

**MEETING MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 2, 2021, 7:00 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video provided at the following link: <https://purcellvilleva.new.swagit.com/videos/136397>

COMMISSIONERS PRESENT:

Nedim Ogelman, Chair/Commissioner

Ed Neham, Vice Chair/Commissioner (Participated remotely from residence due to medical disability)

Stosh Kowalski, Commissioner

Stanley Milan, Town Council Liaison

Chip Paciulli, Commissioner

Nan Forbes, Commissioner

Boo Bennett, Commissioner

STAFF PRESENT:

Don Dooley, Director of Planning and Economic Development

Sally Hankins, Town Attorney (Participated remotely)

Diana Hays, Town Clerk/Executive Assistant

Kimberly Bandy, Deputy Town Clerk (Participated remotely)

CALL TO ORDER

Chair Ogelman called the meeting to order at 7:10 PM with a delayed start due to technical difficulty in Council Chambers.

AGENDA AMENDMENTS

None

COMMISSIONER DISCLOSURES

None

CITIZEN COMMENTS (first opportunity)

Commissioner Neham read written comments into the record from Beth Visna of 241 W. J St.

Casey Chapman, Caseco LLC, 205 Hirst Rd. Suite 106, made comment to disagree regarding the reference from previous citizen commenting that he “single handedly ruining the small town feel of Purcellville” and this is not his intention and abides by town zoning rules and regulations. The projects that have been worked on by the Chapman’s have helped and assisted the town in several ways.

APPROVAL OF MINUTES

- a. July 15, 2021 Meeting
- b. July 28, 2021 Special Meeting

Commissioner Kowalski made a motion that the Planning Commission approve the minutes from the July 15, 2021 meeting and July 28, 2021 special meeting as posted. The motion was seconded by Commissioner Bennett and carried 7-0.

ACTION ITEMS

None

DISCUSSION ITEMS/INFORMATIONAL ITEMS:

a. Reports by Commissioners and Staff on their July 28th meeting assignments

Vice Chair Neham gave summary of the assigned topics given to Commissioners and staff at the July 28th Meeting. These assignments were researched and shared during the meeting by Commissioners. This was a preparation for the upcoming public meeting on September 9th to identify questions, prepare due diligence, and respond to the citizens. Chair Ogelman added more feedback from the July 28th meeting that a delivery of possibly a clean, new ordinance be focused on the demolition issue related to the historically contributing property in the town and also the focus of the land use related to those properties to coexist.

b. Discussion of September 9, 2021 town hall-type special meeting: “Zoning Code Text Amendment 2021-05 – Inclusion of Certain Historic Properties in a New Historic Overlay

Commissioners and staff discussed that the September 9th meeting be used to gather further information and get more input from citizens in order to rewrite the ordinance. Vice Chair Neham shared that he has a draft ordinance he would plan to share at future meeting.

c. Project Plan Review

Chair Ogelman gave the report and he covered when a new ordinance is written, a public hearing would be needed, and a process of whom would receive a new letter that would be derived. Staff spoke of this possibly happening in October/November timeframe and if a new map would be needed, draft of an ordinance, and a public hearing scheduled. Commissioner Forbes went through the potential process leading from the outcome of the September 9th meeting, then the first Planning Commission meeting in October to come to a decision on what the ordinance should contain with Loudoun County examples, and then by second meeting in later October give Staff specific directives on the rewritten ordinance and then from there plan for a public hearing. Vice Chair Neham shared he has a draft of the ordinance and may be ready to share after the September 9th meeting and at an October meeting. A possible target date of November for the public hearing was discussed.

d. Commission’s option: Open floor discussion on revised historic district ordinance

PLANNING STAFF REPORT

a. Revised map of historic properties

Staff confirmed there is a need for a revised map by district previously discussed to incorporate the Purcellville Historic District as it is designated as well as any other properties currently outside of the district contributing on a state or federal level.

b. New public hearing

There was an earlier discussion of the need for a public hearing and being planned possibly for November.

c. Status of zoning ordinance consultant proposal evaluation

Commissioner Milan, Council member Bertaut, and staff had discussed the status of the RFP and it was determined that the responses received were too cost prohibited from what was proposed and there are plans for scheduling future interviews with those that submitted proposals.

d. Inquiries of interest to the Planning Commission

Don Dooley, Director of Planning and Economic Development, made Commissioners aware of an industrial development that the Board of Architectural Review approved located just north of Richardson Avenue, Mayfair Industrial Park, for a catering business owned by Smoking Willies. Also, an application was submitted from Loudoun County Classical Schools wanting to occupy 3600 square feet of Tae Kwan Doe facility off of 21st Street being brought forth late October or late November to the Planning Commission. There was a party interested in creating a religious facility at 130 E Main Street and the Tack Shop retail store has relocated to The Academy by Sweet Rose Bakeshop. Commissioner Milan asked the status of the Rite Aid building and the old INOVA Urgent Care building. The Jacks Run location is working on interior of the building. Vice Chair Neham asked about the Fields Farm area and staff is preparing a request for more information on analysis of that area. A Park and Ride planned project with the County was briefly discussed. Commissioner Bennet asked about the Hall Avenue homes, the Purcellville Gateway homes and near the post office and Mr. Dooley would report back on several of these items. Mr. Dooley shared that the code enforcement does not actively look for problems, but responsive to the community requests.

COUNCIL REPRESENTATIVE REPORT

Commissioner Milan shared that the polling places designated for citizens had passed by ordinance for the November elections and all future elections.

PLANNING COMMISSIONER COMMENTS

Vice Chair Neham discussed possibly holding off on the September 16th meeting and plan on meeting on a special meeting on September 23rd. This would be discussed again after the September 9th meeting is held. Vice Chair Neham was having difficulty hearing the activity in Council Chambers.

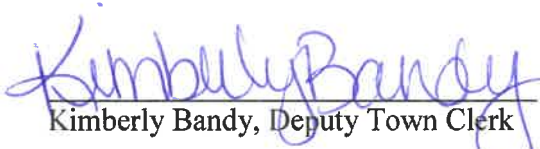
CITIZEN COMMENTS (second opportunity)

Casey Chapman, 205 Hirst Road, (CASECO, LLC) wanted to address the Historic Overlay District. He shared that adding additional structures to this district is being done by the Planning Commission and he stated that there is more expense to reconstructing this specific type of home. This is validated in the type of work he does and working with insurance companies. He has the opinion regarding demolition, who has the right to tell a property owner they cannot take down a building they own. Mr. Chapman suggested that a third party professional be considered to be present at the Planning Commission meetings during these suggestions of rewriting zoning ordinances.

ADJOURNMENT

With no further business, Commissioner Forbes made a motion to adjourn the meeting at 10:16 PM. The motion was seconded by Commissioner Milan and carried 7-0 absent.



Nedim Ogelman, Chair/Commissioner

Kimberly Bandy, Deputy Town Clerk