

**MEETING MINUTES  
PURCELLVILLE PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 16, 2021, 7:00 PM**

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**PRESENT:**

Nedim Ogelman, Chair/Commissioner  
Mary Frances Bennett, Commissioner  
Stanley Milan, Town Council Liaison  
Chip Paciulli, Commissioner  
Stosh Kowalski, Commissioner  
Ed Neham, Vice Chair/Commissioner (Participated remotely from residence due to medical disability)

**ABSENT:**

Nan Forbes, Commissioner

**STAFF PRESENT:**

Don Dooley, Director of Planning and Economic Development  
Diana Hays, Town Clerk  
Sally Hankins, Town Attorney (via remote participation)

**CALL TO ORDER:**

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

**AGENDA AMENDMENTS:**

None

**COMMISSIONER DISCLOSURES:**

None

**CITIZEN COMMENTS (first opportunity):**

None

**ACTION ITEMS:**

None

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

**a. “Strawman” Article 14B. – Historic Properties Overlay Zone Ordinance**

Commissioner Paciulli shared visuals of older and newer homes in a subdivision in another town.

The Commissioners reviewed the Working Paper document. Staff to review Section 2.2 Definitions by referring to the revised definitions in the July 15 draft ordinance. Sections 3, 4 and 5 to be deleted from the Working Paper.

Under Section 2.7 a. of July 15 ordinance, add roman numeral vi. As The safety and soundness of the historic structure (last bullet from Working Paper).

Staff to bring back the feedback from the Town Council to the Planning Commission at the October 7 meeting and the Planning Commission recommends resolving the issues. Staff can then prepare the final ordinance(s) amendments.

**PLANNING STAFF REPORT:**

**a. Requirements for New Public Hearing**

The public hearing for the new ordinance will be tentatively scheduled, pending feedback from the Town Council, for November 4 with the ad to run in the newspaper on October 22 and 29.

**b. Status of Zoning Ordinance Consultant Proposal Evaluation**

Interviews with the firms are scheduled for September 21 and 22.

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

Town Council added the Historic Corridor Overlay District to the list of Top 10 projects.

**INFORMATION ITEMS:**

None

**COUNCIL REPRESENTATIVE'S REPORT:**

No further updates.

**CITIZEN COMMENTS (second opportunity):**

None

**PLANNING COMMISSIONERS' COMMENTS:**

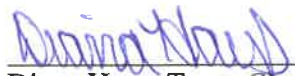
None

**NEXT MEETINGS:**

Thursday, October 7, 2021.

**ADJOURNMENT:**

With no further business, Commissioner Kowalski made a motion to adjourn the meeting at 10:45 PM. The motion was seconded by Commissioner Paciulli and carried 7-0.

  
Nedim Ogelman, Chair/Commissioner  
Diana Hays, Town Clerk

