

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
September 8, 2008

Chairman Boyers called the meeting to order at 7:40 pm following a public hearing. Attending were: Mrs. Good and Messrs. Boyers, Hackenbracht, Monroe, Swartz, Wolfe, and Zirkle.

ADDITIONS TO AGENDA: None.

MINUTES – Mr. Hackenbracht MOVED, 2nd by Mr. Zirkle to APPROVE the minutes of August 4, 2008; PASSED unanimously.

OLD BUSINESS:

1. Northern/Western Growth Area Study – There was general discussion about the legality/formality of the final study product. There was also discussion about additional informal feedback received from several property owners after the draft was completed. Mr. Moore has been encouraging persons having additional comments to attend the October meeting to express themselves.
2. Ordinance O-05-2008 – Adult Businesses – As directed at the last meeting, staff prepared a map showing the effect of setbacks listed in the ordinance. They overlap in such a manner as to preclude any available location for this use. After lengthy discussion the consensus was to remove references to distances from the A-1 and R-1 zone boundaries and change the radius from 1000 feet to 500 feet. This now makes approximately 1/3 of the commercially zoned property in the town available for this use. MOTION by Mrs. Good, 2nd by Mr. Hackenbracht to make these changes and set this matter for another Joint Public Hearing on October 6, 2008, at 7:00 pm. PASSED UNANIMOUSLY
3. Ordinance O-08-2008 – Tattoo Parlors, etc. – MOTION by Mrs. Good, 2nd by Mr. Swartz to recommend Town Council approval of this ordinance. PASSED UNANIMOUSLY

NEW BUSINESS:

1. Ordinance O-10-2008 – Rezoning Valley Ice Manufacturing LLC parcels in the Industrial Park from X-T to I-1. - MOTION by Mr. Monroe, 2nd by Mrs. Good to set this ordinance for public hearing on October 6, 2008 at 7 pm.
2. Chairman Boyers announced his resignation from the Commission effective at the end of this meeting. He is now the Principal of Cub Run Elementary School in Rockingham County near Massanutten and is purchasing a home there. He thanked the Commission for their professionalism and complimented the Commission and Town on all the great progress that has been made in the ten years he has served on the Commission.
3. Election of Officers – Mr. Hackenbracht MOVED, 2nd by Mr. Zirkle, that Mrs. Good be elected Chairperson. PASSED UNANIMOUSLY. Mr. Hackenbracht MOVED, 2nd by Mr. Wolfe that Mr. Zirkle be Vice Chairman. PASSED UNANIMOUSLY.

Board of Zoning Appeals – No actions.

Zoning Administrator Report – Accepted as presented.

Council Items: Mr. Hackenbracht – WWTP is moving toward completion; November 1 start-up; paving and finish grading underway; Testing with clear water is about to start. Town has received a grant for test drilling of a new well. Park Improvements will be the next big subject.

Board Members Items – None

Meeting adjourned at 9:00 pm.

Respectfully Submitted,

Charles Moore, Secretary