

**Planning Commission Hearing Minutes
June 8, 2015**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Alderman Russell Kate McConnell Barbara Nicklas Andrew Brown Arlene Perkins		Gabrielle Collard -Division Manager for Current Planning Scott Waxter- Assistant City Attorney Jeff Love – City Planner Pam Reppert – City Planner Jackie Marsh – City Planner Devon Hahn – City Traffic Engineer Lea Ortiz – Office Manager

I. ANNOUNCEMENTS:

Ms. Collard announced that this evening is Commissioner Nash’s last Planning Commission hearing. Ms. Collard presented her with plaques and thanked for her service.

Ms. Collard also announced that on Monday, June 15, 2015 the Planning Commission workshop will be held in the Annex building at 2 p.m.

Approval of the **May 11, 2015** Planning Commission Meeting Minutes as published:

MOTION: Commissioner McConnell.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

Approval of the **May 18, 2015** Planning Commission Workshop Minutes as published:

MOTION: Commissioner Nicklas.
SECOND: Alderman Russell.
VOTE: 5-0.

Approval of the **June 5, 2015** Pre-Planning Commission Meeting Minutes as amended:

Approval of the June 5, 2015 Minutes were tabled until the July 13, 2015 Planning Commission Hearing.

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

- A. PC15-207MU, Master Plan, Spring Bank
- B. PC15-305FSU, Final Subdivision Plat, Rosedale Lots 7-9
- C. PC15-119FSU, Final Subdivision Plat, Rosedale Lots 17-20

MOTION: Commission McConnell moved to approve consent agenda items A-C.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

V. CONTINUANCES:

- D. PC14-1037FSU, Final Subdivision Plat, Worman's Mill Lot 8RR, Section

WITHDRAWN

- E. PC15-109ZMA, Zoning Map Amendment, Summers Farm
- F. PC09-064ANX, Annexation Amendment, Summers Farm

MOTION: Commissioner McConnell moved for a 30 day continuance to the July 13, 2015 Planning Commission Hearing.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

- G. PC15-202MU, Master Plan, Bowersox

MOTION: Commissioner McConnell moved for a 60 day continuance to the August 10, 2015 Planning Commission Hearing.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

VI. MISCELLANEOUS:

- H. Presentation of the 2014 Annual Report

Mr. Love presented the 2014 Annual Report to the Planning Commission. There was no public comment on this item.

Planning Commission Action: None necessary.

VII. NEW BUSINESS:

I. PC15-049FSI, Final Site Plan, Waverley View

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner McConnell moved for the approval of PC15-049FSI, Waverley View in accordance with the 1986 Zoning Ordinance, Section 16, Planned Neighborhood Development, Section 6, Site Plan and all applicable sections of the ordinance with the 5 conditions to be met as read into the record by staff.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

J. PC15-318FSI, Final Site Plan, Worman's Mill Village Center

Mr. Love entered the entire staff report into the record. Commissioner Nash stated there were 3 letters from citizens regarding this project she announced for the record. There was public comment on this item.

Bob Logan of 2592 Bear Den Road read and submitted a letter for the record. He opposes of the request.

Lisa Boyle of 2463 Merchant Street stated that she would hope that the Planning Commission would give the applicant time to address the concerns of the citizens and then bring back the plans before the Commission.

Katie Phillips of 202 Parish Lane stated that she hopes the Commission will not unconditionally approve this request and make sure that whatever approval the applicant leaves with, will not leave any wiggle room. She has concerns about the long wall on the back of Building A, which is nothing but siding. She feels it is an eye sore. She feels that the previous changes to the Village Center and the ones requested will dramatically degrade the character of the Village Center and devalue neighboring properties. She opposes of the request.

Drexel Ryberg of 2205 Garden Lane stated that this has been going on too long and each time we see the developer request more modifications. He feels it is not going in the right direction. He opposes the request.

Planning Commission Action:

MOTION: Commissioner McConnell moved to continue PC15-318FSI, Worman's Mill Village Center to the July 13, 2015 Planning Commission hearing.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

- K. PC14-1044ZMA, Zoning Map Amendment, Catoctin Overlook
- L. PC14-1041MU, Master Plan, Catoctin Overlook

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

This is the first of two required public hearings, so no vote was taken.

- M. PC14-912ZMA, Zoning Map Amendment, Renn Property
- N. PC14-913MU, Master Plan, Renn Property

Ms. Marsh entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

This is the first of two required public hearings, so no vote was taken.

Meeting adjourned approximately 8:25 p.m.

Respectfully Submitted,

Carreanne Eyer
Administrative Assistant

APPROVED 07-13-2015