

**MEETING MINUTES
PURCELLVILLE PLANNING COMMISSION SPECIAL MEETING
THURSDAY, MARCH 25, 7:00 PM**

PRESENT VIA REMOTE PARTICIPATION:

Nedim Ogelman, Chair/Commissioner
Boo Bennett, Commissioner
Nan Forbes, Commissioner
Stosh Kowalski, Commissioner
Stanley Milan, Town Council Liaison
Ed Neham, Vice Chair/Commissioner
Chip Paciulli, Commissioner

ABSENT:

None

STAFF PRESENT VIA REMOTE PARTICIPATION:

Andrew Conlon, Senior Planner
Don Dooley, Director of Planning and Economic Development
Sally Hankins, Town Attorney
Diana Hays, Town Clerk/Executive Assistant
Dale Lehnig, Director of Engineering, Planning & Development

CALL TO ORDER:

Chair Ogelman called the meeting to order at 7:00 PM and Commissioner Kowalski led the Pledge of Allegiance.

AGENDA AMENDMENTS:

The discussion items about Working Together and the RFP will be discussed during the Project Plan Update.

COMMISSIONER DISCLOSURES:

Commissioner Paciulli spoke with a town resident during a walk about a property on 20th Street he owned which contained the house he had demolished due to its condition.

CITIZEN COMMENTS (first opportunity):

None

APPROVAL OF MINUTES:

a. March 4, 2021 Regular Meeting

Commissioner Forbes made a motion that the Planning Commission approve the minutes from the March 4, 2021 meeting and waive reading. The motion was seconded by Commissioner Bennett and carried 7-0.

ACTION ITEM(S):

None

DISCUSSION ITEMS:

a. Working Together: Planning Commission and Town Staff

b. Specifying the Consultant RFP Statement of Work

The Commission agreed to review the RFP at the April 1 meeting.

c. Project Plan Update

The timeline for the historic overlay district was discussed. The focus area gap analysis has not been turned into zoning ordinances. It was suggested by staff that the project plan be revised with staff during a work session.

d. Results of Historic Property Survey

The results are expected from Kimley Horn next Monday and can be discussed at the next Planning Commission meeting. Staff to distribute the most current version of the zoning ordinance amendment.

e. Methodology and Results of C-4 District Building Height Sample Measurements

The Commission agreed to vote on the C-4 District building height ordinance amendment at the next meeting on April 1.

f. Review and Revision of Historic Overlay Zone Ordinance; Public Hearing Plan

Staff expects a map will be available by April 15 for review, and can review draft text and receive comments at that time. Based on the outcome of the review, the public hearing ad can be drafted and submitted to the paper on April 30 with an target public hearing date of May 20. The vote is anticipated to take place on June 17.

g. Q&A Document – Submission of Questions to Staff

Questions to be formed so clear answers can be stated, and the Town Attorney should work with the Director on responses to the legal questions.

h. Progress on Downtown South Focus Area ZO Rewrite

No progress to date on the rewrite.

i. R-2 Single Family Residential vs. R-3 Duplex Residential Zoning Districts

j. Narrow Lot Historic Land Subdivision Pattern

k. Review Non-Focus Land Subdivision Pattern

PLANNING STAFF REPORT:

a. Update on Focus Area Zoning Reviews and Recommendations

Reviewed earlier on the agenda – no staff report.

b. Update on Potential Comprehensive Plan Amendments

No update.

c. Update on Charting Land Development Process Update

Nothing to present at this time.

d. Other Inquiries of Interest to the Planning Commission

Hard copies of the Comprehensive Plan are available to the Commissioners at Town Hall and has been posted on the website.

COUNCIL REPRESENTATIVE'S REPORT:

No report. Council member Milan to report to Council about time and resources.

CITIZEN COMMENTS (second opportunity):

None

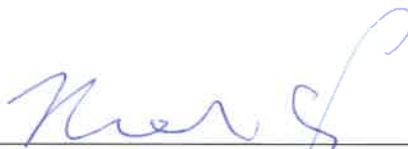
PLANNING COMMISSIONERS' COMMENTS:


Commissioner Forbes spoke with a citizen who talked about the cut through traffic on 12th Street and G Street.

In the absence of the Chair at the next meeting, Vice Chair Neham added that a vote on the C-4 Height Regulation, discussion on the RFP Statement of Work and comments on the Q&A document will be discussed at the next meeting.

ADJOURNMENT:

With no further business, Commissioner Milan made a motion to adjourn the meeting at 9:30 PM. The motion was seconded by Commissioner Bennett and carried unanimously.


Nedim Ogelman, Chair


Diana Hays, Town Clerk

Bandy, Kimberly

From: Hays, Diana
Sent: Monday, March 8, 2021 10:00 AM
To: Bandy, Kimberly
Subject: FW: Historical District Overlay / Corridor

Please save in the meeting file. Thanks!

