

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
November 4, 2013

Chairman Good called the meeting to order at 7:10 pm following a public hearing on O-05-2013. Also attending were: Mses. Fadely, Diehl, A. Miller, W. Miller, and Messrs. Hackenbracht and Hand. Guests: Kevin Fauber, Town Manager, Charles Moore, Assistant Town Manager, Allie Blackwell, Nathan Blackwell, Gary Lantz, Martha Lantz, Larry Ambrose, Gary Ambrose, Jim Weissenborn, Clinton Miller, Joe Beckenstrader, Emerson Swain, Sharon Frye, Rod Shepherd, James Beckenstrader (I and II), Joe Beckenstrader Jr. .

ADDITIONS/DELETIONS/CHANGES TO AGENDA: Corrected Annotation after O-05-2013 to show that it is Eligible for Action.

MINUTES – Mrs. Fadely MOVED, 2nd by Mrs. Diehl, to APPROVE the minutes of the October 7, 2013, Regular Meeting. PASSED Unanimously.

OLD BUSINESS:

1. **Ordinance O-5-2013** - An Ordinance To Provide For The Extension Of The Corporate Limits Of The Town Of Mount Jackson, Virginia Pursuant To The Provisions Of Chapter 31, Article 2, Section 15.2-3231 Et. Seq. Of The Code Of Virginia Of 1950 As Amended, By The Annexation Of Certain Territory In The County Of Shenandoah, Virginia. (Ambrose/Southard-Sundance) – In response to a question from the audience Mr. Weissenborn that “No Zoning is sought, and the downzoning to the A-1 Zone established for the property in the ordinance is acceptable to the applicant”. He went on to say that someday the present or future owner of the property will desire water and sewer service which is only available if the property is within the town limits. Chairman Good responded to a question about a previous zoning application on the property by stating that the old application was dropped several years ago and that NO application is currently on the property. Mr. Miller stated on behalf of the applicant that the applicant understands that the Town has no obligation to approve any zoning on the property in the future. MOTION by Mr. Hackenbracht, 2nd by Mr. Hand to APPROVE the ordinance and RECOMMEND FAVORABLE ACTION BY THE TOWN COUNCIL. PASSED Unanimously.

NEW BUSINESS:

1. Special Use Permit – 5450 Main Street – Hammond Real Estate on behalf of Family Dollar Store, construct new retail store and related parking, landscaping, screening, etc. – Mr. Blackwell summarized the application. Mrs. W. Miller asked that the HVAC design be clarified to be sure that no vertical exposed ducts are installed above the screening. MOTION by Mr. Hackenbracht, 2nd by Mr. Hand to set Public Hearing for December 2, 2013, 7 pm; PASSED Unanimously.
2. Planning Commission Secretary – Mrs. Diehl MOVED, 2nd by Mrs. Fadely to appoint Kevin Fauber as Secretary to the Commission. PASSED Unanimously.

Board of Zoning Appeals – None

Zoning Administrator Report – Accepted as presented. Mr. Fauber reported that the Bowman house/office application for rezoning is being prepared for submittal. He also reported that the Commission's request to review the landscaping in front of the new warehouse has been done and Bowman has been instructed to add landscaping. Bowman has agreed to do so in the next appropriate planting season.

Council Items: Mr. Hackenbracht summarized Council items including Sidewalks, Water Tower Painting, Bowman Andros wastewater.

Board Members Items – No additional items.

Closed Session – None

Meeting adjourned at 7:50 pm.

Respectfully Submitted,



Kevin Fauber, Secretary