

Planning Commission Work Session
April 24, 2012
Minutes

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Mr. Kurt Keesecker
Ms. Lisa Green
Mr. Dan Rosensweig
Mr. John Santoski
Ms. Natasha Sienitsky

Staff Present:

Jim Tolbert
Missy Creasy
Richard Harris
Michael Smith
Willy Thompson
Ebony Walden

Ms. Keller convened the meeting at 5:00 p.m. and turned the meeting over to Ms. Creasy. Ms. Creasy informed the Planning Commission of outreach and focus group events that will take place between May and August.

Ms. Creasy asked Commissioners to provide broad input on the type of comments they had on the zone text amendments and we would then move to a page by page review of the document.

Mr. Keesecker noted that he saw the changes fall into four different categories and wondered why one change was not proposed for all sections. Ms. Creasy noted that each item was looked at individually in attempt to maintain as much flexibility as possible. There are only two proposals where the request would go straight to Council.

Mr. Santoski wanted to know if this issue will come back to the Planning Commission in the future if the General Assembly changes its perspective on the issue.

Ms. Keller wanted the document proofread again for language consistency.

Ms. Creasy stated that is possible that we would need to revisit the issue based on General Assembly action.

Discussion

The Commission reviewed the zoning text amendments page by page. The following resulted from that discussion:

1. Take another look at landscaping, off street parking and sidewalk requirements to see if there is a way to incorporate increased flexibility.

2. Provide a chart/ score sheet in the staff report which shows commonalities on the changes made including increase or decrease in public input, appeal process, timeline for approval etc.

Ms. Creasy noted there is always the ability for an appeal to the BZA for each of these items.

Mr. Harris informed the Planning Commission of a recent court case with the Town of Occoquan, VA involving critical slopes. He explained the decision that was made and that we will need to address the impact of this change.

Public Comment

Morgan Butler from the SELC on 201 West Main Street just read about the VA Supreme Court ruling and feels the language in the ruling is really clear. He asked for consideration of tiered zoning for site with critical slopes and those without.

Meeting adjourned @ 7:07 pm.