Diana Hays, CMC
Town Clerk/Executive Assistant
540-751-2334

From: Beverly Macdonald <bevmacdonald99@aol.com>
Sent: Saturday, March 6, 2021 1:10 PM
To: Neham, Ed <eneham@purcellvilleva.gov>
Cc: Mekarski, David <dmekarski@purcellvilleva.gov>; Only Town Council <purcellvilletc@purcellvilleva.gov>; Hays, Diana <dihays@purcellvilleva.gov>; Planning Commission <PlanningCommission@purcellvilleva.gov>; Hankins, Sally <shankins@purcellvilleva.gov>; Beverly Chiasson <bevmacdonald99@aol.com>
Subject: Re: Historical District Overlay / Corridor

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please read and include the following in Citizens Comments at your next meeting.

Good Afternoon Ed and Purcellville Planning Commission,

I appreciate the follow-up to my emails.

My assumption was responses to basic questions would be easily answered.

I just finished listening to the recent Planning Commission meeting. There still appears to be confusion, amongst the Commissioners, with the language being proposed for the new ordinance.

Confusion regarding should it be height and/or stories? I appreciate that at least some other Commissioners recognize that there are, in fact, homes in Purcellville that have 3 finished stories whether the County recognizes them as such. Stipulating a 2 stories in the ordinance, plus height will continue the confusion.

Concerning the future protection of Historic Structures while using the Cole Farm as an example - Regulations and agreements were in place to protect the primary structures on the Cole Farm. Historic reviews went into ensuring the "main" structures were preserved and if needed, moved. Part of one of the structures was damaged and was rebuilt..... very unfortunate. However this very same thing can happen again with any language you adopt as well. Hopefully the Planning Commission can appreciate the architectural design which includes the farm home, barn and silo remain a visible indication of Purcellville's History. Stating structures were destroyed, and the basis for enacting new ordinances, is disingenuous.

Approvals needed - "It is the intent that homeowners will be able to make alterations, etc". is not definitive. I have witnessed businesses that have gone a year just trying to get a change made through BAR. Will the same approval process now be applied to "contributing" residences if district is extended?

Election - I was not aware that the original draft response, to me, included verbiage regarding the recent Town Election. **As such Diana Hayes, please accept this as my FOIA to request the original draft that contained that information.** In the future I would advise the Planning Commission Chairman that ALL information that is part of the agenda be included for the public's review.

As you can appreciate with the meticulous minutes you request.....words matter. Next month, next year and even decades from now residents can pull these minutes to review..

As such it is important for me to include the following for the record.

- During my time on Council my family and I voluntarily downzoned over 2 acres of land. This action permitted Purcellville to rezone Main Street to Single Family/Duplex Zoning. This erased the apartment zoning that had loomed over our Main Street for decades. My family lost value to their property but asked nothing in return. We were grateful to be part of protecting our town's heritage.

- Ten acres of my parent's land was downzoned from Apartment zoning to TownHouse zoning during the previous Comprehensive Plan. We did not challenge this loss of value.

- I have personally donated over 10 acres of land to the Town.

So when I hear implications that the election was won for reasons you appear to implymy response is ***you are wrong***. The election was won because:

- the successful candidates made commitments not to raise water and sewer rates. I could not make that promise.
- Allegations that I was involved in Voter Intimidation was levied by the current Planning Commission Chair. (In a public meeting) Police investigated and discovered the allegations were false.
- False Claims, during the election, were published that I was going to annex land, build over Purcellville and raise taxes.

I lost the election but it clearly was not for the reasons you appear to allude to during the Planning Commission meeting.

As I stated in my original email I remain focused on ensuring the residents of Purcellville have the facts. That is why I requested the original information and that is why I write this email.

Thank you,
Beverly Chiasson

On Mar 5, 2021, at 12:04 PM, Neham, Ed <eneham@purcellvilleva.gov> wrote:

MS. CHIASSON:

Please excuse the delay in replying to you. The Planning Commission is treating your correspondence as though you had appeared before us in one (or more) of our meetings and it is being entered into the record, so we wanted to give the entire Commission the opportunity to provide input before responding to you.

In the attached document, reviewed at our March 4th meeting, the Commission's comments are in blue text.

--ED NEHAM
Vice Chair, Planning Commission

From: Beverly <bevmacdonald99@aol.com>
Sent: Sunday, February 28, 2021 10:06 AM
To: Planning Commission
Cc: Mekarski, David; Only Town Council; Beverly Chiasson
Subject: Re: Historical District Overlay / Corridor

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Good morning Chair Ogelman, My apologies if I missed any reply you may have sent.

I'm following up on two emails with questions regarding proposed legislation and statements.

First email was requesting a list of historic properties that was destroyed in development of the Cole Farm. (This statement was made in proposed letter to residents).

