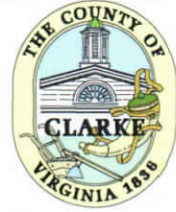


Clarke County



PLANNING COMMISSION WORK SESSION MINUTES TUESDAY, APRIL 3, 2018

A work session of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, April 3, 2018.

ATTENDANCE

Present: Robina Bouffault; Randy Buckley (Vice-Chair); Anne Caldwell; Mary Daniel (arrived late); Bob Glover; Scott Kreider; Douglas Kruhm; Frank Lee; Gwendolyn Malone, Cliff Nelson; and George L. Ohrstrom, II (Chair).

Absent: None

Staff Present: Brandon Stidham, Planning Director; Ryan Fincham, Senior Planner/Zoning Administrator; Alison Teetor, Natural Resources Planner

CALLED TO ORDER

Mr. Stidham called the meeting to order at 3:02PM.

AGENDA

The members approved the agenda by consensus as presented.

NEW BUSINESS ITEMS

Presentation, Draft 2018 Historic Resources Plan

Mr. Stidham introduced Betsy Arnett, Chair of the Historic Preservation Commission (HPC), who is here to discuss the draft 2018 Historic Resources Plan. Chair Ohrstrom said that the HPC did a great job on the Plan and he thanked them for their work.

Ms. Arnett said that the HPC worked on the Plan for quite some time and made significant changes. She said that they drastically reduced the appendices in the current Plan by referencing information held by other agencies rather than including the information in the Plan document. She added the list of projects and future goals have also been updated. Ms. Bouffault noted that the revised Plan flows much better with the revisions.

Mr. Stidham reminded the Commission that they will have to conduct a Public Hearing on the revised Plan and forward a recommendation to the Board of Supervisors as they have done in recent years with the revised Comprehensive Plan and component plans. Chair Ohrstrom asked if the Commission can schedule the Public Hearing at the April 6 Business Meeting. Mr. Stidham replied that if

everyone is comfortable with the draft, an item to schedule the Public Hearing can be added to the Business Meeting agenda.

REVIEW OF AGENDA ITEMS FOR APRIL 6, 2018 BUSINESS MEETING

Mr. Stidham noted that he will add the draft Historic Resources Plan to the agenda as a new Item #5 after the minor subdivision review. Revised agendas will be provided at the meeting.

Mr. Fincham provided an update on the Hitchen major subdivision application. He said that the applicant provided revised plans by the submission deadline and copies were immediately sent to VDOT and the County's engineering consultant. The consultant provided comments on the revision earlier today noting that Planning Staff can work with the applicant to ensure that their remaining comments are addressed so no additional consultant review is necessary. He said that DEQ has not provided a response to the applicant's engineer yet on the stormwater review and that this could take additional time. He also reported that the applicant's agent said he spoke with Bobby Boyce at VDOT and was told that there were no additional concerns. He added that VDOT's comments have not been formally provided yet. He said that the applicant's engineer did provide the bond estimate information today and it has been forwarded to the County's consultant for review. He concluded by stating that it is possible that all outstanding issues could be resolved by the Business Meeting except for DEQ's stormwater review. The applicant's engineer is requesting a conditional approval subject to resolution of the stormwater issues with DEQ. He added that the applicant is willing to request an additional deferral if the Commission has concerns with a conditional approval.

Chair Ohrstrom asked if Staff would be comfortable with a conditional approval. Mr. Fincham replied that the applicant's engineer said that they can address all of DEQ's most recent comments but that more comments would likely be provided by DEQ on the re-submission. Mr. Stidham suggested that if the Commission wanted to grant conditional approval, it could include a statement that the approval is subject to DEQ's comments not requiring any material changes to the conditionally-approved plat. Chair Ohrstrom asked what the members thought about a conditional approval and several members indicated that they want to wait for the DEQ approval before acting on the plat. Mr. Fincham said that he will inform the applicant of the Commission's concerns and will remove the item from the agenda if the applicant decides to request another deferral.

Mr. Nelson asked Mr. Fincham where the cut material from the site would be going. Mr. Fincham said that he will find out and report back to the Commission.

Mr. Fincham reviewed the Pierson-Bailey minor subdivision application and noted that this property was the subject of an appeals case before the Board of Zoning Appeals last year. Mr. Glover noted that he shares a boundary line with this property and asked if he is required to recuse himself from consideration. Chair Ohrstrom replied that if he does not have an economic interest in the matter, then there is no need for him to recuse himself. Members had no additional questions about the application.

OLD BUSINESS ITEMS

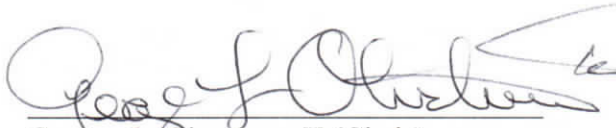
Progress Report, Ordinance Update Project

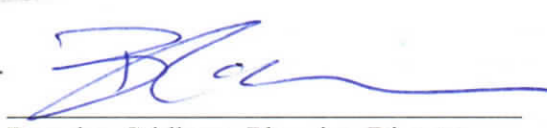
Mr. Stidham briefly reviewed the progress report on the Ordinance Update Project. He noted that the next Committee meeting is scheduled for Wednesday, April 11 at 2:00PM.

OTHER BUSINESS

None

The meeting was adjourned by consensus at 3:23PM.


George L. Ohrstrom, II (Chair)


Brandon Stidham, Planning Director