

Town of Lovettsville

Planning Commission Minutes Public Hearings and Regular Meeting February 6, 2013

Call to Order/Welcome

Vice Chair Mueller called the Regular Meeting of the Lovettsville Planning Commission to order at 7:34 PM on Wednesday, February 6, 2013 at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, VA.

Present at Meeting

- Vice Chair Joseph Mueller
- Commissioner Robert Gentile
- Commissioner Jennifer Jones
- Commissioner Anthony Quintana

Absent

- Chairwoman Deborah Summitt
- Commissioner Lorraine Bauer

Staff Present

- Zoning Administrator Melissa Hynes
- Town Clerk Harriet West

Present In the Audience

There was no one present in the audience.

Public Comment

Vice Chair Mueller called for comments from the public. There were none.

Additions/Deletions/Modifications to the Agenda

Vice Chair Muller called for changes to the agenda. There were none.

Approval of Planning Commission Minutes

A. Planning Commission Regular Meeting – January 16, 2013

Vice Chair Mueller asked if there were any changes to the minutes. Hearing none, he called for a motion to approve the minutes as presented.

- Motion:** To approve the minutes of the January 16, 2013 Planning Commission Regular Meeting as presented.
By: Commissioner Quintana
Second: Commissioner Gentile
Aye: Commissioners Jones, Gentile, Mueller, and Quintana
Nay: None
Abstain: None
Absent: Chairwoman Summitt and Commissioner Bauer

Staff Reports

Zoning Administrator Hynes presented her report for December 2012. There were no questions from the Commissioners.

Action/Discussion Items

A. LVZA 2013-0001: Floodplain Ordinance Removal and Replacement (Public Hearing)

Vice Chair Mueller suspended the Regular Meeting at 7:42 PM and opened the Public Hearing for LVZA 2013-0001 at 7:42 PM (Attachment 1: Notice of Public Hearings). He noted that no members of the public were present.

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider proposed changes to the existing Floodplain Ordinance, found in Section 8 of the Zoning Ordinance, and to consider making a recommendation to the Town Council regarding adopting a Floodplain Ordinance in order to meet one of the three requirements necessary in applying to become a member of the National Flood Insurance Program (NFIP). To join the NFIP, Lovettsville must submit an application package that includes the following information:

- 1) Application for Participation
- 2) Town Resolution of Intent
- 3) Floodplain Management Ordinance

Zoning Administrator Hynes said she received some administrative comments from the Town Attorney. She noted the following based on the questions raised at the previous Planning Commission meeting:

- The requirements for constructing a house only apply to sites actually within the floodplain.
- There are currently no houses in Town built in the floodplain.

Although the ordinance would only affect houses constructed in the floodplain; everyone in Town would be eligible for the floodplain insurance. Zoning Administrator Hynes reviewed what items would be covered by the insurance.

Staff recommends removing the Town's 2001 Floodplain Ordinance and replacing it with the new draft ordinance based on the Federal Emergency Management Agency model.

Vice Chair Mueller closed the public hearing at 7:53 PM. He called for questions from the Commissioners. Vice Chair Mueller asked if the Town Attorney's comments will be addressed before the draft ordinance is finalized. Zoning Administrator Hynes confirmed that these changes will be incorporated.

Motion: I recommend approval to the Town Council with the recommended revisions.
By: Commissioner Quintana
Second: Commissioner Jones
Aye: Commissioners Jones, Gentile, Mueller, and Quintana
Nay: None
Abstain: None
Absent: Chairwoman Summitt and Commissioner Bauer

B. LVZA 2013-0002: Amendment to Off-Street Parking Requirements (Public Hearing)

Vice Chair Mueller opened Public Hearing for LVZA 2013-0002: Amendment to Off-Street Parking Requirements at 7:55 PM (Attachment 1: Notice of Public Hearings).

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider amending Off-Street Parking Requirements, within Section 4-3 of the Zoning Ordinance, and to provide a recommendation to the Town Council.

The Zoning Administrator reviewed the background for bringing the Town's parking requirements up to current standards and presented Staff recommended changes to the Off-Street Parking Requirements.

Vice Chair Mueller asked how the clause regarding Libraries, Art Galleries or Museums will affect the Lovettsville Museum. Zoning Administrator Hynes said existing establishments will be grandfathered in.

Vice Chair Mueller pointed out that the original text has separate sections for single family dwellings and multiple dwellings; whereas the proposed draft has everything listed under the same heading, Residential Uses. Staff will revise this to clarify the distinction between single family and multi-family units.

Vice Chair Mueller called for additional comments from the Commissioners. Commissioner Jones asked how the Town will come up with extra parking for the Old Town District, which already has limited parking. Zoning Administrator Hynes said the next step is to approve the proposed changes to the Town's parking requirements, which will affect all commercial properties in Town. Then, if the Old Town Zoning District is approved, the Town can offer reductions in the parking requirements based on the availability of public parking lots and/or shared parking agreements. Vice Chair Mueller said this will upgrade the Town's parking baseline to bring it in line with other municipalities.

Vice Chair Mueller called for additional comments. Hearing none, he closed the Public Hearing for LVZA 2013-0002 at 8:21 PM and reopened the Regular Meeting at 8:21 PM.

Motion: I move that the Lovettsville Planning Commission recommend approval of the draft text amendments to the Off-Street Parking Requirements, within Section 4-3 of the Zoning Ordinance, as attached, to the Town Council with the following changes as discussed regarding Residential Uses.

