

***STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
September 20, 2006***

The work session of the Stafford County Planning Commission of Wednesday, September 20, 2006, was called to order at 5:30 p.m. by Chairman William Cook in the Board of Supervisors Chamber of the County Administrative Center.

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

Members Absent: None

Staff Present: Harvey, Baker, Judy, Stepowany, and Gregori

Declarations of Disqualification

None

UNFINISHED BUSINESS:

1. CUP2600450; Conditional Use Permit; Staybridge Suites - A Conditional Use Permit for an increase to the maximum floor area ratio from 0.40 to 0.89 for a six-story hotel with 76 rooms on Assessor's Parcel 21-51A, consisting of 1.47 acres, located on the east side of Jefferson Davis Highway approximately 700 feet north of Washington Drive within the Aquia Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, 2006 Work Session)**

Mr. Pitzel stated in his opinion the brown facade was much better.

Mrs. Kirby stated she would like to see the landscaping extend along Garrisonville Road.

Mrs. Carlone asked if evergreens would be included in the landscaping.

Mrs. Kirby asked when the parcel would be subdivided to allow 7-Eleven on its own parcel.

Clay Grogan, representing the applicant, stated they were in the process of subdividing.

Mrs. Kirby asked why they wanted to have larger rooms.

Mr. Grogan stated the facility would be an extended stay hotel.

Mrs. Kirby asked when Coachman Circle would be completed.

Mr. Grogan stated Coachman Circle was currently being built.

Mrs. Kirby stated there would be no movable or neon signs.

Mr. Grogan agreed there would be no movable or neon signs.

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Mr. Harvey stated the signage requirement could be added to the conditions.

Mrs. Kirby stated there would be no lighted signage above thirty-five feet.

Mrs. Carlone asked about the height of fire truck ladders.

Mr. Harvey stated the rooms would have sprinkler systems.

Mrs. Carlone asked if the planning of the gas station would match the planning of the hotel.

Mr. Grogan stated yes.

Mr. Di Peppe asked if the number of units was decreasing.

Mr. Grogan stated they had added one room.

Mr. Cook stated he would like the Generalized Development Plan (GDP) proffered.

Mr. Harvey stated condition number two specifies development of the site shall be in conformance of the GDP entitled Staybridge Suites.

Mr. Mitchell made a motion to send to the full commission with a recommendation for approval. Mrs. Carlone seconded. The motion passed 6-0. (Mr. Rhodes was absent).

2. CUP2501580; Conditional Use Permit; McDonald's - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for McDonald's Restaurant on Assessor's Parcels 19-73A and 19-73B, consisting of 1.7 acres, located on the southeastern corner of Garrisonville Road and Shelton Shop Road within the Garrisonville Election District. **(Time Limit: December 5, 2006)**
(Deferred to September 20, 2006 Work Session)

Jay du Von, representing the applicant, stated the building would have a sand colored brick front with burgundy and brown awnings.

Mrs. Kirby asked if the sidewalks would go along Garrisonville Road.

Mr. du Von stated yes.

Mrs. Kirby asked about trash disposal.

Mr. du Von stated there would be a condition in the permit requiring the gate to the trash container be closed at all times.

Mr. Kirby stated she was concerned about the left turn heading into the parking area.

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Mr. du Von stated there would be a two-way travel lane. He stated there would be one lane in and two lanes out.

Mr. Di Peppe stated he would like to thank McDonald's for working on the color scheme.

Mrs. Kirby made a motion to send Item 2 to the full commission with a recommendation for approval. Mr. Di Peppe seconded the motion. The motion passed 6-0. (Mr. Rhodes was absent).

Mr. Cook stated Tim Barody, Economic Development, would address the commission on October 18, 2006 before the Public Hearings.

Mr. Cook stated there would be a five minute recess.

The meeting was reconvened at 5:50.

ORDINANCE COMMITTEE

Mr. Stepowany presented the staff report. He stated Ordinance O06-83 was the Public Facilities Utilities Ordinance. He stated the Board of Supervisors sent the Ordinance to the Planning Commission. He stated the County does have existing public facilities, utilities, and structures that do make an impact on the community. He stated the Ordinance would require a conditional use permit for generating facilities, substations, switching stations and waste water treatment facilities, except for the expansion or modification to a waste water treatment facility existing prior to October 17, 2006.

