

Town of Lovettsville

Planning Commission Minutes of Public Hearing and Regular Meeting October 17, 2012

Call to Order/Welcome

Chairwoman Mari Bushway called the Public Hearing of Lovettsville Planning Commission to order at 7:30 PM on Wednesday, October 17, 2012 at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, Virginia.

Present at Meeting

- Chairwoman Mari Bushway
- Vice Chair Deborah Summitt
- Commissioners Lorraine Bauer
- Commissioner Jennifer Jones
- Commissioner Joseph Mueller

Staff Present

- Zoning Administrator Melissa Hynes
- Town Clerk Harriet West

Absent

- Commissioner Tony Quintana

Audience

None

Explanation of Procedures and Opening of Public Hearing

Chairwoman Bushway read the Notice of Public Hearing for LVCU 2012-0004: Sprint Wireless Communications Equipment as it appeared in the *Purcellville Gazette* (Attachment 1).

Presentation

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider a request by Sprint for approval of a new Conditional Use Permit to Section 3-3 (c)(xi) of the Lovettsville Zoning Ordinance, to allow for the installation of wireless communications equipment as a conditionally permitted use. The equipment will be installed on the Town's elevated water tank, located at 14A Quarter Branch Road. Sprint would like to replace the existing equipment on the tank with new equipment, as well as install additional equipment. The new equipment is needed for Sprint's 4G upgrade, which will increase the download and upload speeds of data on Sprint devices and provide better in-building coverage.

Commissioner Mueller asked about the number of devices that will be on the tank after the work is completed. Zoning Administrator Hynes said Sprint will be replacing six pieces of equipment and adding three more, for a total of nine devices.

Commissioner Jones asked how long the transition will take. Zoning Administrator Hynes said she thought it would take approximately two months to install the new equipment.

Commissioner Bauer asked if they will have to repaint those areas where the mounts for the old equipment are taken down. Zoning Administrator Hynes said she would look into this.

Zoning Administrator Hynes said the Town required Sprint to order a structural analysis of the Lovettsville Water Tank to determine if the additional weight of the new equipment would harm the tank. The analysis done by the Town's independent engineering consultant showed that the tank legs and bracing are slightly overstressed; however, the overstresses are less than five percent and are within the acceptable limit for the existing structure. She then reviewed the proposed conditions for the Conditional Use Permit.

Commissioner Mueller asked if the Town will be verifying that Sprint has completed the work in accordance with the site plan. Zoning Administrator Hynes said she would check on this.

Commissioner Bauer asked if Sprint's lease cost will increase due to the increased use of space. Zoning Administrator Hynes said that is a part of the lease negotiation process and is separate from the Conditional Use Permit.

Commissioner Summitt asked if the engineer provided a maximum threshold for all equipment on the tank. Zoning Administrator Hynes said she would check on this.

Public Comment

No members of the public were present. Chairwoman Bushway declared the Public Hearing closed at 7:51 PM.

Chairwoman Bushway called the Regular Meeting of the Lovettsville Planning Commission to order at 7:51 PM.

Changes in Those Present at Meeting

None

Additions/Deletions/Modifications to the Agenda

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

Planning Commission Minutes

No minutes were presented.

Staff Reports

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

Action/Discussion Items

A. LVCU 2012-0004: Sprint Wireless Communications Equipment Conditional Use Permit

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, and Summitt

Nay: None

Abstain: None

Absent: Commissioner Quintana

Information Items

Zoning Administrator Hynes asked the Commissioners for feedback on the East Broad Way Workshop. The Commissioners discussed the logistics for the exhibits and attendance. Commissioner Mueller said the one question most people had was about sidewalks on East Broad Way. He and Chairwoman Bushway also spoke to one resident who had concerns about water runoff. Commissioner Mueller also spoke with residents who had questions about the development of the Old Town District versus Town

Center. Commissioner Jones said participants liked the open house format rather than just a formal presentation.

Comments from the Mayor and Commissioners

Chairwoman Bushway read comments from Mayor Zoldos regarding the Lennar development, the Virginia Municipal League Conference, Oktoberfest, the Lovettsville Fire and Rescue Open House, the Broad Way Bound meeting, Town Center development, upcoming meetings regarding renovations to the Community Center, concepts for a Town welcome and informational sign on the Town Square, the Town Manager's contract renewal, Doozer Lovettsville (the Town's new volunteer corp), the Quarter Branch Park fitness trail, and the Inova Health Center.

Adjournment

Motion: To adjourn the Planning Commission meeting of October 17, 2012.
By: Chairwoman Bushway
Second: Commissioner Mueller
Aye: Commissioners Bauer, Bushway, Jones, Mueller, and Summitt
Nay: None
Abstain: None
Absent: Commissioner Quintana

The meeting was adjourned at 8:24 PM.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: January 16, 2013

Attachments

1. Notice of Public Hearing for LVCU 2012-0004

Download the Request for Proposal (RFP) at the website www.purcellvilleva.com or contact Dale E. Lehnig, Capital Projects & Engineering Manager, dlehnig@purcellvilleva.gov or 540-751-2327 to obtain an electronic copy of the RFP. Proposals will be accepted until November 2, 2012 at 2 PM, at the Purcellville Town Hall located at 221 South Nursery Avenue, Purcellville, VA 20132. A pre-proposal meeting will be held on October 16, 2012 at 11 AM at the Purcellville Town Hall.

**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 October 17, 2012 at 7:30pm at the Lovettsville Town Hall, 6 East Pennsylvania Avenue:

LVCU 2012-0004 14A Quarter Branch Road

Consider a request by Sprint, for approval of a Conditional Use Permit from section 3-3 (c)(xi) of the Lovettsville Zoning Ordinance, to allow for the installation of wireless communications equipment as a conditionally permitted use. The parcel is located at 14 A Quarter Branch Road and is identified as Loudoun County PIN 333-45-9227

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.

Any citizens interested
Committee or Board should
hours or visit our web
Please attach a letter
the Town Council. Please
any questions concerning
hesitate to

- Pickles
- First Place – Mike Hui
- Second Place – Diana
- Third Place – Lee Car

Winner of the Juried
and free display space at
ways. The winner of the
of Learn to Ski/Snowboard
Cole of Round Hill and Pa

PPBA

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event. I only heard good
wine were wonderful.”

The mission of the Blue
sales to provide quality
Warren, Shenandoah, Pa
to these communities. The

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