

Town of Lovettsville

Planning Commission Minutes of Public Hearing and Regular Meeting August 22, 2012

Public Hearing

A. LVCU 2012-0003 4 North Berlin Turnpike, Conditional Use Permit – Used Automobile Sales

The Public Hearing of the Lovettsville Planning Commission on LVCU 2012-0003 was called to order by Chairwoman Mari Bushway on Wednesday, August 22, 2012 at 7:31 PM at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, VA 20180.

Present at Meeting

- Chairwoman Mari Bushway
- Vice Chair Deborah Summitt
- Commissioners Lorraine Bauer
- Commissioner Jennifer Jones
- Commissioner Joe Mueller
- Commissioner Tony Quintana

Staff Present

- Town Manager Keith Markel
- Zoning Administrator Melissa Hynes
- Town Clerk Harriet West

Absent

None

Audience

- Former Mayor Elaine Walker
- Mayor Robert Zoldos

Explanation of Procedures and Opening of the Hearing

Chairwoman Bushway read the Public Notice of this Public Hearing as it appeared in the *Purcellville Gazette* (Attachment I: Public Notice).

Presentation

Zoning Administrator Hynes gave a presentation on LVCU 2012-0003. The Planning Commission is being asked to consider a request by Gary Cramer for approval of a Conditional Use Permit from section 3-13 (c)(v) of the Lovettsville Zoning Ordinance, to allow for the operation of retail sales of used automobiles, with the outdoor storage/display of automobiles, as a conditionally permitted use. The parcel is located at 4 North Berlin Turnpike. She provided information on the current tenant at the facility (Quarter Branch Technologies), adjacent property owners, parking, signage, safety concerns with access to North Berlin Pike, and the impact on the Lovettsville Gateway. She reviewed the following staff recommended conditions:

- Install a buffer area between subject property and 2A North Berlin Pike.
- Outdoor lighting shall be installed to prevent off-street spillage and glare.
- The display of automobiles for sale shall remain behind the front building line of the main building.
- The outdoor lot shall be cleared of weeds and other debris; as well as it shall be professionally graveled or cemented.

- Install 1 or 2 commercial entrances thirty foot in width, with hard materials such as asphalt or concrete, but not gravel.
- Install landscaped islands in the areas that are not part of the commercial entrance(s).
- Grass shall be planted within the landscape islands; 25% of the total landscape area will be planted with shrubs and flowers; plant at least two understory trees.
- All plantings described in these conditions shall be installed before the conditionally permitted use is open to the public.
- The business shall operate as a retail sales business and not as an auto repair service business or car wash business.
- There shall be no outdoor speakers.
- The business shall not have more than 30 automobiles for sale or lease on-site.
- Separate parking spaces, from auto sales spaces and from other tenants of main building, shall be provided for employees and customers; one parking space per employee and four parking spaces for customers.

Staff also recommended a closing time of no later than 10:00 PM.

Public Speakers

Chairwoman Bushway asked if anyone wished to speak.

Kevin Kettell, from Purcellville, came forward to speak. He said that he has been close friends and neighbors with Mr. Said Bassam and his family for more than 14 years. He is here to support them. Their home is beautifully landscaped and whatever they do will be very attractive.

Chairwoman Bushway asked if there were any questions. Hearing none, she declared the public hearing closed at 7:46 PM.

Regular Meeting

Chairwoman Bushway called the Regular Meeting of the Lovettsville Planning Commission to order at 7:46 PM.

Changes in Present at Meeting

None

Public Comment

Chairwoman Bushway called for comments from the public. There were none.

Additions/Deletions/Modifications to the Agenda

Chairwoman Bushway called for changes to the agenda. There were none.

Approval of Planning Commission Minutes

No minutes were presented.

Staff Reports

Administrator Hynes presented her written report for July 2012. She noted the following:

- She has added home occupations to her monthly reports.
- The Montessori School received its occupancy permit last month and will be opening soon.
- The Mad Horse Brew was issued a sign permit.
- The Town will no longer require approval from a Home Owners Association (HOA) in order to issue a Zoning Permit or Home Occupation permit, as long as the applicant meets the Town's requirements. Manager Markel stated the policy requiring the HOA letter was put in place to several years ago to eliminate confusion; however, the state does not allow the Town to withhold a permit if the applicant meets all of the Town's requirements. The Town's applications will be revised to include information clearly stating that the applicant may be responsible for meeting additional HOA regulations.

- Commissioners Quintana and Mueller recently attended the Planning Commissioner training.

Action Items

A. LVCU 2012-0003 4 North Berlin Turnpike – Conditional Use Permit (Cramer and Bassam)

Motion: I move that the Lovettsville Planning Commission recommend approval of the Conditional Use Permit with the conditions as recommended.

By: Commissioner Mueller

Second: Commissioner Jones

Aye: Commissioners Bauer, Bushway, Jones, Mueller, Quintana, and Summitt

Nay: None

Abstain: None

Absent: None

Discussion Items

A. Old Town District

Administrator Hynes presented this item. She referenced the most recent draft of the Old Town Zoning District. Staff is doing a study to document the setbacks and identify ways to improve the area. She distributed an article about gourmet food trucks and noted this could be a way for the Town to attract potential new businesses to the area. The Town will need to give further consideration to public amusement facilities, drinking establishments, and play areas incidental to restaurants.