Mr. Rhodes arrived at 5:55.

Mrs. Carlone asked what repeaters were.

Mr. Stepowany stated they were a type of antennae that repeated the signal.

Mr. Pitzel asked why transmission lines were removed from the Ordinance.

Mr. Judy stated if the State Corporation Commission provided an approval for a permit to a power company it is deemed to have settled the requirement for a 15.2-22.32 review and complies with the Comprehensive plan and trumps any Zoning Ordinance.

Mrs. Kirby stated she would like to thank Mr. Stepowany for all his hard work.

Mr. Di Peppe asked if Conditional Use Permits had to be on file for five days prior to approval.

Mr. Stepowany stated the conditional use permit was advertised.

Mr. Harvey stated The Free-Lance Star did not place the ad in the paper as requested, but it would run on Thursday, September 21, 2006.

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Mr. Kirby made a motion to send Ordinance O06-83 to Public Hearing on October 4, 2006. Mr. Rhodes seconded. The motion passed 7-0.

ADJOURNMENT

With no further business the meeting was adjourned at 6:10 p.m.

William Cook
Chairman

STAFFORD COUNTY PLANNING COMMISSION MINUTES
September 20, 2006

The regular meeting of the Stafford County Planning Commission of Wednesday, September 20, 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, Judy, Stepowany and Gregori

PUBLIC PRESENTATIONS:

Mike Quick stated the Falmouth intersection needs work. He stated in his opinion the road plan was not truly comprehensive.

PUBLIC HEARINGS:

1. Amendments to Zoning Ordinance - Amendments to Section 28-38, Table of Uses and Standards; and, Table 3.1, District Uses and Standards, of the Zoning Ordinance, pursuant to O06-74. The amendment permits medical and general offices as by-right uses in the SC, Suburban Commercial Zoning Districts.

Mr. Stepowany presented the staff report and stated Ordinance O06-74 was to allow medical/dental offices in the Suburban Commercial Zoning District. He stated the purpose of the Suburban Commercial zone was to serve the needs of the immediate area. He stated the medical and dental offices would be on the perimeter of the district and staff recommends approval of Ordinance O06-74.

Mrs. Carlone asked about the traffic counts near medical/dental offices.

Mr. Stepowany stated there was no information on the traffic counts.

Mr. Pitzel asked how bio-waste would be controlled. He asked if medical/dental offices included places for surgery.

Mr. Harvey stated a medical clinic would perform surgery. He stated the Ordinance was referring to offices which would only have one or two doctors practicing. He stated medical/dental offices were low traffic generators.

Mrs. Carlone asked about the bio-waste generated.

Mr. Judy stated the state had regulations for bio-waste.

The Public Hearing was opened. With no one coming forward the Public Hearing was closed.

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

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2. Amendments to Zoning Ordinances - Amendments to Section 28-25, Definitions of Specific Terms; and, Section 28-39, Special Regulations, of the Zoning Ordinance, pursuant to O06-75. The amendment defines temporary storage containers and the amendment shall limit temporary storage containers to certain regulations.

Mr. Stepowany presented the staff report. He stated temporary storage containers are used for a variety of reasons in all zoning districts. He stated the staff recommends approval.

Mr. Di Peppe stated this Ordinance was created out of concerns expressed by the citizens of Stafford County.

The Public Hearing was opened. With no one coming forward the Public Hearing was closed.

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

3. Amendment to Zoning Ordinance -Amendment to Section 28-351, Grant of Special Exception, of the Zoning Ordinance, pursuant to O06-76. The amendment changes the section of the Code of Virginia referenced in Section 28-351 of the Zoning Ordinance to 15.2-2204.

Mr. Stepowany presented the staff report. He stated this was a house cleaning Ordinance. He stated the Ordinance was to change to reference of the state code. He stated staff recommends approval.

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.

