

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, June 11, 2013- 5:30 P.M.
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Mr. Dan Rosensweig
Mr. Michael Osteen
Ms. Lisa Green
Mr. John Santoski
Mr. Kurt Keesecker
Mr. David Neuman, Ex-officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager
Mr. Michael Smith, Neighborhood Planner
Mr. Brian Haluska, AICP, Neighborhood Planner
Mr. Marty Silman, Assistant City Engineer

Also Present

Mr. Richard Harris, Deputy City Attorney

REGULAR MEETING

A. COMMISSIONERS' REPORTS

Commissioners gave their reports. Mr. Osteen reported on the Tree Commission and BAR. Mr. Rosensweig outlined items from the Housing Advisory Committee.

B. UNIVERSITY REPORT

Mr. Neuman provided his report including a road closure announcement for mid-June and the progress of summer sessions at UVA.

C. CHAIR'S REPORT

The Chair provided her report. She noted that Mr. Santoski and Mr. Keesecker had been reappointed for additional planning commissioner terms.

D. DEPARTMENT OF NDS

Ms. Creasy provided her report and stated that there will be a joint meeting with Albemarle County Planning Commission later this month for a presentation on the Long Range Transportation Plan. She also provided a time line for next steps in the Comprehensive Plan review process.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

No speakers were present.

F. CONSENT AGENDA

1. Minutes - April 9, 2013 – Regular meeting
2. Minutes - May 14, 2013 – Pre meeting
3. Minutes - May 14, 2013 – Regular meeting

Mr. Santoski made a motion to accept the consent agenda
Mr. Osteen seconded the motion.
All in favor
Motion Carries.

G. JOINT PUBLIC HEARINGS

1. **ZT-13-04-08 West Main Street Requirements** - An ordinance to amend and reordain §34-621 and §34-641 Density of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to clarify that exclusively multi-family residential buildings are not permitted in the West Main North and West Main South Zoning Districts. **Report prepared by Ebony Walden and Brian Haluska, Neighborhood Planners.**

Mr. Haluska provided the staff report.

Mr. Keesecker made a motion to recommend the change to the ordinance as presented.
Mr. Santoski seconded the motion
Ms. Creasy recorded the vote.

Green	Yes
Osteen	Yes
Rosensweig	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion passes.

IV. REGULAR AGENDA

H. Critical Slope Waiver Requests

a. Seminole Square Expansion

Mr. Smith provided the staff report.

Ms. Green stated that she is an employee of Albemarle County and although there is a pending lawsuit she is not involved and may continue to hear this case.

Several questions and concerns were discussed by staff and the commission such as; what is needed to obtain a waiver.

Ms. Keller informed the public that the Planning Commission is no longer allowed to grant waivers, they can only recommend to City Council.

Mr. Scott Collins and Mr. Fred Payne, the applicant and representative of the applicant, spoke on the Critical Slope Waiver request.

The Commission had concerns relating to capacity of the storm water facility once a retaining wall is built and whether or not an easement is needed.

Mr. Silman, Civil Engineer stated that a current up to date analysis is need, so staff can make a determination.

Mr. Payne feels that the easement does define the basin and although conditions may change over time, the legal interest in the property does not. Mr. Payne believes that the City established that easement at 416' and anything above that level is private property. Mr. Payne believes the installation of the walls will not interfere with an increase in storm water since the walls do not go below the 416' easement.

The Commission wanted to know how a determination would be made that the water won't go pass the 416 elevation as noted on the plans and wanted to know what impact this would have on the public.

Mr. Silman explained that the information needed is an analysis of current conditions, which the applicant had not provided.

The Commission feels the applicant needs to bring this application back with more information.

Mr. Rosensweig made a motion to defer the application.

Mr. Santoski seconded the motion

Ms. Creasy recorded the vote.

Green	Yes
Osteen	Yes
Rosensweig	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion Carries

b. Pepsi Cola Plant Expansion

Mr. Smith provided the staff report.

Mr. Fred Payne feels that this is the same issue as the previous discussion.

Ms. Green asked if there are issues with parking and Mr. Smith stated that there were.

Mr. Keesecker asked Mr. Silman if there is a protocol in making the decision about the expansion and Mr. Silman stated that there was.

Mr. Keesecker made a motion for deferral.

Ms. Green seconded the motion.

Ms. Creasy recorded the vote.

Green	Yes
Osteen	Yes
Rosensweig	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion Carries

Mr. Rosensweig made a motion at 7:22 pm to adjourn