

Mount Jackson
Planning Commission Meeting

August 5, 2019

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Vice-Chairman Anita Miller called the meeting to order at 7:00 PM in the council chamber at 5901 Main Street. Commissioners in attendance were Ms. Burner and Messrs. Thompson, Andrick and Hines. Town Manager, Kevin Fauber and Town Clerk, Debbie Stover, were present. Susie Porter, Ronnie Zerkel, John Rhodes, Tyler Hinkle, Vito Gentile, and approximately two other members of the community were present. Chairman Larry Ambrose was absent.

Regular Meeting

Agenda Additions/Deletions/Changes: None

Introduction of Guests:

1. Tyler Hinkle spoke as County Planner he was in attendance with Vito Gentile to offer support and be a resource for all the towns. Mr. Gentile stated he was Chairman of the Citizens Advisory Committee for the Shenandoah County comprehensive plan, and that this committee was formed in 2006 to report to the Board of Supervisors on ramifications of their decisions, as well as to update the plan on a regular basis. He stated the county plan interfaces with all the towns in areas of growth and opportunities, and that he was there to offer support in any way he can.

2. Susie Porter from 6059 Main Street spoke that while she understands this may not be the correct forum, she wanted to voice her opinion on her dissatisfaction with VDOT's recent paving of the roads in town. She had two questions for the Commission, 1) is the work finished and will there be clean-up and patching, or is this the finished product leaving clean-up to the individual homeowners, and 2) are the commission members satisfied with the work. Dennis Andrick asked Kevin Fauber if this project was through the town or VDOT, and if this is something the town council or the planning commission would deal with. Mr. Fauber responded VDOT controlled the project but subcontractors did the work, and that he has received some citizen complaints as well. He has been directing residents to call VDOT directly, and in some cases, such as the issue on Broad Street where the paving subcontractors got tar on the sidewalk, he called VDOT himself. Ms. Porter, who lives off Main and Race Streets, said there are pits and lumps on her street, and she's turned her ankle a few times as a result. Bob Thompson spoke he lives on a side street, and a portion of his cement driveway was tarred as well. Mr. Thompson added he has walked Route 11 and there are cracks in the pavement, which he feels will lead to washboard road conditions in a few years. Ronnie Zerkel stated that on Montvue Avenue the new pavement falls 8-10 inches short of extending to a few driveways, leaving gaps. Another visitor present asked if VDOT in Edinburg is where she would go in person to direct her complaints. Mr. Fauber answered yes that is the residency office and the best starting point, followed by the Staunton district office, and the Richmond office. Ms. Porter asked the commissioners if they could sign her notes from this evening so she could take them to VDOT tomorrow, but Mr. Andrick stated they could not do that legally as a Planning Commission, but each member could individually contact VDOT, and that he would be doing so on his own.

3. John Rhodes spoke he is on the Strasburg Planning Commission and he was only there to observe. He's involved in the certification program and one of the requirements is to attend other town meetings. Kevin Fauber stated Mr. Rhodes was the Public Works director for close to 40 years in Strasburg, and he worked with him there for a number of years.

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4. Ronnie Zerkel spoke on the on-going issue with his property on Daniel Gray Drive. He stated the lagoon is still there, the 20 foot setback is not being adhered to, and the dumpster is still visible. He said he did receive the Zoning Administrator's decision letter on the code interpretation, but he does not agree with it. He said the interpretation is allowing the lagoon be on the property line, which in turn is undermining his property by business water runoff. He stated our code says it is illegal to have water runoff onto an adjacent property. Mr. Zerkel said he was also informed the previous variance granted by the BZA for a fence barrier at a certain location, isn't going to occur. Kevin Fauber responded the owner discussed the fence placement with his engineer and the county, and the fence would have to be raised up one foot to catch the drainage, with a county requirement of assuming all responsibility for any damages as a result of that placement. Mr. Fauber stated the plan now is to put the fence on the top and south side of the berm. Mr. Fauber said the town has sent a zoning determination letter to the Zerkels' and their attorney and they have a right to appeal through the BZA. Mr. Zerkel did find the appeal form in his paperwork in hand, and asked what good that would do. There was some final discussion between Mr. Zerkel and Mr. Thompson that if this couldn't be worked out with the town, it may end up in court for a judge to decide.

Presentation: None

Hear from Visitors: None

Approval of the previous month Meeting Minutes – Commissioner Burner MOVED, seconded by Commissioner Andrick to APPROVE the Minutes of June 3, 2019, Regular Meeting and Joint Public Hearing.

VOTE:

AYE

NAY

ABSENT

Commissioner Thompson
“ Andrick
“ A. Miller
“ Burner
“ Hines

5 AYES, motion carried

Old Business: None

New Business: None

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: None

Zoning Administrator's Report: None

Board Member's Report: Mr. Andrick stated none, other than the need to fill Whitney Miller's seat on the Commission, and Mr. Fauber said if anyone is aware of someone who might be interested in being on the Planning Commission to please let him know.

Commissioner Burner made a motion, seconded by Commissioner Thompson, to adjourn the meeting at 7:30 p.m.

Submitted by:
Debbie Stover
Town Clerk