4. Amendment to Subdivision Ordinance – Amendment to Section 22-106, Vacation of Boundary Lines, of the Subdivision Ordinance, pursuant to O06-77. The amendment changes the section of the Code of Virginia referenced in Section 22-106 of the Subdivision Ordinance to 15.2-2271 and 15.2-2272.

Mr. Stepowany presented the staff report. He explained the proposed ordinance and stated staff recommends approval.

The Public Hearing was opened. With no one coming forward the Public Hearing was closed.

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

Mr. Judy suggested the word “and” should be used in place of the word “or”.

5. CUP2600130; Conditional Use Permit – Suh Gas Station - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)**

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Mrs. Baker presented the staff report. She stated the Conditional Use Permit (CUP) was to allow vehicle fuel sales in the B-2 zoning district. She stated the Land Use Plan recommends Urban Commercial use and there was a small pocket of wetlands along the front of the parcel. She stated the building would be a seventy –five hundred square foot single story building and the parking area would be in the front and rear of the property. She stated there would be a full service entrance on Courthouse Road with a continuous turn lane and forty-three feet of right-of-way dedication. She stated there would be right and left lanes turn lanes. She stated there would be a time limit on the Conditional Use Permit. She stated since the GDP was incomplete staff recommends no action be taken.

Mrs. Carlone stated she was concerned about the traffic counts on Courthouse Road. She stated there are currently twenty thousand two hundred twenty five trips per day and the accident rate was 2.59. She stated in her opinion a traffic signal would be required.

Mr. Pitzel stated he did not understand why the application was in front of the Planning Commission with an incomplete GDP.

Mrs. Kirby stated she would like to know the elevations and building materials. She asked what would happen to the billboard that was currently there. She asked what would happen to the wetlands along Courthouse Road.

Mrs. Baker stated the wetlands would go through the Army Corps of Engineers.

Mrs. Kirby stated the project was too close to homes and in her opinion would diminish property values.

Mr. Di Peppe stated he did not understand why Stafford County needed more gas stations.

Mr. Mitchell stated he was concerned about the incomplete GDP.

Mr. Rhodes asked if any engineers had looked at the intersection.

Mr. Harvey stated there was a proposed four lane upgrade along Courthouse Road.

Mr. Rhodes stated if there was a proposed upgrade then the commission should not lock into forty-three feet of right-of-way dedication.

Mr. Cook stated the line of the proposed project was adjacent to a house. He asked if there would be a buffer.

Mrs. Baker stated a buffer was required.

Bruce Landis, Landmark Consulting, stated he would be willing to postpone to the next meeting to address the concerned of the commission.

Mr. Pitzel stated he was concerned that the back corner of the lot was next to a citizen's deck.

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Mr. Landis stated that was a residence.

Mrs. Kirby asked if the proposed project was the best use for the property. She stated she was concerned about the lighting.

Mr. Landis stated buffers could be provided.

Mr. Di Peppe asked why buffering was not represented on the plan.

Mr. Landis stated this was a progress drawing.

Mr. Cook opened the Public Hearing.

Gary Sitzman stated he owns a small parcel near the proposed project and in his opinion the Virginia Department of Transportation (VDOT) had no money or plans for the construction of a new interchange.

Brenda Golas stated she was the owner of the property that was adjacent to the project. She stated currently there were Citgo, Mobile, Shell, BP, and Valero within close proximity to her home and the Courthouse Road area. She stated in her opinion there was not a need for another gas station. She stated the current owners had been clearing the property at night and she contacted Code Administration who placed a stop work order on the site. She stated the project had lots of problems and was not contributing to the community.

With no one else coming forward Mr. Cook closed the Public Hearing.

Mr. Mitchell made a motion to put Item 5 in committee. Mr. Di Peppe seconded the motion.

Mr. Cook stated he did not like to see something like this come before the Planning Commission.

The motion passed 6-1 (Mrs. Kirby was opposed).

Mr. Cook stated Item 5 would be discussed at the November 15, 2006 Planning Commission Work Session.