Staff and the Commissioners discussed some of the potential uses and challenges for the area. Commissioner Jones stated she did not think food trucks were a good fit for a small town.

Zoning Administrator Hynes reviewed the process and tentative dates for the developing the new zoning district over the next six months. Commissioner Mueller suggested including an additional public meeting before the new district is presented to the Planning Commission and Town Council.

Information Items

Manager Markel reported on the following:

- The ribbon cutting for the Montessori School will be on Saturday morning.
- The house at 8 East Pennsylvania Avenue has been demolished. The lot will be used as the site for the main tent during Oktoberfest, as well as the long-term plan for it to become additional Town parking and the expansion of Town Hall.
- The Town will be putting up additional signage announcing plans for the Quarter Branch Park and Support Facility on Lange Drive.

Comments from the Commissioners

Mayor Zoldos reported on the following:

- Kimberly Allar has been appointed to the Town Council.
- The slate for the November special election includes two candidates – Jack Burden and Kimberly Allar.
- He encouraged the Planning Commissioners to sign up to volunteer for Oktoberfest.
- They are putting together a Town map for Oktoberfest using an application known as Maprika that will be useful for logistics.
- The Town is working on defining and renaming the Economic Development Advisory Committee. They are also developing operational procedures and work plans for all of the Town's committees that will be approved by the Town Council each year.
- The Parks Committee is moving forward on the Walker Pavilion and the Quarter Branch Park.
- The Lovettsville Fire and Rescue Company's new fire engine arrived and will be in service next month.
- The new flag pole has been ordered and will be installed soon.
- There will soon be a new web-based format for the Friday email that includes more features.

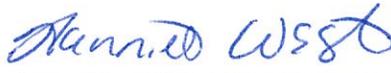
- They are considering creating a Town symbol or crest based on the Pennsylvania Dutch-style hex symbol.
- The Town water tank will be painted light blue and may include an image or slogan.

Adjournment

Motion: To adjourn the Planning Commission meeting of August 22, 2012.
By: Chairwoman Mari Bushway
Second: Commissioner Mueller
Aye: Commissioners Bauer, Bushway, Jones, Mueller, Quintana, and Summitt
Nay: None
Abstain: None
Absent: None

The meeting was adjourned at 8:36 PM.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: January 2, 2013

Attachment I: *Purcellville Gazette Ad*

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 item at their meeting on August 22, 2012 at 7:30pm at the Lovettsville Town Hall, 6 East Pennsylvania Avenue:

LVCU 2012-0003 4 North Berlin Turnpike

Consider a request by Gary Cramer, for approval of a Conditional Use Permit from section 3-13 (C)(v) of the Lovettsville Zoning Ordinance, to allow for the operation of automobile dealership with retail sales and the outdoor storage/display of automobiles, as a conditionally permitted use. The parcel is located at 4 North Berlin Turnpike and is identified as Loudoun County PIN 369-20-9015.

The application and related documents being considered are available for review at the Town Hall between the hours of 8:30am and 4:30pm weekdays or by special appointment. Call 540-822-5788 for more information or visit www.lovettsvilleva.gov.

Insertion Dates:

August 10

August 17

Odds

Continued from page 11

arugula. The farm will be open for sales on Thursday mornings from 8 to 11am, payment by cash or check only. Endless Summer Harvest is a family owned and operated hydroponic farm growing gourmet lettuces and salad greens in 12,000 square feet of technologically advanced greenhouses. We take great pride in providing delicious, locally grown, pesticide-free produce, 365 days a year. For

Inova Selected for National Effort to Increase Breastfeeding

Inova Loudoun Hospital has been selected to participate in a national effort to significantly improve breastfeeding rates. Although breastfeeding is one of the most effective ways to protect infants, half of US-born babies are given formula with the first feeding. Best Fed Beginnings is a program that is increasing the number of US hospitals implementing a national effort to support a new mother's choice to breastfeed.

"Inova Loudoun Hospital is delighted to have been selected to participate in this effort and to have the opportunity to improve our maternity services," said Tracy Cross, RN, IBCLC, RLC, Nurse Manager. "We recognize that for women who plan to breastfeed, it is important to have a mother's ability to start and continue breastfeeding. Our goal is to provide the best care through the Baby-Friendly designation process. Our facility who intend to breastfeed are fully supported."

In addition to Inova Loudoun Hospital 89 other hospitals have been selected from 235 applicants. The groups will work together to improve proven quality improvement methods to transform the "Baby-Friendly" designation. This designation verifies that a hospital meets the American Academy of Pediatrics-endorsed Ten Steps to Breastfeeding. The WHO/UNICEF Baby-Friendly Hospital Initiative. Breastfeeding rates are virtually eliminated in hospitals that act on this designation.

Breastfeeding has multiple health benefits for both mothers and infants. It decreases the incidence and severity of many infectious diseases, neurodevelopment. It also decreases infants' risk of becoming overweight. Breastfeeding decreases the risks of breast and ovarian cancer and cardiovascular disease. ♦

Health Watch

by Dr. Larry Belote, MD

Purcellville Family Health Care, PC