

**MEETING MINUTES  
PURCELLVILLE PLANNING COMMISSION MEETING  
THURSDAY, JUNE 17, 2021, 7:00 PM  
TOWN HALL COUNCIL CHAMBERS**

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**COMMISSIONERS PRESENT:**

Nedim Ogelman, Chair/Commissioner  
Stosh Kowalski, Commissioner  
Boo Bennett, Commissioner  
Stanley Milan, Town Council Liaison  
Ed Neham, Vice Chair/Commissioner (remote due to disability)  
Chip Paciulli, Commissioner  
Nan Forbes, Commissioner

**ABSENT:**

None

**STAFF PRESENT:**

Don Dooley, Director of Planning and Economic Development  
Diana Hays, Town Clerk/Executive Assistant

**CALL TO ORDER:**

Chair Ogelman called the meeting to order at 7:04 PM, The Pledge of Allegiance followed.

**AGENDA AMENDMENTS:**

None

**COMMISSIONER DISCLOSURES:**

None

**CITIZEN COMMENTS (first opportunity):**

Chair Ogelman read comments into the record from Chris Grody, 816 Candle Ridge Court, opposing the Vineyard Square project.

**ACTION ITEM(S):**

None

**DISCUSSION/INFORMATIONAL ITEM(S):**

**a. Historical Overlay Zone Ordinance**

Chair Ogelman conducted a unanimous straw vote that a news release be sent out regarding the upcoming public hearing with a large map. Also the Historic Overlay Zone Ordinance be shared during the meeting on the projector to make live changes being discussed and with going forward in the same practice for other updates.

Don Dooley, Director of Planning and Economic Development, gave the report on the Historic Overlay Zone Ordinance highlighting the changes. Discussions were conducted by the Planning Commission regarding page 1 of the ordinance that "Upon recommendation of the Planning Commission that Town Council consider updates at least once a year, page 4 was to add the word "or" between "General interior or exterior" and between "foundation repair, or re-roofing" and striking the phrase "with the same materials that are already present on the roof". Mr. Dooley will check for interpretation from the town attorney on page 10 Section 7- Appeals fourth paragraph that the "person aggrieved" can approach any citizen or Commissioner or member or Council Member to represent them and for the town attorney to add any language if appropriate in this section following an email from Mr. Dooley after conversing with Ms. Hankins.

Chair Ogelman conducted a unanimous straw vote for staff to move forward on this ordinance with incorporation of what was discussed in the meeting and also to meet a deadline of June 25<sup>th</sup> for the letter distribution to property owners, and a planned public hearing for July 15<sup>th</sup> with the ability to take action the same evening as when the public hearing is held.

**b. Project Plan Review**

Chair Ogelman gave the report and a milestone was met for the C-4 Height Amendment.

**PLANNING STAFF REPORT**

**a. Inquiries of Interest to the Planning Commission**

Don Dooley gave the report that a pre-bid meeting on the RFP interests had been held with a deadline of offers on July 6<sup>th</sup>. Also, there was the addition of an item by staff on the Town Council Meeting June 22<sup>nd</sup> agenda of Substandard/Nonconforming Lots of Record in the R-2 and R-3 zones regarding lot consolidations and setbacks. This will be an action item for staff and Planning Commission to prioritize this item for discussion and provide Council with policy recommendations pertaining to this item.

Commissioner Bennett questioned if the same purchaser was under contract for the old Town Hall building and the property of Bridges on Main Street and was there a shared plan for these properties. Mr. Dooley confirmed that staff is aware of the same purchaser going under contract for both of these properties and when/if he knew of the plans for the properties he would update the Planning Commissioners by email.

**COUNCIL REPRESENTATIVE'S REPORT:**

Commissioner Milan, Town Council Liaison, confirmed that the C-4 Height Ordinance and the Budget FY22 was passed at the last Town Council Meeting.

**CITIZEN COMMENTS (second opportunity):**

None

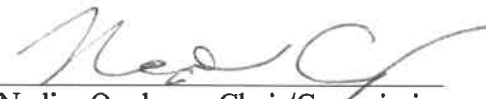
**PLANNING COMMISSIONERS' COMMENTS:**

Commissioner Paciulli questioned two separate projects of townhomes on 21<sup>st</sup> St and referencing how they are shown on a map of the Historic Overlay. Mr. Dooley would research these properties in question.

Chair Ogelman confirmed that a large map will be included for the planned public hearing and staff would display a copy of the map at the front desk next week.

**ADJOURNMENT:**

With no further business, Commissioner Forbes made a motion to adjourn the meeting at 9:11 PM. The motion was seconded by Commissioner Milan and carried 7-0-0.

  
Nedim Ogelman, Chair/Commissioner

  
Kimberly Bandy, Deputy Town Clerk

