

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
OCTOBER 28, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, October 28, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Renny Smith, William Lewandowski, Russell Roper, Sam Donley, Rusty Morgan, Richard Childs and Barbara Humes. Staff members present were Roger Hunter, Roger Goodwin, Michael Stevens and Sherry Cole.

Rosella Kern, Mark Schiavone and David Mills were absent with notification. Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:02 P.M.

Mr. Morgan motioned to accept the Minutes of the October 14, 2003 regular meeting. Mr. Childs seconded the motion which carried unanimously.

1. Presentation of Findings of Fact and Conclusions of Law for the Community Impact Statement for the Breckenridge East Subdivision (PC File #03-24) by Mike Cassell. Ms. Smith motioned to go into Executive Session. Mr. Lewandowski seconded the motion which carried unanimously. Ms. Smith motioned to go out of Executive Session. Mr. Lewandowski seconded the motion which carried unanimously. Mr. Lewandowski motioned to approve the Findings of Facts and Conclusions of Law for the Community Impact Statement for the Breckenridge East Subdivision after adding Job Corp Road to Item #4 under I. of the Findings of Fact. Mr. Childs seconded the motion which carried unanimously.

2. Final Plat Public Hearing for the Robert L. Billmyer Minor Subdivision, Lots 1, 2 & 3-Residue. Staff recommended approval of the Final Plat. There was no public comment. The Public Hearing was closed. Mr. Donley motioned to approve the final plat. Ms. Smith seconded the motion which carried unanimously.

3. Final Plat Public Hearing for the Claymont Society for Continuous Education Subdivision, Lots 1, 2 & 3-Residue. Staff recommended approval of the Final Plat. There was no public comment. The Public Hearing was closed. Mr. Morgan motioned to approve the Final Plat. Ms. Smith seconded the motion which carried unanimously.

4. Community Impact Statement Review for the Albin Manor Subdivision (Formerly known as Blue Ridge View Subdivision). Mr. Lewandowski excused himself from this item on the agenda as Braun Hamstead, Attorney, represents him in a personal civil suit. Braun Hamstead presented the project. There was public comment from Sherry Duncan and Beth Haney. The Public Hearing was closed. Mr. Hamstead rebutted. Staff recommended approval of the Community Impact Statement. Mr. Donley motioned to approve the Community Impact Statement. Mr. Roper seconded the motion which carried unanimously. Mr. Lewandowski returned to the meeting room for the rest of the meeting.

5. Postponed from the September 23, 2003 meeting. Community Impact Statement Review for the Spruce Hill Subdivision. Louis Athey and Rob Holmes presented the project. Mr. Athey stated he wanted to correct some of the figures on the plat and Community Impact Statement. Mr. Athey stated that there will be 50 lots with three story townhouses with an attached garage for each. There was public comment from David Burns. The Public Hearing was closed. Louis Athey and Rob Holmes rebutted. Mr. Donley motioned to postpone action on this item until the November 25, 2003 meeting in order for Staff to more thoroughly review the Community Impact

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Statement and to allow Mr. Raco to appear before the Commission to answer their questions. Ms. Smith seconded the motion which carried unanimously.

6. Postponed from the October 14, 2003 meeting. Community Impact Statement Review for the Quarter Farm Subdivision. Mark Dyck presented the addendum to the Community Impact Statement. Mr. Dyck stated that they have an agreement with the neighbors regarding the existing easement and abandonment of the existing road. Mr. Dyck also stated that the entrance to Strider Road has been eliminated. Mr. Dyck stated the developer and the Moores, the neighbors that own the Sunnyside Farm, came to an agreement that the proposed lots will be screened from Sunnyside Farm by an existing hedgerow that is located along the property line along with a 30 ft. landscape conservation easement and no vegetation can be cut down. Mr. Dyck further stated that Sunnyside Farm is on the National Register of Historical Places and it was added to the addendum. Mr. Dyck stated that he was aware of Staff's interpretation of the Subdivision Ordinance that the applicant will have no future subdivision rights to further subdivide the residue, but would be pursuing the matter at a later date. Mr. Donley motioned to approve the Community Impact Statement. Mr. Childs seconded the motion which carried unanimously.

7. Postponed from the October 14, 2003 meeting. Request by Richard Latterell on behalf of the Jefferson County Watersheds Coalition to address the Commission regarding the Evitts Run Watershed. Mr. Latterell made his presentation.

8. Request by Aubrey E. and Debora V. Henry for a variance from the storm water management requirements to replace a restaurant destroyed by fire (Article 8, Section 8). Mr. Henry asked that this item be removed from the agenda via a letter to the office.

9. Request by Gene and JoAnn S. Perkins for a variance to allow a limited site plan to rebuild a business previously destroyed by fire (Article 4, Section 4). The Zoning Board of Appeals approved a variance to re-establish the non-conforming commercial use destroyed by fire. Gene Perkins presented the variance to allow a limited site plan. Staff recommended approval with all building permit requirements being met. Ms. Smith motioned to approve the variance to allow a limited site plan to rebuild the business destroyed by fire with staff contingencies. Mr. Donley seconded the motion which carried unanimously.

10. Special informational meeting before November 10, 2003 with the Public Service District on the proposed Cattail Run Waste Water Treatment Plant. Mr. Donley motioned to have the special informational meeting on Tuesday, November 4, 2003 at 7:00 p.m. Mr. Morgan seconded the motion which carried unanimously.

11. Comprehensive Plan. Mr. Morgan reported that the Comprehensive Plan should be typed and ready for one more review in approximately two weeks.

12. Correspondence. None.

The meeting adjourned at 10:45 on October 28, 2003. A detailed transcript of this meeting can be found on Tapes # 110, 111 and 112. These minutes were prepared by Sherry Cole.

