

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
February 6, 2012

Chairman Good called the meeting to order at 7:10 pm following the public hearing. Also attending were: Mrs. Fadely, Mrs. Miller, and Messrs. Hackenbracht, Pifer, Scherer, and Zirkle. Guests: Nathan Blackwell, Engineer, and Special Guest Alexandria Blackwell, David Saville, Donna Wolfe, Gerald Forsburg.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None

MINUTES – Mr. Pifer MOVED, 2nd by Mrs. Miller, to APPROVE the minutes of the January 9, 2012, Regular Meeting and Public Hearing; PASSED Unanimously.

OLD BUSINESS:

1. **Holtzman Oil, Nelson Street Special Use Permit** - to amend site plan to add new Storage Building. MOTION by Mr. Hackenbracht, 2nd by Mr. Zirkle to APPROVE this Special Use Permit and recommend Town Council approval. PASSED by affirmative vote of all but Mr. Pifer who abstained.
2. **Ordinance O-01-2012** – Rezone property at corner of Valley Road and Main Street from R-1 to B-2. MOTION by Mr. Scherer, 2nd by Mr. Zirkle to APPROVE this Ordinance and recommend Town Council approval. PASSED by affirmative vote of all but Mr. Pifer who abstained. PASSED Unanimously.
3. **Special Use Permit – Saville, Shenandoah Valley Campground LLC.** – Construct a family campground on 7 acres on Industrial Park Drive – Mr. Saville has now acquired ownership of the property and the modifications to the plans have been made. BZA action is still needed. MOTION Mr. Hackenbracht, 2nd Mr. Pifer – APPROVAL of the Special Use Permit subject to the conditions in the staff report dated 2/1/12 and BZA Approval – PASSED Unanimously.

NEW BUSINESS:

1. **Ordinance O-02-2012** – Amending Town Code Sections 66-167 and 66-197 to allow conversion of existing buildings in B-1 and B-2 Zones to one dwelling unit. – MOTION- by Mr. Pifer, 2nd by Mr. Scherer to Introduce the ordinance and Set Public Hearing for March 5, 2012, 7 pm. PASSED Unanimously.

Board of Zoning Appeals – No activity.

Zoning Administrator Report – Accepted as presented.

Council Items: Mr. Hackenbracht announced that the new Assistant Town Manager has been selected and will be announced next week.

Board Members Items – Chairman Good mentioned that she believes the Wayfinding Sign that has been installed for a pilot study is too small and therefore hard to read, needs to be further north to precede the intersection for the turn, that more such signs are needed along the other side of Route 11, that the Pedestrian Crossing Sign blocks the view. Mr. Hackenbracht pointed out that the back side of the sign also points to the King Street turn and needs to be where it is. Mr. Forsburg said he wasn't consulted on the expectation that he install and remove the hanging Farmers Market sign, feels the plastic hanger for the sign may have a short life, and that the sign is too high for him to reach. He went on to say that since the sign does not meet his standards he may not pay for his share of the sign. Mr. Moore pointed out that Mr. Forsburg had been at the Town Council Ordinance Committee meeting and had pledged to install/remove the sign.

Meeting adjourned at 7:45 pm.

Respectfully Submitted,

Charles Moore, Secretary