

MINUTES
PAGE COUNTY PLANNING COMMISSION
March 13, 2018

Members Present

Bernie Miller, District 1	Paul Otto, District 1
Donnie Middleton, District 2	Steve Atkins, District 2
Keith Weakley, Vice Chairman, District 3	James Holsinger, Secretary, District 4
Duane Painter, District 4	Jonathan Comer, Chairman, District 5
Craig Lancto, District 5	

Members Absent

James Turner, District 3

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Comer called the March 13, 2018, Page County Planning Commission Regular Meeting to order in the Board of Supervisors Room of the Page County Government Center, 103 S Court Street, Luray, Virginia, at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Adoption of Agenda

Mr. Miller made a motion to approve the agenda as presented. The motion was seconded by Mr. Weakley. The motion passed unanimously.

Public Hearing

None

Citizen Comments on Agenda Items

None

New Business

None

Unfinished Business

A. Zoning Committee Report

No Report

B. Comp Plan Committee Report

Mr. Otto stated the next committee meeting was scheduled for March 14, 2018, at 3:00 p.m. in the Board of Supervisors Room.

C. Subdivision Committee Report

Mr. Weakley stated that he and Mr. Turner had not been able to meet due to work schedules.

D. Sign Ordinance Committee Report

Mr. Lancto stated the next committee meeting was scheduled for March 20, 2018, at 10:00 a.m. in the Board of Supervisors Room.

Open Citizen Comment Period

Gary Jenkins- Mr. Jenkins started off by stating he had met with Ms. Clatterbuck and she recommended he attend the Planning Commission meeting to discuss his ideas with the commission. He stated he wanted to find ways to create new businesses for future generations to come. He discussed his opinion about the need for a business park in our community. He also suggested that the blocked exit off 211 that leads to Bixler Ferry Road be opened up for public use to eliminate tourist traffic to the river through Mechanic Street since it was a residential community with a low speed limit. Chairman Comer explained that VDOT would probably be the best place to start to discuss the exit access. Mr. Jenkins replied that Ms. Clatterbuck had recommended he reach out to David Atwood and Ralph Malony at the local VDOT office, which he already had done. Mr. Atwood recommended that Mr. Jenkins needed to get the grandfathers of the community behind this proposal related to the exit access. Mr. Lancto introduced himself as the EDA Chairman and encouraged Mr. Jenkins to attend the upcoming meeting scheduled for Monday at 5:30 p.m., as the EDA would be happy to continue conversations with Mr. Jenkins.

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Chairman's Report

No Report

Clerk's Report

Ms. Clatterbuck explained that she had been working with an applicant for a proposed pending solar facility that would probably soon be coming to the commission for review/scheduling of the public hearing. One minor issue she has been working with the county attorney on is that, based on the current definition, a solar panel is considered a structure and is required to meet minimum setback requirements. The applicant will have no problem meeting the minimum setback requirements for external property lines; however, the internal setback requirement is 15 feet. Because the facility will consist of multiple tax parcels, (all owned by the same person) the applicant wants to install the panels closer than 15 feet to the internal lot lines. The county attorney has suggested that, because utilities are not required to meet setback requirements, staff consider this a utility and not require them to meet internal lot line setbacks. After much discussion, the commission recommended staff review Frederick and Westmoreland counties' requirements since they have gone through the process for solar facilities.

Adjourn

Chairman Comer adjourned the meeting at 8:20 p.m.


Jonathan Comer, Chairman


Jamie Holsinger, Secretary