October 9, 1995

Planning Commission Meeting
Minutes

Staff Present
Joe Shifflett Kelly Bauserman

Planning Commission Members Present
Barry Ream Andy Dixon Ben King
John Adams Lou Kirkendall

Planning Commission Members Absent
Tom Weyrick Dan Dail

Visitors
Sunny Mehta Randy Murphey

The Planning Commission Meeting came to order at 7:00p.m.
The minutes were read. Andy Dixon moved to accept minutes.
Lou Kirkendall seconded the motion. Unanimously approved.

1. Review of site plan (94 North Stuart Ave.). Joe Shifflett, Director of Public Works asked for the concerns of the Planning Commission on the plan proposed by Mr. Mehta

Concerns were as follows:

- Free standing sign. Has been discussed between Mr. Shifflett and Mr. Mehta. Since it does not adhere to ordinance Mr. Mehta is working on another proposal.
- A question was brought forth on the rear yard requirements on business districts adjoining residential districts only being separated by a road or way. **Joe Shifflett has questioned the footnote to the minimum lot requirement items of the Elkton Zoning Ordinances. He will ask Dale Davenport to interpret.**
- Roof Line. Mr. Mehta stated that the roof line will be a nine foot flat roof with two foot crosses.
- Canopy. The canopy will be higher on the front side.
- Surrounding resident's opinion. Mr. Mehta has not spoken with them yet but has approval from Mr. Kevin Dovel, owner of the Movie House.
- Adequate parking for customers and employees.
- Hours of Operation. Mr. Mehta will not have it opened any later than midnight.

- Do lot lines need to be vacated? Needs to be surveyed first.

Side Yard Setbacks

Ben King spoke with the City of Harrisonburg's Zoning Administrator, Gary Cook, concerning handling side lots on narrow lots. Ben King motioned to recommend to council that all lots in a residential district, that are existing fifty foot lots, have a cumulative total of fifteen foot sideyard setbacks with no sideyard less than five feet. Barry Ream seconded the motion. Unanimously approved.

Zoning Ordinances

Ben King motioned that Council provide the Planning Commission and staff with currently adopted zoning ordinances. Lou Kirkendall seconded the motion. Unanimously approved.

By-Laws

Ben King deferred that we wait until the next meeting when Chairman Weyrick is present to discuss by-laws.

Impromptu Meeting

Lou Kirkendall motioned that the Planning Commission have an impromptu meeting on Wednesday, October 18, 1995 at 6:00p.m. Ben King seconded the motion. Unanimously approved.

Andy Dixon moved to adjourn the meeting at 8:33 p.m. Seconded by Ben King.

Signature - Chairman

Signature - Secretary