easements to serve water and/or sewer mains between agricultural or residential lots shall be located within an open-space parcel for the entire length of the lots.

Mrs. Kirby stated her concerns about having too many easements.

Mr. Harvey stated currently the Utilities Department had a problem accessing work.

Mr. Mitchell suggested the word "mains" needs to be included in the Ordinance.

Mr. Harvey stated the word "public" should be included.

After further discussion between the Planning Commission members Mrs. Kirby made a motion to send to the Planning Commission for a Public Hearing. Mr. Cook seconded. The motion passed 7-0.

Mr. Cook stated that due to the time limits, Items 7, 8, and 9 would be discussed in Ordinance Committee meeting scheduled on June 7, 2006 beginning at 5:30 p.m. He stated the Planning Commission Work Session for Staffordshire and Westlake would begin at 6:30 p.m. with each having fifteen minutes to present.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 7:00 p.m.

William Cook
Chairman

STAFFORD COUNTY PLANNING COMMISSION MINUTES
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The regular meeting of the Stafford County Planning Commission of Wednesday, May 17, 2006, was called to order at 7:30 p.m. by Chairman William Cook in the Board of Supervisors Chamber of the Stafford County Administration Center.

MEMBERS PRESENT: Cook, Kirby, Pitzel, Mitchell, Carlone, Di Peppe, and Rhodes

MEMBERS ABSENT: None

STAFF PRESENT: Harvey, Baker, Gregor, Stepowany, Wheatcraft, Knighting, and DeBord.

Mrs. Carlone made a motion to amend the agenda to defer items 3, 4, 6, and 7. Mr. Di Peppe seconded. The motion passed 7-0.

PUBLIC PRESENTATIONS:

Patricia Kurpiel gave a presentation concerning support for the Water Resources Overlay. She presented slides depicting a gulch from rain drop erosion. She stated there was a Best Management Practice below the slope and a temporary sediment trap completely filled with soil. She stated when rain drop erosion occurs, the traps cannot collect all the soil coming down the hill and stream bank erosion was also taking place.

Betina McWhirt stated she lives in the Hartwood District and in her opinion the County has good Ordinances in place, they just need to be enforced. She stated in her opinion some of the proposed amendments are against private property rights.

With no one else coming forward, Public Presentations was closed.

PUBLIC HEARINGS:

1. Amendments to Zoning & Subdivision Ordinances- Proposed amendments to Sections 28-25, Definition of specific terms; and, Section 28-29, Special regulations, Section 28-185, Conditional Use Permits; Section 28-203, Submission; and, Section 28-248, Submission requirements for major site development plans, of the Stafford County Zoning Ordinance, and Section 22-57, Filing, of the Stafford County Subdivision Ordinance, pursuant to O06-47. The amendment to Section 28-25, Definitions, modifies the definition for Buffer area and establishes definitions for Cultural Resource, Cultural Resource Agreement (CRA), Historical structures report or intensive architectural study, Phase 1A archaeological survey or reconnaissance archaeological survey, Phase 1 archaeological investigation, Phase II archaeological study, Phase III archaeological investigation (treatment) and Qualified archaeologist. The amendment to Section 28-39, Special regulations, establishes guidelines that may require a Phase 1 archaeological survey, historical structures report or intensive architectural study and additional archaeological studies or reports for all applications for reclassification, conditional use permits, preliminary subdivision, preliminary site, major site, grading and final plats. The amendments to Sections 28-185, 28-203, and 28-248 of the Zoning Ordinance and

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Section 22-57 of the Subdivision Ordinance amend submittal requirements for the above mentioned applications.