6. CUP2600556; Conditional Use Permit – North Stafford Plaza Java Jo’z- A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District on part of Assessor's Parcel 20-133C consisting of 1500 square feet, located on the south side of Garrisonville Road approximately 300 feet east of Brafferton Boulevard within the Garrisonville Election District. **(Time Limit: December 19, 2006)**

Mrs. Baker presented the staff report. She stated the Conditional Use Permit (CUP) was to allow a drive-through coffee shop. She stated access would be off of Brafferton Boulevard and two access points off of Garrisonville Road. She stated the parking area was for one hundred-thirty four spaces and the building would utilize 20 spaces. She stated the building would be brick. She stated the building would be removed if the business operation ceased for more than two years.

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Mr. Di Peppe stated he was concerned about safety in the parking lot.

Mr. Mitchell stated the parcel was 9.8 acres. He stated the unit was very small and approval was only for fifteen hundred square feet.

Mrs. Kirby stated Goodwill was not located in this shopping center. She stated she did not want any neon signs.

Paul Shrewbury, applicant, stated there was a large market for coffee and the business would provide a need. He stated there would be no speaker boxes. He stated there would be no impact on traffic volume, just the pattern flow.

Mrs. Carlone asked if there would be blinking signs.

Krista Brooks, applicant, stated there would be no blinking signs.

Mrs. Kirby asked the applicant if they would agree to have no neon signs and suggested the white on the building was too bright and should be changed.

Mr. Shrewbury stated they would use beige on the building.

Mr. Rhodes asked if the CUP could be modified tonight to include the beige coloring and no neon signs.

Mr. Harvey stated the conditions could be modified tonight.

The Public Hearing was opened.

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

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

7. RC2501130; Reclassification – Forbes Landing - A proposed reclassification from A-1, Agricultural Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcels 46-21, 46-26 and 46-27 consisting of 47.99 acres, located on the east side of Forbes Street approximately 200 feet north of Layhill Road within the Falmouth Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre. **(Time Limit: December 19, 2006)**

Mrs. Baker stated the rezoning was first in front of the Planning Commission in 2005 and was sent back to the Planning Commission by the Board of Supervisors. She stated in July 2006 the Planning Commission agreed to a new Public Hearing. She stated the Land Use recommended Suburban Commercial use. She stated there would be two entrances, one on Forbes Street and one on Forbes Street extended. She stated there would be wetlands disturbance at one site at the entrance. She stated the applicant would provide fencing for the wetlands.

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Mrs. Carlone asked if someone from the Historical Commission was present at the meeting.

Mrs. Baker stated no.

Mrs. Kirby stated the questions the Planning Commission had were addressed by the applicant. She asked about the status of the Phase II Study.

Mrs. Baker stated the Phase II Study was not finalized.

Mrs. Kirby stated the developer and applicant had gone above and beyond to make the project work.

Mr. Di Peppe stated he would like to commend everyone for working together on the project.

Clark Leming, representing the applicant, stated there were many transportation improvements. He stated there was an additional lane from Route 1 past Morton Road and the cash proffers were enhanced. He stated one third of the property was already zoned R-1 and the applicant was paying cash proffers on that area as well. He stated there was a Civil War Encampment on the site and there had been a Historical Commission meeting held on September 21, 2006. He stated he appreciated the remarks from Mrs. Kirby and Mr. Di Peppe. He stated the Phase II was in draft form and would be ready next week.

Mr. Cook opened the Public Hearing.

Mike Quick stated in his opinion the critical road improvements were not taking place. He stated there was currently too much traffic cutting through Forbes Street and with the addition of Forbes Landing the traffic would only be increased. He asked the Planning Commission to consider the safety of the citizens on Forbes Street.

Glen Trimmer, Friends of Stafford Civil War Sites, stated he did not want to diminish the traffic concerns. He stated the property had four regiment camps. He stated the plan does provide more density and allows for open space which should be preserved. He stated he wanted to properly document the site but to preserve the site was even better. He stated there would be a large monument in place dedicated to the 5th Corps.

Larry Curtis stated the entire area was a camp. He stated in his opinion traffic was the issue. He asked if there would be buffer zones between the existing parcels. He stated he did not support the rezoning.

