

February 21, 2019

**MINUTES
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 21, 2019 7:00PM
TOWN HALL COUNCIL CHAMBER**

PRESENT: Tip Stinnette, Chairman/Town Council Member
Theresa Stein, Vice Chairman/Planning Commissioner
Mary Frances Bennett, Planning Commissioner
Ed Neham, Planning Commissioner
Stosh Kowalski, Planning Commissioner
Chip Paciulli, Planning Commissioner

ABSENT: Nan Forbes, Planning Commissioner

STAFF: Patrick Sullivan, Director of Community Development
Andy Conlon, Senior Planner

CALL TO ORDER OF REGULAR MEETING:

Tip Stinnette, Chairman, called the Planning Commission Meeting to order at 7:00 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None

COMMISSIONER DISCLOSURES:

None

PUBLIC HEARINGS:

None

PRESENTATIONS:

None

DISCUSSION ITEMS:

Chairman Stinnette indicated he had some concerns with the errata sheet that needed to be resolved before we went to Public Hearing. The errata sheet that was posted on the Town website did not match the map presentation made to Town Council and what was agreed upon. The map is central to the Comprehensive Plan. Rather than go to the public hearing with

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different version of the map, he made a motion to Town Council that they remand the Comprehensive Plan and the errata sheet back to Planning Commission so the Planning Commission can clean up the errata sheet with following:

- Adopt a resolution to decertify the current draft of the Comprehensive Plan.
- Update the changes recommended in the errata sheet, which include changes to the advertised Land Use map, and other changes as may be deemed advisable by the Planning Commission.
- Reference Land Use maps in the errata sheet that were impacted by, and contained in, the Appendix and Supplemental Supporting Documents.
- Consider, address, and incorporate, as the Planning Commission deemed advisable, comments to the draft comprehensive plan as may be delivered to the Planning Commission from members of Town Council.

Staff was advised the ultimate objective was to post on the Plan Purcellville website an updated errata sheet, staff report presented to Town Council and summary of all significant dates and milestones in the Comprehensive Plan process.

Once these actions are complete, the Planning Commission should refer the plan back to Town Council for consideration.

ACTION ITEMS:

- a) Adoption of a resolution to decertify the current draft of the Comprehensive Plan, thereby stopping all timeline deadlines set forth under Virginia Code.

Commissioner Neham went through the decertification of the resolution and had some line in and line out recommendations. Town Attorney, Sally Hankins, subsequently relooked at the resolution and determined the following should be corrected to:

- On the second **WHEREAS**, the adoption of the Planning Commission adoption by the Planning Commission of a resolution recommending adoption of a Comprehensive Plan triggers a 90-day deadline for the legislative body to conduct a duly-advertised public hearing and act on the Comprehensive Plan.

Chairman Stinnette asked Senior Planner, Andy Conlon, to return to the 5.0 version of the comprehensive plan. When the 5.1 was printed out, it messed up the legends and wording in the document. What the consultant delivered in version 5.0 is what will be posted on www.planpurcellville.com

Commissioner Stein made a motion that the Town of Purcellville Planning Commission adopt Resolution 19-02-02 presented on February 21, 2019, this is a resolution of Town Purcellville Planning Commission to void its certification of the Comprehensive Plan Purcellville 2018.

Motion: Stein
Second: Kowalski

INFORMATION ITEMS:

Chairman Stinnette indicated there is an article in Loudoun Now regarding the Loudoun County comprehensive plan rewrite. The planning commission is going to present the plan to Board of Supervisors on March 21, 2019. The Board of Supervisors will have a public comment from April 24th-27th. They are schedule to adopt the plan July 2, 2019.

Chairman Stinnette indicated the Purcellville Library will not be moving that they are looking to expand their building.

CITIZEN COMMENTS:

Patricia Kipfer, 38038 W. Colonial Highway, I'd like to point out the discussion regarding my property being the first property on the east end Purcellville. As you can clearly see on the zoning map, the first property that bumps up to Loudoun County line is Patrick Henry College. This fact is also clearly evident in the map reflecting the pin numbers for the eastern end. This map was printed from the Loudoun County GIS legal site. I'm not the first property in Town.

COUNCIL REPRESENTATIVE'S REPORT:

None

PLANNING COMMISSIONER'S COMMENTS:

Commissioner Neham listened to the audio tape of the Purcellville Gateway presentation and asked if was the will of the Planning Commission to not go ahead and possibly not approve Purcellville Gateway in order to save the applicant time and money. This point was not clear in the audio tape. It was determined the applicant should exercise the process since the ultimate arbitrator of the application request is the Town Council.

Commissioner Kowalski asked if the applicant was going to come back and tell the Planning Commission the results of their community engagement regarding the Purcellville Gateway project.

Chairman Stinnette indicated the applicant needs to do the residential engagement and needs to come back to the Planning Commission. Additionally he stated the Commission gave the applicant specific guidelines to update the site plan with greater specificity with respect to the proffers, buffers, fencing and landscaping. They should be prepared at that time to talk about the public engagement.

Commissioner Kowalski asked about the designation for Patricia Kipfer property if she's actually not on the border and if that had any bearing on her property being designated Rural Transition?

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Chairman Stinnette responded to Commissioner Kowalski stating the property to the east of Kipfer's property contains a stream bed. The whole point of the idea of transition rural land use was not necessarily dependent on its proximity to the Town boundary. It really talks to the density desires in terms of transitioning from the proximate edge of the Town.

CHAIRMAN'S COMMENTS:

Chairman Stinnette told the Commissioners there is a collation of interest to exclude the West End Wine & Bar Pub and the Loudoun County Golf Club in the extension of the trail. The West End Wine & Bar Pub and the Loudoun County Gold Club do not want the trail to be extended on their property and have addressed this with Loudoun County.

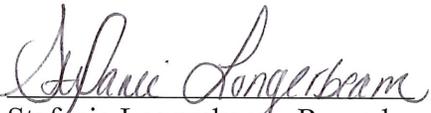
Chairman Stinnette addressed the email Commissioner Neham sent out regarding the new lighting going up in Round Hill.

APPROVAL OF MINUTES:

None

ADJOURNMENT:

With no further business, Commissioner Paciulli made a motion to adjourn the meeting at 8:27PM.


Stefanie Longerbeam, Recorder


Tip Stinnette, Chairman