Mr. Stepowany gave a presentation for approval of Archaeological and Historic Structures Study. He stated the purpose of the Ordinance was to protect against destruction of and encroachment of historic areas of Stafford County. He stated the counties of New Kent, Prince William, Fairfax, Loudon, and the City of Williamsburg have Ordinances in place to protect historic areas but staff has not been able to inventory all 95 counties in the state. He stated the Ordinance would require a Cultural Resource Determination Form which would be the basis for requiring a Phase I Study, was included as a submission requirement. He stated a Phase I may require a Phase II and Phase III. He stated the Cultural Resource Determination Form must be submitted before any application for Reclassification or Rezoning, Conditional Use Permit, Preliminary Subdivision Plans, Preliminary Site Plan, Major Site Plan and Final Plats. He stated the Planning Department would supply the form. He stated if the form indicates a report was required, than the report had to be submitted with the application. He stated the implementation plan should be included as a general note on a site plan or a subdivision plan.

Mr. Mitchell asked if the Historic Preservation Planner had thirty days to respond to the Cultural Resource Determination Form, what would happen if it goes past thirty days.

Mr. Stepowany stated the thirty day time limit would be a guideline for the Planning Department to work through.

Mr. Pitzel stated that the first step was the Cultural Resources Determination Form and if it was determined there were not significant Cultural Resources then the project would not need a Phase II.

Mr. Cook asked if a recommendation for change of definition for Phase III was made available to the public.

Mr. Stepowany stated that the Phase III was not made available to the public. He stated the staff would move forward and make it as a recommended change in the future.

Mr. Cook stated it should be made as a recommended change after amendment was adopted.

The Public Hearing was opened.

Robert Burner stated that he commends staff for the work they have done on the Ordinance. He stated in his opinion there are a number of resources that need to be protected. He stated that he had an issue with the reference and enabling. He stated that Mr. Stepowany referenced House Bill 93 which was signed by the Governor, but it deals with Phase I Environmental Studies not historical studies. He stated there would be more cooperation from the development community and the owners if we comply with state code.

With no one else to speak, the Public Hearing was closed.

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Mrs. Roberts stated that she agrees with the House Bill 93, but did not see where it was sited in the staff report.

Mr. Stepowany stated at the information meeting, sections of the state code were referenced.

Mr. Di Peppe stated the Ordinance was needed to protect those resources unique to Stafford County.

Mr. Rhodes asked how closely staff was able to look at Ordinances in other localities.

Mr. Stepowany stated we have copies of an Ordinance from New Kent County.

Mr. Rhodes asked if there was a major difference between those and what was presented.

Mr. Stepowany stated some of the other jurisdictions only addressed rezoning, Conditional Use Permits or Site Plans. He stated this Ordinance pulls it all together.

Mrs. Kirby stated she has watched things be destroyed in Stafford County. She stated the Virginia Department of Historical Resources stated Stafford County had the potential for the largest amount of artifacts of any county in the state of Virginia.

Mr. Di Peppe made a motion for approval. Mrs. Kirby seconded. The motion passed 7-0.

2. Amendment to Zoning Ordinance - Repeals Section 28-295, Zoning Administrator, of the Zoning Ordinance, pursuant to O06-49. Section 28-295 authorizes the Zoning Administrator to grant an administrative variance for a request from the setback requirements provided the amount of the variance being requested does not exceed 10% of the total amount required. Section 15.2-2286(4), of the Code of Virginia, 1950 as amended, has been revised to delete reference to an administrative variance.

Mr. Stepowany stated this Ordinance was requested as a provision to have the Zoning Administrator grant an administrative variance. He stated that provision had been removed from state code.

The Public Hearing was opened.

With no one coming forward, the Public Hearing was closed.

Mrs. Kirby made a motion for approval. Mrs. Carlone seconded. The motion passed 7-0.

UNFINISHED BUSINESS:

3. RC2501259; Reclassification – Widewater Heights - A proposed reclassification from R-4, Manufactured Home Zoning District to B-2, Urban Commercial Zoning District on

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Assessor's Parcel 13-37 consisting of 12.18 acres, located on the south side of Telegraph Road approximately 1,000 feet east of Jefferson Davis Highway within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow development of commercial retail and office uses and the Light Industrial designation would allow light industrial, light manufacturing and office uses. **(Deferred at applicant's request to May 17, 2006 Regular Meeting)**

Mr. Cook stated item 3 was deferred.

