

Town of Lovettsville

Planning Commission

Minutes of the Regular Meeting March 5, 2014

Call to Order/Welcome

Chairwoman Deborah Miller called the Regular Meeting of the Lovettsville Planning Commission to order at 7:30 p.m. on March 5, 2014 at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, VA.

Present at Meeting

- Chairwoman Deborah Miller
- Commissioner Lorraine Bauer
- Commissioner Jennifer Jones
- Commissioner Frank McDonough

Absent

- Vice Chair Joseph Mueller
- Commissioner Robert Gentile
- Commission Anthony Quintana

Staff Present

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

Audience

- Former Mayor Elaine Walker
- Eric and Virginia Gordon
- Mike Hummel, Nighthawk Investments

Public Comment

Chairwoman Miller called for comments from the public. Patricia Rostkowski (13079 April Court, Lovettsville) came forward to speak on behalf of the International Dark-Sky Association. She said she is here to serve as a resource to the Town and developers on the adverse effects of light pollution in Western Loudoun County.

Additions/Deletions/Modifications to the Agenda

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

Approval of Planning Commission Minutes

There were none.

Staff Reports

There was no staff report.

Action/Discussion Items

A. LVPS 2014-0001 Lovettsville Glen Subdivision

Zoning Administrator Hynes presented this item. The Commissioners are being asked to consider approval of the preliminary plat request for the Lovettsville Glen Subdivision. Zoning Administrator Hynes provided background information on the project including the location, future connections to other projects, street improvements, stormwater drainage and management, street naming, and street lighting.

The developer, Nighthawk Investments, notified all of the adjacent property owners about the proposed subdivision last fall; however, the property closest to the new development (27 North Berlin Pike), was sold recently and the new owners were not made aware of the project until recently. This agenda item was originally scheduled for the February 5, 2014 Planning Commission meeting, but the developer

requested a postponement so that they could discuss coordination of the project with the new owners of 27 North Berlin Pike (Eric and Virginia Gordon).

Mike Hummel, Nighthawk Investments, said he met with the Gordons and is working with them on a number of things, including a boundary line adjustment at the rear of their property. He distributed a packet of information containing correspondence from Nighthawk Investments to the Gordons and a grading plan showing the proposed boundary line adjustment, which will create a "wedge" between the Gordon's property and one of the neighboring lots. Mr. Hummel said they are in the process of finalizing the agreement with the Gordons.

Motion: I move that the Lovettsville Planning Commission approve LVPS 2013-0001 Lovettsville Glen as presented.
By: Chairwoman Miller
Second: Commissioner Jones
Aye: Commissioner Bauer, Jones, McDonough, and Miller
Nay: None
Abstain: None
Absent: Commissioners Gentile, Mueller, and Quintana

Commissioner Jones thanked Mr. Hummel for working with the property owners on this matter.

Information Items

Zoning Administrator Hynes gave updates on the public hearing for the Community Center application, the revised proffers for 5 North Berlin Pike, and the Kenna Subdivision.

Commissioner McDonough asked if it would be necessary to hold the public hearing for the Community Center at another location if it is likely the meeting will be well attended. Manager Markel said they will first need to confirm if the County is ready to move forward with the application on March 19, 2014. He added that they may need to consider holding the meeting at another location if there is likely to be a large public turnout.

Comments from the Mayor and Commissioners

There were none.

Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: May 7, 2014

Attachments:
None