

PLANNING COMMISSION

Minutes -Regular Session June 7, 2005

At approximately 7:30 p.m. on June 7, 2005, Chairman Tom Bonadeo called the session to order. In addition to Chairman Bonadeo, Joan Natali, Karen Jolly Davis, Bruce Evans, Ken Kuttler and Eileen Cobb were present. Absent was Cela Burge. Also present were Town Manager Tim Krawczel, Town Planner, Jason Pruitt and Town Clerk Joy Pelletier. Three members of the Public were present.

At this time, Chairman Bonadeo introduced Eileen Cobb as a new member of the Planning Commission and Jason Pruitt as the new Town Planner.

Invocation and Pledge of Allegiance

There was a moment of silence. All recited the Pledge of Allegiance.

Consent Agenda

Motion to approve the agenda format was made by Bruce Evans, seconded by Ken Kuttler and unanimously approved.

Motion to approve the minutes of February, March, April and May, 2005 was made by Joan Natali, seconded by Ken Kuttler and unanimously approved.

Old Business

A Adoption of By-laws.

Tom Bonadeo asked if there were any additional changes to be made.

Motion to adopt the changes in the By-laws was made by Joan Natali, seconded by Bruce Evans and unanimously approved.

B. Keller Co. final report:

Chairman Bonadeo asked Town Manager Krawczel for a summation of the report.

Limited discussion followed. All agreed this report will be helpful in developing the update to the Comprehensive Plan.

New Business

A. *STIP Rezoning Report:*

Town Manager, Tim Krawczel, noted several points to consider, the most relevant point being the existing Zoning Ordinance goes beyond the State Code requirements by imposing specific site plans, plats of subdivision, etc. The application for STIP rezoning as submitted does not meet the requirement of the Town Zoning Ordinance. Mr. Krawczel also brought up the current demand on water and how this rezoning may affect the allocation. ~~Tom Gallagher~~ Don MacClellan (7/05/05) spoke to the volume of water and, in his opinion (July 5, 2005), to a misconception of the 80-20% split between the PUD and the Historic District. The difference between the Health Department Permits and the DEQ permits were also discussed. In addition to the water concerns and the concerns of the existing Zoning Ordinance being too stringent, ~~expressed~~ sufficient road access for fire and rescue units was discussed (July 5, 2005). Another concern that caused serious discussion was easements and availability of the existing wildlife reserve for Public use. Further discussion concerned rewriting the current Ordinance and Comprehensive Plan to better conform to the State Code.

Karen Davis indicated: the required information for the submitted petition was incomplete and did not meet the requirements of the Cape Charles Zoning Ordinance; therefore Karen Davis made the motion to delay action until all necessary materials are submitted. The motion was seconded by Ken Kuttler and unanimously approved.

B. *Proposed Amendments to Zoning Ordinance for Planned Unit Development:*

Priorities established concerning:

It was agreed this issue was too broad to cover at this session. Chairman Bonadeo asked that Town Manager, Tim Krawczel, and Town Planner, Jason Pruitt, study the issue and make recommendations at a future work session.

At this time, conversation followed over the history of the STIP, the annexation agreement, the existing PUD, and how other areas in Virginia have handled similar situations. Members of the Public representing Thalhimer Realty, as well as ~~Tom Gallagher~~ Don MacClennan (July 5, 2005) interjected with their experiences in Planned Use Developments.

Motion to adjourn made by Karen Davis, seconded by Bruce Evans and unanimously approved.

Chairman

Town Clerk