

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**October 3, 2005**

Chairman Boyers called the meeting to order at 7:30 pm. Attending were: Mrs. Good and Messrs. Bock, Hackenbracht, Monroe, Wolfe, and Zirkle.

**MINUTES** - Mr. Monroe MOVED, 2<sup>nd</sup> by Mr. Zirkle, that the minutes of September 12, be approved as presented. Approved UNANIMOUSLY.

**OLD BUSINESS:**

**Comprehensive Plan Update Task Force –**

Mrs. Good described very successful September 20 public forum and the next steps in the process.

**NEW BUSINESS:**

1. Shenandoah Caverns Special Use Permit for new building uses – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mr. Zirkle to recommend APPROVAL of the S.U.P. by the Town Council. Passed Unanimously.
2. Valley Fertilizer Special Use Permit for additional mini-warehouses – Mr. Jodi Sheets was present for the applicant and said they have no problem with the proposed recommendations. MOTION by Mrs. Good, 2<sup>nd</sup> by Mr. Hackenbracht that the Commission recommends approval subject to the conditions listed in the staff report. Passed Unanimously.
3. B-1 Permitted uses – Possible amendment – Mr. Moore summarized the occasional conflicts between the B-1 Zone provisions and the needs of home improvement-type contractors who would like to rent space in that area. The commission tentatively set the matter for public hearing at the November meeting at 7:30 on a motion by Mr. Monroe, 2<sup>nd</sup> by Mr. Hackenbracht and a unanimous vote. (Note: The applicant has not followed up and has in fact instituted several code violations on the subject property, ordinance has been placed on HOLD.)

**Board of Zoning Appeals –** No actions.

**Zoning Administrator Report –** Accepted as presented.

Mr. Hackenbracht summarized current town items. Mr. Moore summarized status of several previously approved zoning cases.

Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Charles Moore, Secretary