4. SUB2501328; Ellison Estates Section 2, Preliminary Subdivision Plan - A preliminary subdivision plan for 7 single family residential lots, zoned A-2, consisting of 9.97 acres, located at the north end of proposed Ellison Court and approximately 1,100 feet west of Jefferson Davis Highway and 1,300 feet north of American Legion Road on Assessor's Parcel 38-45H, within the Aquia Election District. **(Time Limit: May 24, 2006)**
(Deferred to May 17, 2006 Regular Meeting)

Mr. Cook stated item 4 was deferred.

5. RC2501489; Reclassification – Stafford Lakes, Parcel 44-56 - A request for a Reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 44-56, consisting of 0.33 acres, located on the south side of Warrenton Road approximately 200 feet east of Village Parkway in the Hartwood Election District. The Comprehensive Plan recommends the property for Urban Commercial Use. The Urban Commercial designation would allow development of commercial, retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred at applicant's request) (Time Limit: July 4, 2006)**

Mr. Cook stated item 5 was deferred.

6. RC2501263; Reclassification – Westlake - A proposed amendment to proffered conditions of Assessor's Parcels 35-20, 20A, 21, 23, 24, 27(portion), 27A, 27B, 28, 28B, 30A, 31, 32A and 43-55 (portion), 59, 59A, 59B, 59C, 59D and 59E, zoned R-2, Urban Residential-Medium Density, R-1, Suburban Residential, M-1, Light Industrial, A-1, Agricultural and B-2, Urban Commercial Zoning Districts, consisting of 1,116.52 acres located on the south side of Warrenton Road, west of Holly Corner Road and along Cedar Grove Road within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, Urban Commercial, Agricultural and Institutional uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre. The Agricultural designation would allow development at a density of one dwelling unit per three acres. The Institutional designation would allow hospitals, schools and public buildings. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 4, 2006)**

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Mr. Cook stated item 6 was deferred.

7. RC2501275; Reclassification – Staffordshire - A proposed amendment to proffered conditions of portions of Assessor's Parcels 36-66 and 37-5, 6, 9 and 10, zoned R-1, Suburban Residential, consisting of 260 acres located on Hulls Chapel Road approximately 1,200 feet north of Lakebreeze Way within the Hartwood Election District. The Comprehensive Plan recommends the property for Rural Residential use. Rural Residential use permits single family residential development at a density of one dwelling unit per three acres. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 4, 2006)**

Mr. Cook stated item 7 was deferred.

8. Amendment to Zoning Ordinance- Proposed amendments to Article IV, Planned Development and Overlay District Regulations, to create Section 28-65, Water Resource Protection Overlay District, of the Stafford County Zoning Ordinance, pursuant to O06-15. **(Deferred at April 19, 2006 Meeting) (Time Limit: May 24, 2006)**

Mr. Cook deferred to Mrs. Kirby because she was the Chair of the Committee.

Mrs. Kirby stated that each member should have received a copy of the Committee report. She stated the Board of Supervisors should modify the Ordinance to require site specific soils analysis of steep slope areas and modify the erosion and sediment control Ordinance to include Best Management Practices for erodible soils that can be required on a site specific basis, and employ strict enforcement of the sediment control and storm water ordinances.

Mr. Di Peppe stated they did specifically ask for definitions.

Mr. Cook stated we are sending forward the Ordinance as it was presented at the Public Hearing with a recommendation for modification.

Mr. Rhodes asked how this would correspond with the Comprehensive Plan.

Mrs. Kirby stated the Ordinance was site specific. She stated good resource overlay regulations are needed and the Planning Commission would write it. She stated time was needed to sit down and work it out.

Mr. Pitzel stated the Ordinance was about erosion control and defining buffers. He stated a number of experts came to the Committee meeting and said the proposal did not work. He stated the water from the run off would form into streams, slice through the buffer and create another erosion problem.

Mr. Di Peppe stated in his opinion buffers were not going to solve the problem.

