

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, MARCH 16, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/222594>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner
Christopher Bertaut, Town Council Liaison
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Brian Green, Commissioner
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

Nedim Ogelman, Commissioner

STAFF PRESENT: Director of Engineering, Planning and Development, Dale Lehnig, Interim Zoning Administrator, Martha Semmes, Town Attorney, John Cafferky, Director of Administration, Hooper McCann, Planning Operations Coordinator, Jordan Andrews

CALL TO ORDER:

Chair Forbes called the meeting to order at 6:30 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

Chair Forbes suggested that discussion item 9a. Route 7/690 Interchange precede the corresponding action item 8a. Route 7/690 interchange recommendation. Commissioners agreed with the amendment.

COMMISSIONER DISCLOSURES:

Town Attorney John Cafferky stated that in order to participate freely in the 7/690 discussion and action items, Commissioner Rise would need to disclose his roles within the Catoctin Meadows HOA.

Commissioner Rise responded that he has typically made his disclosure immediately prior to the discussion item. Commissioner Rise continued to give the following disclosure:

“Before we begin I must disclose under the Virginia Conflict of Interest Act I have personal interests in the Route 7/690 interchange. My interests arise out of my position as a Director of Catoctin Meadows HOA, which members own property that is directly affected by the Route 7/690 interchange. Our Town Attorney has advised me that the law allows me none the less to participate in these discussions, provided that I can participate in a manner as fairly and objectively and in the public interest and further provided I disclose the interest. I carefully have considered and have concluded that I am capable of putting the interest of the public over the interests of the HOA and that I am capable of evaluating the interchange fairly and objectively. Therefore, I will be

participating in these discussions.”

CITIZEN COMMENTS:

None.

ACTION ITEMS:

a. Route 7/690 Interchange Recommendation [Commissioners]

After discussion, Commissioner Dengler moved to defer any formal action or recommendation on the Route 7/690 interchange to the subsequent meeting of Thursday, March 23rd, 2023. Commissioner Green seconded and the motion carried 6-0-1 absent.

APPROVAL OF MINUTES:

a. February 02, 2023 Meeting Minutes

Liaison Bertaut made a motion that the Planning Commission approve the minutes from the February 02, 2023 meeting and waive reading. The motion was seconded by Commissioner Green and carried 6-0-1 absent.

b. February 24, 2023 Special Meeting Minutes

Commissioner Green made a motion that the Planning Commission approve the minutes from the February 24, 2023 special meeting and waive reading. The motion was seconded by Commissioner Dengler and carried 6-0-1 absent.

DISCUSSION/INFORMATIONAL ITEM:

a. Rt. 7/690 Interchange

Chair Forbes began the discussion by reading a statement into the record from Commissioner Ogelman(absent). The statement expressed concerns for the apparent increase in flood plain flow, lack of assurances from the County relative to land use north of the interchange and that impact on the flood plain. Lastly, Commissioner Ogelman urged caution in recommending the proposed interchange until these and other concerns were fully addressed. Commissioner Ogelman’s statement is also on file in the Town Clerk’s office.

Chair Forbes proceeded to offer each Commissioner the opportunity to comment on the proposed interchange. Loudoun County Staff and representatives from Dewberry assisted in addressing concerns and questions.

Commissioner Rise expressed concerns that the flood plain mapping throughout the entire Town was outdated, with or without any relation to the 7/690 project. Additionally, these concerns are critical to citizens in areas that may now be included in any revised flood plain mapping. Director Lehnig added that this updated mapping would need to happen regardless of the interchange, but that the County could help as part of the interchange project.

Commissioner Green had no comment. Commissioner Dengler raised concerns relative to the flood plain cross-section diagram, which can be found online with the agenda materials.

Commissioner Dengler's concerns included the proximity of homes to the flood plain as well as the soil impacts relative to storm water runoff. Liaison Bertaut proposed that developments north of the interchange led to increased flow rates and flood plain. Liaison Bertaut stated that the interchange sought not to improve traffic issues in Town, but rather to provide for increased development north of Purcellville. Commissioner Neham had no comment.

Chair Forbes stated that the Planning Commissions recommendation relative to the interchange should include findings of fact, on which conclusions are made. Chair Forbes reviewed the issues that she had identified to date, including effects of the interchange on LOS of traffic patterns in Town; fiscal issues relative to County Projects; flood plain issues including associated easements; environmental factors including soils, debris, etc.; and federal and other funding source pressures.

Chair Forbes reviewed the Town Council motion from December 13, 2022 in which the 7/690 interchange project was referred to the Planning Commission. The Commission continued to review and discuss the proposed staff conclusions as relating to the direction of Town Council, found in the staff report dated February 16, 2023.

b. Discussion of ZoneCo's draft zoning ordinance Articles 1-9

Deferred to the subsequent meeting on Thursday, March 23rd, 2023.

PLANNING STAFF REPORT:

None.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

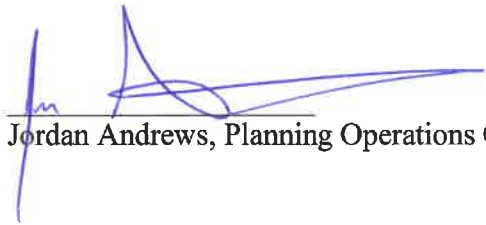
Commissioner Rise thanked everyone for their hard work and emphasized the importance of their work and considerations.

NEXT MEETINGS:

Planning Commission meeting of Thursday, March 23rd, 2023, March 30th, 2023, April 6th, 2023.

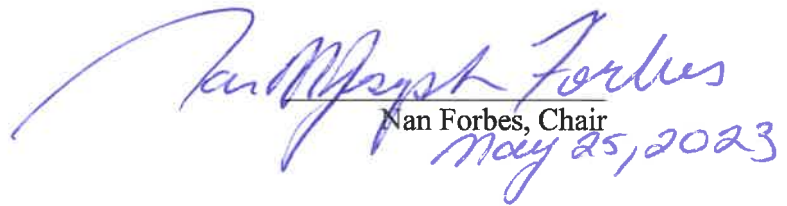
ADJOURNMENT:

With no further business, Commissioner Rise made the motion and the meeting was adjourned 9:33 PM.



A handwritten signature in blue ink, appearing to read 'Jordan Andrews', written over a horizontal line.

Jordan Andrews, Planning Operations Coordinator



A handwritten signature in blue ink, appearing to read 'Nan Forbes', written over a horizontal line. Below the signature, the date 'May 25, 2023' is written in blue ink.

Nan Forbes, Chair