Sue Harrelson, Dogwood Airpark Home Owner's Association (HOA) President, stated most residents of Dogwood Airpark were active pilots. She stated the developers were very helpful and provided innovative ideas for safety. She stated they agreed to terms with developers and the HOA no longer opposed Forbes Landing.

Don Booth stated the developer had gone to great lengths to alleviate concerns. He stated he supported the rezoning.

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Laura Rutledge, President of the Heritage Commons HOA, stated they met with the developer and their concerns had been addressed. She stated Forbes Landing would be a great addition to the community.

Miriam Moss stated the developer was proactive and contacted the HOA. She stated there was open dialogue between the HOA and the developer and a solution had been met.

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

Mr. Leming stated he appreciated Mr. Quick's comments. He stated Mr. Quick's comments support the rezoning. He stated Forbes Street was part of the County Bond Referendum. He stated the project would incorporate road improvements.

Mrs. Carlone asked what kind of agreement was reached with the airpark.

Mr. Leming stated they agreed upon a program of information to be included with the deed of property.

Mrs. Kirby stated the transportation improvements provided by the developer may be the best Forbes Street could receive.

Mr. Rhodes stated the road improvements would compliment the bond referendum.

Mr. Di Peppe stated the commission would like to see the full Phase II Study. He made a motion to put Item 7 in committee until the Phase II Study was completed. Mrs. Kirby seconded. The motion passed 6-1 (Mr. Rhodes was opposed).

Mr. Cook stated Item 7 would be discussed at the regular meeting.

UNFINISHED BUSINESS:

8. **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 October 18, 2006 at applicant's request)**

Mr. Cook stated Item 8 was deferred to October 18, 2006.

9. **Amendment to the Comprehensive Plan** – A proposed amendment to the Land Use Plan text and map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel 46-62 from Agricultural to Institutional Use and be included in the Urban Service Area. The proposed amendment would be for the purpose of constructing a public high school. Agricultural use permits single family residential development at a density of one (1) dwelling unit per three (3) acres. Institutional use would

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permit development which serves a public or social function, including schools. **(Deferred to October 4, 2006 Work Session)**

Mr. Cook stated Item 9 was deferred to the October 4, 2006 Work Session.

10. Amendment to Subdivision Ordinance - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code. **(Deferred at Staff's Request)**

Mr. Cook stated Item 10 was deferred.

11. CUP2600450; Conditional Use Permit; Staybridge Suites - A Conditional Use Permit for an increase to the maximum floor area ratio from 0.40 to 0.89 for a six-story hotel with 76 rooms on Assessor's Parcel 21-51A, consisting of 1.47 acres, located on the east side of Jefferson Davis Highway approximately 700 feet north of Washington Drive within the Aquia Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, Work Session)**

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

12. CUP2501580; Conditional Use Permit; McDonald's - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for McDonald's Restaurant on Assessor's Parcels 19-73A and 19-73B, consisting of 1.7 acres, located on the southeastern corner of Garrisonville Road and Shelton Shop Road within the Garrisonville Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, 2006 Work Session)**

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

13. RC2600183; Reclassification; Ferry Farm Plaza - A proposed reclassification from A-1, Agricultural Zoning District to SC, Suburban Commercial Zoning District to allow the construction of commercial uses on Assessor's Parcels 55-61 and 55-63A consisting of 6 acres, located on the southwest corner of White Oak Road and Ferry Road within the George Washington Election District. **(Time Limit: December 5, 2006) (Deferred to October 18, 2006 Work Session)**

Mr. Cook stated Item 13 was deferred to the October 18, 2006 Work Session.

14. RC2600334; Reclassification; Yusufi Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for office/retail on Assessor's Parcel 19-24 consisting of 0.62 acres, located on the south side of Garrisonville Road approximately 1,100 feet west of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: December 5, 2006) (Deferred to October 18 Work Session)**

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Mr. Cook stated Item 14 was deferred to the October 18, 2006 Work Session.