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Mr. Rhodes asked if any other overlays are not predated and just site specific.

Mrs. Kirby stated that the Historical Overlay was site specific.

Mr. Di Peppe stated land owners and developers were concerned that the Ordinance was going to take every bit of the county. He stated they could live with Water Resource Ordinance if it was site specific and there were highly erodible soils and steep slopes with strict enforcement to make sure the soil does not leave the site.

Mrs. Kirby made a motion to send the Ordinance to the Board of Supervisors requesting modifications to be site specific. Mr. Pitzel seconded. The motion passed 7-0.

9. CUP2600132; Conditional Use Permit; 7-11 at Coachmen Circle - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Assessor's Parcel 21-51A, consisting of approximately 0.87 acres located on the east side of Jefferson Davis Highway, approximately 800 feet north of Washington Drive, to be located on the proposed street, Coachman Circle, within the Aquia Election District. **(Deferred to May 17, 2006 Work Session) (Time Limit: July 31, 2006)**

Mr. Cook stated this item was discussed in work session and forwarded to the Planning Commission with a recommendation for approval.

Mrs. Kirby made a motion for approval. Mr. Mitchell seconded. The motion passed 7-0.

NEW BUSINESS:

10. PAE2600259; Way Property, Private Access Easement - A private access easement to serve 2 lots on 18.4 acres located on the north side of Holly Corner Road at the intersection of Country Manor Drive on Assessor's Parcels 43-58 and 43-58E, within the Hartwood Election District.

Mrs. Gregor presented the staff report. She gave a presentation showing the site location. She stated the length of the private access easement would be 480 feet and the width would be 50 feet. She stated this was a case of family subdivision and the boundaries of some of the lots were established by will. She stated the PAE would be used by members of the same family.

Mrs. Kirby asked if it was just the family that would use the two lots. She stated her concern about the second lot being subdivided.

Mrs. Gregor stated if it were to be subdivided the PAE would have to be upgraded to a public road. She stated anything that serves more than two lots had to be served by a public road that could be dedicated to VDOT and constructed to VDOT standards.

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Mr. Pitzel asked for clarification on the Ordinance that changed the requirements for a PAE to verify that no more lots could be added at a later date.

Mrs. Gregor verified the Ordinance had changed.

Mr. Mitchell asked if there could be a proviso stating that land could not be sold for five or ten years.

Mrs. Roberts stated that a proviso currently existed.

Mr. Harvey stated that with a family subdivision the easement was a by right issue and since this was before the Commission the lot could be divided and sold off, therefore it was not covered under the five year proviso.

Mr. Di Peppe asked if we could add a proviso in the Ordinance.

Mrs. Roberts stated it would concern her if there was limitability on transferability.

Mrs. Carlone made a motion for approval. Mr. Pitzel seconded. The motion passed 7-0.

11. SUB 2501169; River Creek, Preliminary Subdivision Plan - A preliminary subdivision plan for 41 single family residential lots, zoned A-1, consisting of 261.91 acres, located on the south side of Kings Highway approximately 1,000 feet east of Hollywood Farm Road on Assessor's Parcels 60-90 and 60-91, within the George Washington Election District.

Mr. Stepowany presented the staff report. He stated the Health Department had approved private well and septic access. He stated there were large portions of RPA and buffers would be placed on lots to be developed. He stated the staff recommends approval for the plan.

Mr. Di Peppe stated that he was concerned about the RPA's being close to the house and the ability of the owner to build a deck or shed.

Mr. Stepowany stated that the Planning Commission should address the applicant.

Mrs. Kirby asked if 41 houses would use one entrance.

Mr. Stepowany stated yes.

Mr. Di Peppe stated he was concerned about lots 7 and 13 being too close to the RPA.

J. R. Taylor, representing the applicant, stated they recognized the RPA and understand they could not build in the RPA.

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Mrs. Kirby stated Mrs. Dodd noted 8 sites in her memo and asked if the applicant would provide a Phase II study.

