

Town of Lovettsville

Minutes of the Planning Commission and Town Council Meeting

December 21, 2016

CIRCULATED FOR VOTE MAY 9, 2018

Call to Order/Pledge of Allegiance

Chairman Frank McDonough called the meeting of the Lovettsville Planning Commission to order at 7:00 p.m. on December 21, 2016 at the Lovettsville Town Hall, 6 E Pennsylvania Avenue, Lovettsville, Virginia.

Pledge of Allegiance

Chairman McDonough led those present in the Pledge of Allegiance.

Present at Meeting

- Chairman Frank McDonough
- Vice Chairman Nate Fontaine
- Commissioner Christopher Hornbaker
- Commissioner Joseph Mueller (arrived at 7:02 p.m.)
- Commissioner Shiva Schilling
- Commissioner Stephanie Wolf
- Commissioner Thomas Ciolkosz

Staff Present

- Zoning Administrator Joshua Bateman
- Town Manager Laszlo Palko
- Town Clerk Harriet West

Public Comment

Chairman McDonough asked whether anyone was signed up to speak. There were none.

Additions/Deletions/Modifications to the Agenda

There were none.

Action/Discussion Items

A. LVZA 2016-0005 Amendment in Support of Lovettsville Volunteer Fire & Rescue Annexation Boundary Line Adjustment.

Mr. Bateman explained that the amendment was previously referred to the Commission by the Town Council and stated that the purpose of the amendment is to change the automatic zoning of property annexed by the Town. Mr. Bateman recommended that the Planning Commission schedule a public hearing on the enclosed amendment to the zoning ordinance initiated by the Town Council in December regarding how properties are zoned upon annexation. He stated that the Town expects an application for annexation from the Lovettsville Volunteer Fire and Rescue Company within the next few months, but that the property is not being considered for annexation for residential use as the current CR-1 zoning designation allows. Chairman McDonough asked whether the purpose, then, is to streamline the process so that the volunteer fire company would have to rezone the property in the future. Mr. Bateman responded that, if the company or a future owner desires higher-intensity development of one or more of the properties in the future than that allowed in underlying zoning district, they would be required to apply for a rezoning. The zoning amendment also adds non-residential uses anticipated on the site, and Mr. Bateman asked the Commission to schedule a public hearing on the amendment so that the particulars of the proposed amendment can be discussed at the hearing.

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Mr. Ciolkosz asked whether additional changes to the recommended action are needed based on recent or potential changes to the fire station. Mr. Bateman stated that what the Town knows currently is that the Lovettsville Cooperative Market intends to convert the front of the existing fire station into a grocery store while the rear portion of the building will continue to be used as a community assembly use. Loudoun County intends to build a new fire station on the property located to the south. Chairman McDonough asked whether the new station would remain in the County and not be annexed into the Town, and Mr. Bateman replied that the boundary line adjustment as currently conceived would include all of the fire company's properties.

Mr. Ciolkosz asked whether the Town should inquire with the County so that any changes being made here are consistent with any other changes the County may wish to add. That way, Mr. Ciolkosz said, those changes can either be incorporated into the amendment or the Commission can hold off on doing anything at this time until it consults with the County. Chairman McDonough asked whether the County is up to speed on this, and Mr. Bateman replied yes, the Loudoun County Fire Department has been in regular communication. Mr. Ciolkosz asked about the landowner, the Lovettsville Volunteer Fire and Rescue Company, and Mr. Bateman responded that he communicates with Maria Taylor with the County Fire Department.

Mrs. Schilling asked what precipitated the inclusion of drive-through facilities as a conditional use as discussed in the staff memorandum. Mr. Palko replied that drive-through facilities are not currently listed as a permitted use but that several restaurants have expressed interest in locating in Town if allowed to have drive-through windows. He said that allowing drive-through facilities would give the volunteer company a better chance of selling their land for a potential future business use, from which the Town will benefit. Mr. Mueller said the light industrial district is the same as the 30-acre tract located closer to the Town Center, and that he noticed that use by a government entity might include schools. He asked staff to confirm that this use would be allowed anywhere in the light industrial zoning classification, and Mr. Bateman confirmed it and said the assembly use would be permitted also. Mr. Hornbaker suggested limiting government buildings to local government and non-profit organizations and asked about the rationale for replacing "pubs" with "fraternal organizations." Mr. Bateman explained that pubs are merely restaurants and that such fraternal organizations are a different use altogether.

Chairman McDonough asked whether there was a motion regarding the proposed zoning ordinance amendment.

Motion: I move to authorize and schedule a public hearing on the enclosed zoning ordinance amendment, Case LVZA 2016-0005, on January 18, 2017.
By: Commissioner Wolf
Second: Commissioner Hornbaker

Discussion: Mr. Fontaine thanked staff for putting the amendment together and stated that it goes along with what he has been trying to do by disallowing annexations for residential development in favor of those for commercial and light industrial purposes.
Aye: Commissioners Ciolkosz, Fontaine, Hornbaker, Mueller, McDonough, Wolf, and Schilling
Nay: None
Abstain: None
Absent: None

Next Meeting

Mr. Bateman explained that the packet would need to go out tomorrow should the Commission elect to meet on January 4th since he will be taking off during the holidays. He asked Chairman McDonough whether he and the rest of the Commission would be willing to wait until January 18th to discuss the annual report. After a discussion and without objection, Chairman McDonough announced that there will be no meeting on January 4th and that the next meeting will be held on January 18, 2017.

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Comments from the Commissioners

There were none.

Adjournment

There being no additional business to come before the Planning Commission, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Harriet West, Town Clerk

Date Approved: _____

Attachments:

None