By: Commissioner Quintana

Second: Commissioner Jones

Vice Chair Mueller called for discussion on the motion. Hearing none, he called for the vote.

Aye: Commissioners Jones, Gentile, Mueller, and Quintana

Nay: None

Abstain: None

Absent: Chairwoman Summitt and Commissioner Bauer

Information Items

Zoning Administrator Hynes reported on the following:

- She will be attending the Certified Tourism Ambassador training being offered by The Journey Through Hallowed Ground.
- The rezoning application for the Lovettsville Co-Op property has been submitted and will be coming before the Planning Commission, after the agency review is completed.

Comments from the Mayor and Commissioners

There were none.

Adjournment

Motion: To adjourn the Planning Commission meeting of February 6, 2013.

By: Commissioner Quintana

Second: Commissioner Jones

Aye: Commissioners Jones, Gentile, Mueller, and Quintana

Nay: None

Abstain: None

Absent: Chairwoman Summitt and Commissioner Bauer

The meeting was adjourned at 8:31 PM.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: February 20, 2013

Attachments:

1. Notice of Public Hearings

Construction LLC
 Board & Wire Fencing, Fence Painting,
 Bobcat Services
540.797.1976
 Serving the Loudoun County and surrounding areas

KELLY'S TRADITIONAL MASONRY LLC
 Nick Kelley, Owner
 703-331-3843
 e: Kelly@traditionalmasonry.com
 Traditional Stonework
 Masonry Restoration
 Historical Timber Framing

- OUTDOOR STRUCTURES
- WATER FEATURES/POOLS
- HORTICULTURAL MAINTENANCE
- DRAINAGE & WATER MANAGEMENT
- OUTDOOR LIGHTING
- LARGE CALIPER TREE TRANSPLANTING
- SPECIAL EVENTS

Driveway & Road Grading
 Bush Hogging
703-406-8800
 15% OFF Mulch & Spring Clean-up
 2 Free mowings with 2012 mowing contract

MLK

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Theta Sorority, Freemasons, and many of Loudoun's churches.

Refreshments donated by local businesses were served once the group reached Douglass Community Center, followed by a moving program honoring Dr. Martin Luther King, Jr. Event Chairperson Tammy Carter opened the ceremony, Reverend Tom Arrowsmith of the Bahá'í Community gave the invocation, then Leesburg Mayor Kristen Umstadtd addressed the group with a welcome message. Students from Tuscarora High School, Dominion High School, and Dance Academy of Loudoun gave dance and musical performances. Chairperson Tammy Carter describes as "phenomenal." When asked what inspired her most about the event, Ms. Carter, "The youth just really put forth effort in coming together as one culture." Author and motivational speaker Deborah L. Parker was the guest speaker. And at the end, the event was summed up perfectly with the song "We Shall Overcome": "Oh, deep in my heart, I do believe/We shall live in peace someday."

Conservation

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Julia Hiser (piano, vocals), Tyler "T" Scheerschmidt (drums, piano, keyboard), Abbe Scheerschmidt (guitar, vocals), Travis Guyton (guitar, vocals), Ryan "House" McCall (bass "like woaah"), and Joseph Keim (drums, vocals). The Immortals will be playing at Franklin Park on February 2 from 7-10pm. More information is available at www.loudounmusic.com.

Swell Daze

Swell Daze is a band that explodes with energy onstage, and the buzz at Saturday's show was that this band is destined for big things. Swell Daze started out as a few high school friends in Purcellville jamming and playing covers over the summer of 2011, who discovered they could also write their own great music, and even build a following that has put them on the college radio charts. Last year they released their debut EP, available on iTunes, Amazon, and at Shamrock Music Shop in Purcellville. They were also sponsored by RedBull SoundStage and licensed their song "Hooked" to Tony Hawk's Ride Channel on YouTube. This summer the band plans to record another album, and on February 7, Swell Daze will be playing live during a two hour slot on JMU's radio station, WXJM. Currently, three of the band members attend James Madison University in Harrisonburg, while the lead singer, McCoy, completes his senior year at Woodgrove High School. Swell Daze is McCoy Douglasson (lead vocals), Addison Smith (guitar), Mitch Weissman (bass), and Greg Barton (drums), and are managed by David Douglasson. More information is available at www.swelldazeband.com

Public Hearing/Legal Notices

Notice of Public Hearing Town of Lovettsville Planning Commission

The Lovettsville Planning Commission will hold a public hearing on the following items at their meeting on February 6, 2013 at 7:30pm at the Lovettsville Town Hall, 6 East Pennsylvania Avenue:

LVZA-2013-0001 Removal and Replacement of Floodplain Ordinance: To remove in its entirety, the Floodplain Ordinance found in Section 8 of the Town of Lovettsville Zoning Ordinance; and replace it with a new Floodplain Ordinance that meets Federal Emergency Management Agency requirements.

LVZA-2013-0002 Amendments to the Off-Street Parking Requirements: To amend Section 4-3 of the Town of Lovettsville Zoning Ordinance to modify off-street parking requirements.

The draft text being considered is available for review at the Town Hall between the hours of 8:30am and 4:30pm weekdays or by special appointment, holidays excepted. Call 540-822-5788 for more information or visit www.lovettsvilleva.gov. In the event the meeting is cancelled due to inclement weather, the public hearing will be convened on February 20, 2013, at the same time and place.

Insertion Dates:
January 25
February 1