NEW BUSINESS:

15. Woodstream Waiver Request - Request of waiver of Section 22-143, Shape, of the Subdivision Ordinance for Woodstream Subdivision on Assessor's Parcels 21-8F and 21N-1, a 142 acre parcels located approximately 800 feet from the intersection of Staffordboro Boulevard on Woodstream Boulevard along the west side of I-95, Aquia Election District. **(Time Limit: December 13, 2006)**

Mr. Stepowany presented the staff report. He stated Woodstream was vested under the Stafford County 1978 Zoning Ordinance and because of the vesting, it was required to comply with all provisions of the 1978 Zoning Ordinance. He stated the plan was not vested from the Subdivision Ordinance. He stated the 1978 Zoning Ordinance required homes to have a forty foot setback from public street right-of-ways and a twenty-five foot setback from the rear of property. He stated Woodstream was subject to all applicable requirements of the Subdivision Ordinances. He stated Section 22-143 required the length of the lot not to exceed five times the width. He stated since Woodstream was required to provide an additional thirty-two feet of setbacks from the public streets, some of the lots would have a ratio of 6:1. He stated only sixty interior lots exceed the 5:1 ratio. He stated the 1978 Zoning Ordinance requirement for a setback only applied to public streets. He stated due to the additional thirty-two feet needed for the setbacks a waiver for a maximum lot length/width ratio of 6:1 was requested.

Mr. Pitzel asked if the language would specify which sixty lots received a waiver.

Mr. Stepowany stated the request was for the four streets specified.

Mrs. Kirby asked the total number of homes.

Mr. Stepowany stated four hundred and forty.

Mrs. Kirby stated the Planning Commission needed to know which lots would receive the waiver.

Mr. Rhodes stated it would be no more than sixty lots.

Mr. Cook stated he would like the townhouses which were granted the waiver to be numbered.

Mr. Mitchell stated this waiver was to assist the citizens who buy the lots. He made a motion for approval. Mr. Rhodes seconded. The motion passed 7-0.

MINUTES

May 3, 2006 Work Session

After some discussion concerning the May 3, 2006 Work Session minutes, Mr. Cook stated he would sign the minutes as submitted.

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June 7, 2006 Work Session

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

June 7, 2006 Regular Meeting

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

June 21, 2006 Work Session

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

June 21, 2006 Regular Meeting

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

July 19, 2006 Work Session

Mr. Mitchell stated there was a correction on Page 3. He stated the minutes should read Mr. Mitchell, not Mrs. Mitchell. He made a motion for approval with the changes. Mrs. Kirby seconded. The motion passed 7-0.

July 19, 2006 Regular Meeting

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

PLANNING DIRECTOR'S REPORT

Mr. Harvey stated the Board of Supervisors deferred the RPA Setback Ordinance for sixty days. He stated the Notification Ordinance and the Landscape Requirements for Buffers at Airports and Correctional Facilities were approved as well as the Stormwater Management Ordinance.

Mrs. Carlone asked what the vote was on the RPA Setbacks.

Paul Milde spoke up from the audience and stated the vote was 4-3.

The Planning Commission had a brief discussion concerning the RPA Setbacks.

Mr. Harvey asked Mr. Cook if the Planning Commission would like to amend the meeting schedule for November and December.

Mr. Di Peppe made a motion to cancel the both the Work Session and the Regular Meeting scheduled for December 20, 2006. Mr. Mitchell seconded. The motion passed 6-1 (Mr. Pitzel was opposed).

COUNTY ATTORNEY'S REPORT

No report

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SECRETARY/TREASURER REPORT

No report

STANDING COMMITTEE REPORTS

Mr. Pitzel stated on Monday September 11, 2006 there was a Greenspace/TDR meeting. He stated he would like to present the results for the current build out to the Planning Commission. He introduced the three commercials regarding the Public Input meetings.

The Planning Commission watched the commercials regarding the Public Input meetings.

Mr. Di Peppe stated he would like to thank Bill Leap of Brooke Point High School for all his time and assistance.

CONSENT AGENDA

None

SPECIAL COMMITTEE REPORTS

No report

CHAIRMAN'S REPORT

Mr. Cook stated there would be a thirty minute presentation by Mr. Pitzel on October 4, 2006 prior to the Public Hearings. He stated Economic Development and Tri-County Soil Science would make presentations at the October 18, 2006 Planning Commission Regular Meeting.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:45 p.m.

William Cook
Chairman