Second - 3 basic questions were outlined in email below regarding proposed expansion of historic district.

I know it is the Planning Commissions and Town Councils desire to have accurate information disseminated. That is why I seek clarifications.

I look forward to your reply.

Thank you,
Beverly

Sent from my iPad

On Feb 24, 2021, at 1:33 PM, Beverly Macdonald <Bevmacdonald99@aol.com> wrote:

Good Afternoon Chair Ogelman, I'm addressing this to the Chair of the Planning Commission but also including, Planning Commission and Town Council since all will play a role in reviewing and approving.

I have followed most of the planning commission meetings over the past few months. I have written emails of concern regarding proposed legislation but have not received any response to my questions.

It would help if I could receive a response so I could better understand any of the noted misconceptions/confusions I have.

As I understand it the Planning Commission is proposing an expansion of the Historical District that now just includes businesses in old Town. Initially the Planning Commission discussed just using the original survey done under Lazaro's Council. However there was some discussion that since it has been quite some time since the last survey possibly a new survey should be done to capture additional homes that now may be deemed contributing.

Question - Will a new survey be done or the original survey be used?

Question - If someone has a home and shed on their property, and both are considered "contributing", what will the landowner need to do to remove a shed if they feel it is in a state of disrepair?

(I ask this because a friend in Leesburg bought a home in the historic district that had an old shed in the back corner that was in horrible shape. It was going to cost thousands to go through the approval process. They elected to just leave it.)

I understand that the legislation is strictly to prevent the demolition of "historical" structures. (I can appreciate that it would be a true loss to our town to lose some of our iconic structures including homes along Mail Street). The draft mailing to homeowners noted this ordinance would not require homeowners to get approval for exterior alterations **however** at last night's Council meeting one of the Town Council members noted there were some additional restrictions (?) that need to be disclosed.

Question - Other than a property owner needing approval before demolition of a structure what else what a property owner need approval for if they were to make ANY changes to their homes.

Thank you in advance for your response,

Beverly Chiasson

<Response to Beverly Chiasson Emails-2103014.pdf>

From: Ogelman, Nedim
To: Only Town Council; Hays, Diana
Cc: Planning Commission
Subject: Fw: Historic Overlay District
Date: Wednesday, March 24, 2021 5:35:36 PM

Diana,

Please include this citizen comment in the record along with the others from the March 18 joint meeting on the historic overlay zoning ordinance discussion.

Kind regards,

Nedim

From: Mary Bennett - Personal
Sent: Thursday, March 18, 2021 6:59 PM
To: Planning Commission
Subject: Historic Overlay District

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Dear Mr. Ogleman,

Please accept my thanks for leading this effort to extend the *Historic Overlay District*.

Bringing into alignment the newly adopted comprehensive plan and the zoning of the town is a step in the right direction for securing the character of Purcellville. The small town way of life is why I moved here. It is where I chose to raise my sons. I love this place!

For the public record, I am pleased to have my property at 160 N. Hatcher Avenue included.

Mary Frances Bennett

From: John Payne - Personal
To: Bandy, Kimberly
Subject: Re: March 18th Town Council and Planning Commission Joint Meeting
Date: Thursday, March 18, 2021 2:08:02 PM

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Ms.Bandy,

Thanks. I'll be speaking in support of the change to the historic overlay ordinance. Briefly, very briefly. I'll be using the app on my iPad. Is there anything I need to do or know?

Regards,

John

Sent from my iPad

On Mar 18, 2021, at 1:25 PM, Bandy, Kimberly <kbandy@purcellvilleva.gov> wrote:

Mr. Payne,

The below link is a general link to our agenda center where you can find posted material for the upcoming virtual meetings. The GoTo Meeting instructions for the meeting this evening can also be found here. Once you click on link, start to scroll towards the bottom of the page.

<https://www.purcellvilleva.gov/913/TC-and-PC-Agendas-Videos-etc>

For your convenience I've attached the March 18, 2021 Town Council and Planning Commission Special Joint Meeting.

Regards,

Kimberly Bandy
Deputy Town Clerk

221 S. Nursery Ave.
Purcellville, VA 20132
Town Hall 540-338-7421
Direct 540-751-2333
Town Cell 571-440-1534

<Agenda-March 18th Joint Special Meeting.pdf>

From: fotoner2@aol.com
To: [Planning Commission](#)
Cc: fotoner2@aol.com
Subject: Re: Historic Overlay District
Date: Thursday, March 18, 2021 11:43:02 AM

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Dear Chair and Commissioners,

I am pleased that you are extending Purcellville's Historic Overlay District, as this brings the town more in compliance with the newly adopted comprehensive plan. It also helps to protect the small town character of Purcellville. Please make sure to add my property at 200 G Street to the district.

I am requesting that my comments go into the record.

Thank you,

Valerie Cury

