

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
February 2, 2009

Chairman Good called the meeting to order at 7:35 pm following a public hearing. Attending were: Mrs. Fadely and Messrs. Hackenbracht, Monroe, Swartz, Wolfe, and Zirkle. Guests included: Mr. John Franich, Novella Franich, and their daughter in law.

ADDITIONS TO AGENDA: None.

MINUTES – Mr. Hackenbracht MOVED, 2nd by Mr. Monroe to APPROVE the minutes of January 5, 2009; PASSED unanimously.

OLD BUSINESS:

1. Holtzman Oil Corp. Special Use Permit – Amend Site Plan to Construct Garage Behind Residence at 5588 Main St. MOTION by Mr. Monroe, 2nd by Mr. Wolfe to Approve and Recommend Town Council APPROVAL of the Special Use Permit and Amendment to the Site’s Master Plan. PASSED Unanimously.
2. Resolution R-02-2009 - Amendment to “Comprehensive Plan 2006, Mount Jackson” – Amend Goal 5.6, Amend Appendix G (Resources), Amend Appendices J and K, and Amend Chapter V – Land Use Goals to Adopt Certain Land Use Studies as Reference Documents, Amend Plans and Goals Taking These Additional Studies Into Consideration – MOTION by Mr. Monroe, 2nd by Mrs. Fadely to set this item for Public Hearing on March 2, 2009, 7 PM. Passed Unanimously.

NEW BUSINESS:

1. Freedom Outreach and Worship Center/Shenandoah Valley Teen Challenge – Special Use Permit – Church in Residential Zone – 6043 Broad St. – Mr. Franich described the proposal: Church services once a week on Thursday, Friday, or Saturday. Additional evening services one or two evenings starting about 7 pm. There would also be ‘outreach’ to persons over 18 years of age including a Food Pantry and other services. They plan to fix up the building by painting the outside, repairing the roof, and repairing water lines, in a partnership with a church in Manassas. The other church is providing labor and materials.

Chairman Good asked if the list of recommendations in the staff memo were acceptable. Mr. Franich responded that “all are fine”. He concurred with the hard-surfacing and fencing specifically. Mr. Moore is to determine if screening is required along the street side of the property. The shrubbery was mutually agreed to be completed by May 1, 2009.

Further discussion about specific uses was held. Church dinners would occasionally be held at the church for the congregation. Mr. Franich later added the concept of inviting ‘neighbors’. When asked about the catering advertised on their web site he explained that was not being considered for this site. It had been considered, but has been dropped.

During further discussion concerning the food pantry the applicants explained that there would be no food storage on site, but if a person said they needed food the church would go out and obtain some for them.

Chairman Good asked about the references throughout the stationery and web pages to drug problem services, substance abuse counseling, and residential services.

Mrs. Franich emphatically responded that “Drug programs will not be a part of this church; that is not in the nature of Freedom Outreach.” He said that his Teen Challenge program does not handle clients under age 18 and is not required to be licensed by the state. He went on to say he has applied for a state license for the program and has had discussions with the state. He did not elaborate on that process or its status.

Mr. Monroe asked about the Praise and Worship service and its music. The commission was advised that the services include drums, guitars, etc.

Public Hearing set for March 2, 2009, 7 pm on a MOTION by Mr. Monroe, 2nd by Mrs. Fadely. UNANIMOUS.

Board of Zoning Appeals – No Actions

Zoning Administrator Report – Accepted as presented. Mr. Moore reported that one zoning case is ongoing. Mr. Franich’s group has been negotiating with the owner of Shenstone, the large home next to Hepner Block to purchase the home and make it a group home for substance abuse clients. Mr. Moore reported the property is currently zoned I-1 which does not allow many uses compatible with an historic home. The only adjoining zone is B-1, so the property is eligible to be considered for that zone. The B-1 zone allows Bed and Breakfast, professional offices, and antique shops, etc. but not group homes. (They are listed in the residential zones consistent with state code allowing them when state licensed.) Mr. Franich has been so advised and may have discontinued discussions about the property. The property owner has come in and discussed possible uses. She stated that rezoning application will be submitted before the Commission’s March meeting. She is considering making temporary use of the property as a ‘boarding house’ which is an allowable use in the B-1.

Council Items: Mr. Hackenbracht – WWTP operation has begun and is working successfully with minor new operational issues to be handled. He reported that the new gazebo is under construction and that planning is beginning for further improvements at the park.

Board Members Items – None

Meeting adjourned at 9:00 pm.

Respectfully Submitted,

Charles Moore, Secretary