

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

Meeting recording can be found at the following link: <https://purcellvilleva.new.swagit.com/events/10873>

PRESENT:

Nedim Ogelman, Chair/Commissioner
Mary Frances Bennett, Commissioner
Stanley Milan, Town Council Liaison
Chip Paciulli, Commissioner
Nan Forbes, Commissioner (Participated by phone and was traveling)
Ed Neham, Vice Chair/Commissioner (Participated remotely from residence due to medical disability)

ABSENT:

Stosh Kowalski, Commissioner (Commitment to his work)

STAFF PRESENT:

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

Casey Chapman, Chapman Group, asked a general question regarding Planning Commission view on the alignment of O Street with 21st and Hatcher. Commissioners and Town Attorney shared they would need to look over the Comprehensive Plan and transportation plan for any detail pertaining to this question.

Commissioner Neham read an email into record from Toby Rickard which will be attached to the end of these minutes.

APPROVAL OF MINUTES:

- a. September 2, 2021 Meeting
- b. September 16, 2021 Meeting

Commissioner Bennett made a motion that the Planning Commission approve the minutes from the September 2, 2021 and September 16, 2021 meeting that were included in the October 7, 2021 agenda packet and waive reading. The motion was seconded by Commissioner Forbes and Commissioner Milan carried 6-0-1 absent.

ACTION ITEMS:

- a. **Adding Summaries and Next Steps to Regular Agenda**

Vice Chair Neham made a motion that the Planning Commission agenda include two categories; Summary of Significant Discussion with Next Steps and Next Meetings list located prior to Adjournment. Planning Commission Chair being assisted by Staff would provide an oral summary and next steps. Commissioner Paciulli seconded the motion carried 6-0-1 absent.

DISCUSSION/INFORMATIONAL ITEM(S):

- a. **“Final Draft” Article 14B. – Historic Properties Overlay Zone Ordinance**

Don Dooley, Director of Planning and Economic Development, gave the report.

- b. **Edits to Article 14A. – Historic Corridor Overlay District based on Article 14B**

Vice Chair Neham provided edits to the document and the changes presented were accepted.

- c. **“First Draft” Article XX – Demolition Ordinance**

Vice Chair Neham proposed changes to this document.

- d. **Project Plan Update**

PLANNING STAFF REPORT:

- a. **Requirements for New Public Hearing**

Mr. Dooley would be making the changes discussed and emailed to Commission and a consultant to assist with a GIS map. Then a public hearing could be scheduled. A straw vote agreed with this process and an estimate of November 4th to mid-November target to hold the public hearing.

b. Status of Zoning Ordinance Consultant Proposal Evaluation

Don Dooley gave the report and staff is in the process of checking on references of RFP bids.

c. Inquiries of Interest to the Planning Commission

Mr. Dooley gave the report of the 2 story house at 260 Hatcher Avenue is not historic resource and staff has authorized a demolition permit for this property to the property owner Malik. Pertaining to 108 21st Street to the Jack's Run building site, same person trying to develop a restaurant, is attempting to make changes and having interactions with staff.

INFORMATION ITEMS:

None

COUNCIL REPRESENTATIVE'S REPORT:

No further updates.

CITIZEN COMMENTS (second opportunity):

None

PLANNING COMMISSIONERS' COMMENTS:

Council member Milan mentioned a Facebook post from a Council member disparaging comments regarding the Commission in which he is researching.

SUMMARY OF SIGNIFICANT DISCUSSION WITH NEXT STEPS:

Chair Ogelman summarized that the main take away in principle agreed upon, with a few changes, for the draft articles A, B, and C and would be provided to the public in a finished format and to schedule a public hearing in November. The town attorney pointed out that we have separated out the historic corridor overlay district from the new district, based on their different purposes, based on the fact that the historic corridor overlay district already exists and already has protections that are codified based on their different functions which have been separated and based on the feedback and advice we got from the Town Council.

The town attorney will be presenting her views on this issue as a staff report to the Town Council on Tuesday and representation in person is needed by the Planning Commission at this meeting.

The Planning Director shared different threats to some of the town resources that have been happening, but also historic resources and buildings that are not historical resources and this reinforces what the Planning Commission is doing is important, if the goal of the town is to retain its character.

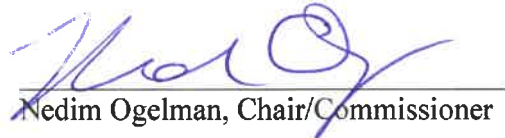
Vice Chair Neham added staff make ready 14 A, B, and C would be sent out to Commission end of next week. Planning Commission would review these documents and comment back to staff within the week of October 22. Council member Milan bringing forward to Council on Tuesday, October 12th the African American Survey and get Council on board with areas and one being the Carver Center.

NEXT MEETINGS:

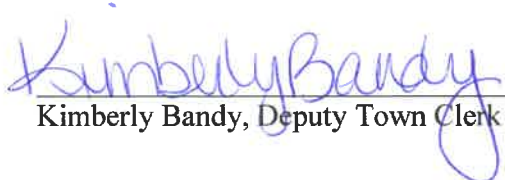
Town Council Meeting October 12th and it is important to represent the Planning Commission. The next Planning Commission meeting is Thursday, October 21, 2021

ADJOURNMENT:

With no further business, Commissioner Milan made a motion to adjourn the meeting at 10:38 PM. The motion was seconded by Commissioner Bennett and carried 6-1.



Nedim Ogelman, Chair/Commissioner



Kimberly Bandy, Deputy Town Clerk