Planning Commission

Meeting Minutes

FEBRUARY 1, 2011

Present: Margretta Isom, Goldie Helsley, Dan Talbot, Madelyn Dixon, Vic Corbo

Excused: Cole McGregor, Cathy Morrison

Guests: Pat Grieser Pete Bonavita Terry Lord and Pat

The meeting was called to order by Dan Talbot/Chairperson, and continued by repeating "The Pledge of Allegiance".

Goldie Helsley made a motion to accept the minutes after correcting a typo on Pg 1 *(change 110-801 C to read 110-802 C.)* Vic Corbo seconded the motion.
Voice Vote = 5-0
Margretta Isom, Goldie Helsley, Dan Talbot, Madelyn Dixon, Vic Corbo
Motion Carried

Old Business:
Chairman Talbot welcomed guests to the meeting.
The members reviewed and discussed a revised proposal by Pat Grieser dated Jan 3, 2011.

- Ms. Grieser made a proposal to purchase the portion of the alley bordering Lot 9.
- If purchased, she in turn would grant the Town an easement for destination, utilities and/or right of ways.
- The alley would still be open for ingress/egress with Town access at any time but Ms. Grieser would be the record deed holder and would be paying taxes to the town.
- A Public Hearing will be required to complete the process.
- The property will become conforming property if this proposal is accepted.

Summary:

- The first application requested to close the entire alley from M to N Street.
- The Amended Request will only include lots 8 and 9.
- Currently, Ms. Grieser's property is non-conforming, therefore, the dwelling may not be altered.
- Are the other land owners still interested?
- Mayor Davis has requested the Planning Commission give Council a recommendation.
- Referenced § 110-503
- □ After reading the text it was noted that there is no right or wrong way to make a decision. If the request is accepted the property will become a conforming use. It would be wise to vacate the lot line when a survey is performed. In addition, the Town is suffering no loss with this suggested transaction.

Vic Corbo made a motion as follows:
After having reviewed the issue he recommended to move forward and schedule a Public Hearing regarding alley closure and grant an easement to the Town. Refer to Benner Associates Plat No 1526 dated September, 24, 2003. The motion was seconded by Maggie Isom.
Voice Vote = 5-0
Margretta Isom, Goldie Helsley, Dan Talbot, Madelyn Dixon, Vic Corbo
Motion Carried

Pawn Shop

Mr. Terry Lord, McGaheysville, VA was introduced to the members. He has proposed to purchase the old Farmers & Merchants Bank building located in Elkton Plaza and zoned as B2. He would like confirmation that it is a permitted use in that district.

- He will operate as a pawn shop broker.
- He has obtained Federal & State Licenses.
- Pawn Broker is defined in Town Code.
- Rockingham County does not permit pawn shops but will honor the Town Code.
- City of Harrisonburg permits pawn shops in either of their 2 business districts, B 1 and B 2.
  - City Code allows a pawn shop to fall under retail or mercantile shop.
- Chief Whitfield has interviewed Mr. Lord on various occasions and feels comfortable with Mr. Lord's request.
- § 148-22 **Pawnbrokers**

  A pawnbroker, as defined in Chapter 40 of Title 54.1 of the Code of Virginia, seeking to conduct such business within the town, shall first petition the Rockingham County Circuit Court to authorize the town to issue to such individual a license to engage in the business of a pawnbroker within the town. Any expense and charges of such circuit court, the individual shall submit such information to the town as the Treasurer may reasonably request. Upon payment of the requited license tax, the Treasurer shall issue a license authorizing the individual to engage in the business of a pawnbroker for the calendar year of issuance. Licenses for succeeding years may be issued by the Treasurer upon payment of the license tax. The license tax shall be in the amount of $100.00

Sign Draft Version 7

- Attorney Sigler will make sure council has Draft Version 7.
- The next step in passing the Sign Ordinance will be a matter of scheduling a Public Hearing.

Amendment and Restatement of
Chapter 110
Land Development
Article XI
Administration, Enforcement and Penalties
Planning Commission February 1, 2011

- Members were advised to review the Draft Version as presented at the meeting. This item will be placed on next month's agenda for discussion.

Sub-Committees

Chairman Talbot initiated the idea of sub-committees within the Planning Commission.

- Divide the Code Book into portions and allow each member to become familiar with a specified subject. Hopefully, when issues arise a member would have expertise on his/her subject matter and be able to give opinions and/or suggestions relating precisely to that part of the Code.

Zoning Permits Issued YTD

Jan = 3 Residential	Jan = 3 Business
Feb = 0 Residential	Feb = 1 Business

With no further business to discuss, the meeting adjourned. The next regular meeting is scheduled for March 1, 2011 at 7:00 pm in the Council Chambers located in the Elkton ~~Area Community~~ Center on Blue & Gold Drive.

Chairman/Dan Talbot

Secretary/Cathy Morrison