

MINUTES
**PURCELLVILLE TOWN COUNCIL SPECIAL MEETING/
JOINT PUBLIC HEARING WITH PLANNING COMMISSION**
NOVEMBER 3, 2016, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

The special meeting of the Purcellville Town Council convened at 7:00 PM in Council Chambers.

PRESENT: Kwasi Fraser, Mayor
Karen Jimmerson, Vice Mayor
Nedim Ogelman, Council member
Doug McCollum, Council member
Chris Bledsoe, Council member
Kelli Grim, Council member

ABSENT: Ryan Cool, Council member

STAFF: Robert W. Lohr, Jr., Town Manager
Sally Hankins, Town Attorney
Hooper McCann, Director of Administration
Daniel Galindo, Senior Planner
Diana Hays, Town Clerk

CALL TO ORDER OF SPECIAL MEETING:

Chairman Stein called to order the Planning Commissioner Regular Meeting to order at 7:00 PM.

Mayor Fraser called to order the Special Meeting of Town Council at 7:00 PM. The Pledge of Allegiance followed.

PLANNING COMMISSION AGENDA AMENDMENTS:

None

PLANNING COMMISSIONER DISCLOSURES:

None

JOINT PUBLIC HEARINGS WITH PLANNING COMMISSION:

a. SUP16-03 Mary's House of Hope (Transitional Housing)

Chairman Stein stated the purpose of the public hearing and granted speakers three minutes. Chairman Stein opened the Planning Commission Public Hearing at 7:03 PM. Mayor Fraser opened the Town Council Public Hearing at 7:03 PM.

There was no one signed up to speak.

Daniel Galindo gave the staff presentation and noted that the applicant is requesting a special use for transitional housing in a building that it has been using as transitional housing for approximately nine years. Mr. Galindo added the Town rezoned the property earlier this year and created a use for transitional housing in preparation for the possibility of selling the land. Mr. Galindo stated that the Town agrees with all of the information contained within the application and the statement of justification however since the application has been received less than a month ago and hasn't received comments back from all reviewers, recommends that the Planning Commission defer action on the item until their next meeting.

There were no written materials submitted for the record.

Vickie Koth, 198 Wilderness Road, Linden, VA, with Good Shepherd Alliance came forward and talked their longstanding, great relationship with the town. Ms. Koth added that with a grant was able to renovate the home and currently leases the home from the Town for \$1 per year. Ms. Koth added that the house is used to help single moms get back on their feet. With the maintenance facility located there previously there was a safety concern with having small children in the house because of the equipment coming and going. Ms. Koth stated they did receive the \$300,000 grant to purchase the home.

No citizens were signed up to speak.

Commissioner Stinnette asked Dan Galindo what the downside would be for not voting on it immediately and asked if the Town was expecting any significant comments from the review. Dan Galindo stated he does not and the comments outstanding are from the Public Works Dept.

Sally Hankins, Town Attorney, recommended allowing a full vetting of an application before acting upon it because it helps ensure that the action taken can withstand any challenge.

Commissioner Paciulli asked if it might be important to add a few conditions on the approval to include maximum living capacity, conforming of building, fire and safety codes, and tree buffering maintenance. Per Dan Galindo, staff has not compiled a list of conditions.

Council had no questions or comments, and Mayor Fraser closed the Town Council Public Hearing 7:13 PM. Chairman Stein closed the Planning Commission Public Hearing at 7:13 PM.

b. SUP16-04 – Makersmiths

Chairman Stein stated the purpose of the public hearing and granted speakers three minutes. Chairman Stein opened the Planning Commission Public Hearing at 7:15 PM. Mayor Fraser opened the Town Council Public Hearing at 7:15 PM.

Dan Galindo provided the staff presentation and explained the location of the property as well as its history. Mr. Galindo added that if the Town Council and/or Planning Commission has any issues they may want to include those as conditions or to address them with staff.

Pat Scannell, 803 Lennon Court, Leesburg, Executive Director of Makersmiths, came forward on behalf of Tom Hill, Project Manager. Mr. Scannell stated that since his last presentation to Council he presented on the Maker movement to VML at the annual conference and talked further about the purpose of Makersmiths and their other locations.

An email from Bill and Christy Reynolds was received for the record in support of Makersmiths.

Matthew Hines of 14421 Mountain Road, Purcellville, came forward and talked about the large number of events held at a Makersmiths facility and the need for expansion.

David Bock, 38210 Audrey Court, Hamilton stated he is in support of Makersmiths in Purcellville and talked about the support it would provide to the surrounding schools.

Jill Evans-Kavaldjian, 38615 Morrisonville Road, Lovettsville, President of the Loudoun Arts Council and Manager at Round Hill Arts Center came forward in support of the expansion of the Makerspace.

Michael Fistler, 17054 Simmontal Lane, Round Hill, shared his experience with Makersmiths over the past year and spoke in favor of Makersmiths coming to Purcellville.

David Painter, 35365 Carnoustie Circle, Round Hill, spoke in favor of Makersmiths in Purcellville and feels they are an asset to any community.

Vickie Koth, 198 Wilderness Road, Linden, VA stated she is Executive Director of the Good Shepherd Alliance and would be the neighbor to the Makersmiths location. Ms. Koth talked about her concerns to include security, quiet hours, safety with the in and out traffic and the children in the home.