Mr. Taylor stated the applicant was willing to provide a Phase II.

After a discussion between the Commission and the applicant concerning the location of the RPA on the lots, Mr. Pitzel made a motion to put item 11 in work session for further discussion. Mrs. Carlone seconded. Mr. Cook stated the item would be discussed at the June 21, 2006 work session. The motion passed 6-1 (Mr. Mitchell voted no).

Mr. Mitchell stated that the scale of the preliminary plan was two hundred feet and that he does not believe the houses would not be as close to the RPA as shown on the plan.

MINUTES:

February 1, 2006 Regular Meeting

Mr. Mitchell made a motion to approve. Mr. Di Peppe seconded. Motion passed 7-0.

February 22, 2006 Regular Meeting

Mr. Rhodes made a motion to approve. Mrs. Kirby seconded. Motion passed 7-0.

March 1, 2006 Regular Meeting

Mr. Pitzel stated that Mr. Coen's name was spelled incorrectly.

Mrs. Kirby made a motion to approve with name change. Mrs. Carlone seconded. The motion passed 7-0.

March 22, 2006 Regular Meeting

Mrs. Kirby made a motion to approve. Mr. Di Peppe seconded. The motion passed 7-0.

March 22, 2006 Work Session

Mr. Di Peppe made a motion to approve. Mrs. Kirby seconded. The motion passed 7-0.

PLANNING DIRECTOR'S REPORT

No report

COUNTY ATTORNEY'S REPORT

Mrs. Roberts stated Steve Judy would be joining the County Attorney's office.

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SECRETARY/TREASURER REPORT

No report

STANDING COMMITTEE REPORTS

Mr. Pitzel stated that the surveys were finalized and have been sent to Peter J. Smith and he expected a two week turn around time. He stated the Public Forum meetings have been set for June 6th at Rodney Thompson Middle School and Ferry Farm Elementary School and on June 7th at Brooke Point High School and Rocky Run Elementary School. He stated that he was selected Presiding Officer of the Steering Committee and Mr. Rhodes was selected the alternate Presiding Officer. He stated there are twelve slots on the Steering Committee. He stated that there would be a meeting, with the consultant present, on June 5, 2006.

Mr. Harvey stated that the meeting will be held at 5:30 in Conference Room ABC.

SPECIAL COMMITTEE REPORTS

No report

ORDINANCE COMMITTEE

Mr. Di Peppe stated that Items 1 and 2 from Ordinance Committee need to be set for Public Hearing.

Mrs. Kirby made a motion to set Item 1 for Public Hearing on June 21, 2006. Mr. Mitchell seconded. The motion passed 7-0.

Mr. Harvey stated the first available date was June 21, 2006.

Mrs. Kirby made a motion for Item 2, Amateur Radio Ordinance, to be heard on June 21, 2006 at Public Hearing. Mr. Mitchell seconded. The motion passed 7-0.

Mr. Cook stated a one hour Ordinance Committee Meeting would be held on June 7, 2006.

Mr. Cook stated the Utilities Department was working on a Reservoir Protection Overlay District.

Mr. Cook stated that a member of the Board of Supervisors requested the Planning Commission initiate the Reservoir Protection Overlay District and would like to be a member. He stated he would form a Committee and send letters to the Utilities Commission and Board of Supervisors requesting they furnish a person for the committee. He asked Mr. Di Peppe to Chair the Committee and Mrs. Carlone and Mr. Mitchell to serve on the Committee. He stated that a meeting date would be announced at the next Planning Commission meeting.

Mr. Di Peppe asked if they could request someone from the Utilities Commission, he stated he would like to request Patricia Kurpiel.

Mr. Cook stated he would draft a letter to The Utilities Commission requesting Patricia Kurpiel and to the Board of Supervisors requesting Mr. Brito.

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Mrs. Kirby stated that Mr. Mitchell's son received a proclamation from the Board regarding the book he wrote.

CHAIRMAN'S REPORT

No report

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 8:50 p.m.

William Cook
Chairman