Pat Scannell offered to meet with Ms. Koth and work with her on her concerns and provided information about current neighbors at other Makersmiths locations. Mr. Scannell talked about the use of the lower driveway to move traffic away from the house.

Mr. Hines talked further about the space being opened to only members twenty-four hours a day with someone always being onsite. Mr. Scannell added there would be other members there as well as video surveillance.

Commissioner Paciulli asked if all of the use areas on the property could be identified. Commissioner Paciulli talked about the Hirst Farm homes that back to the property and talked about screening. Commissioner Paciulli talked about the quiet hours and feels 10:00 PM may be a little late, and stated the parking is not well defined.

Commissioner Van Istendal asked about the security to monitor the networks as well as physical security. Mr. Scannell stated a security solution has not yet been created but will exceed best commercial practices.

Mr. Scannell committed to adding trees for screening on the Hirst side and behind Mary's House of Hope. Commissioner Paciulli thanked Mr. Scannell for his willingness to help.

Via questions from Commissioner Stinnette, Dan Galindo confirmed that all of the reviews are in and the only item remaining is setting conditions, if desired, and that the Town has a list of equipment as of today that will be onsite. Commissioner Stinnette asked about facilitating a meeting between the applicants of 16-03 and 16-04.

Commissioner Grim referenced the Sept. 27, 2016 Town Council Meeting Minutes where there is a well-defined map that lays out the description of the area that Makersmiths would be using and referenced in the same meeting that the issues in the lease were addressed by line. Further discussion took place about adding conditions to the lease. Chairman Stein stated she feel conditions should be worked out between Mary's House of Hope and Makersmiths.

Discussion took place about having the materials ready for this item to be an action item on November 17th.

Council member Bledsoe spoke in favor of Makersmiths and added that he visited the Leesburg location and talked with the neighbors there and received positive feedback.

Council member Jimmerson talked about the possible benefits of having neighbors.

Mayor Fraser encouraged a meeting within a week between Makersmiths and Mary's House of Hope to determine how they can work together.

Pat Scannell offered Makersmiths services to Mary's House of Hope to include physical and network security.

Vickie Koth shared her concerns about the proposed hours of operation for Makersmiths due to noise and safety.

Mayor Fraser closed the Town Council Public Hearing at 8:13 PM. Chairman Stein closed the Planning Commission Public Hearing at 8:13 PM.

c. Zoning Ordinance Text Amendment OA16-02 – Disclosure of Real Parties in Interest

Chairman Stein stated the purpose of the public hearing and granted speakers three minutes. Chairman Stein opened the Planning Commission Public Hearing at 8:15 PM. Mayor Fraser opened the Town Council Public hearing at 8:15 PM.

Sally Hankins, Town Attorney, made the staff presentation and added that the Town Council has expressed interest in amending the zoning ordinance to require that anyone that is presenting a land development application disclose all the legal and equitable ownership interests in the land that is the subject of the application. Town Council has requested that the Planning Commission

review the proposed ordinance and provide Council with a recommendation. Ms. Hankins reviewed the proposed process as presented in the staff report.

Tucker Keller noted the four written comments received for the public hearing by Chuck Izzo, Susan Khalil, and Lydia Clark and Kecia Brown. One additional item came in during the public hearing from Edie Forsberg. All are in support of the Real Parties of Interest Disclosure.

No one was signed up to speak.

Commissioner Paciulli spoke in favor of the item.

Commissioner Grim clarified for the residents that she's received questions from that there is a secondary part of the item which requires an affirmation meaning if anything changes from the time of application that on or before the close of business 22 business days prior to each public hearing before the Planning Commission, Town Council or Board of Zoning Appeals, the applicant or authorized agent must update the document, and added the form does need to be notarized. Commissioner Grim spoke in favor of the item and sees it as a positive asset to land use.

Commissioner Stinnette added that the Affirmation is covered in paragraph 19.5 which should address the concerns of the neighbors.

Chairman Stein noted that the ordinance would give the option for the member to go further than the code requires in that they could electively refrain from participating and confirmed with Sally Hankins that this is correct.

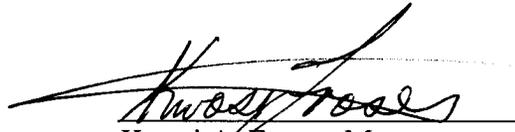
Commissioner Grim talked about updating the Code of Conduct for Committees, Commissions and Boards and the Code of Ethics for Council to address the issue as other municipalities do.

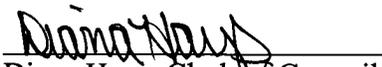
Council member Bledsoe and Mayor Fraser spoke in favor of the item and with no further Council comments, Mayor Fraser closed the Town Council Public Hearing at 8:24 PM.

ADJOURNMENT:

Council member Bledsoe made a motion to adjourn the special meeting at 8:24 PM. The motion was seconded by Vice Mayor Jimmerson and passed 6-0-2 (Cool absent and Grim abstain).

The Planning Commissioners had no further comments and Chairman Stein closed the Planning Commission Public Hearing at 8:25 PM.


Kwasi A. Fraser, Mayor


Diana Hays, Clerk of Council