

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
November 1, 2004

Chairman Boyers called the meeting to order at 7:30 pm. In attendance were: Ms. Good and Messrs. Hackenbracht, Monroe, Whiting, Wolfe, and Zirkle. Visitor was Mr. Bill Holtzman.

MOTION by Mr. Hackenbracht, 2nd by Mr. Whiting, that the minutes of November 1, 2004 be approved as presented. Passed UNANIMOUSLY.

Old Business – Holtzman Oil Corp., 5534 Main St. – Special Use Permit to Amend Master Site Plan to add additional underground storage tanks. Mr. Holtzman explained that the existing large above ground tank was built in the 1920's and its bottom may fail some day. He and DEQ both feel it should be replaced. The three replacement underground tanks are triple walled fiberglass with electronic detectors and monitoring to prevent spills. The additional new tank that is the subject of this master plan would be a 12,000 gallon soy oil tank. Above ground won't work because the oil gets nearly solid in very cold weather. This oil is a non-regulated substance. Long term plans for the property, according to Mr. Holtzman, do not include much more storage on site. Their facilities are serviced on an as-needed basis with product hauled directly from the oil terminals in Pennsylvania and Fairfax. They only store on-site enough to handle short term emergencies in inclement weather when they might not be able to get to the terminals. **MOTION** – by Mr. Whiting, 2nd by Mr. Monroe to recommend Town Council APPROVAL of the Special Use Permit consistent with the staff recommendation. Passed unanimously.

Comprehensive Plan Update – Mrs. Good summarized current status and said a meeting will be held before next month's Commission meeting.

Yard Sales in Mini Storage Facilities – Mr. Moore will seek legal advice on the subject and report back.

New Business –

1. Native American Industries, 6136 Main St. – Special Use Permit – Light Industrial Manufacturing, Assembling, and Processing – **MOTION** by Mr. Hackenbracht, 2nd by Mr. Monroe to set the Joint Public Hearing for December 6 and 7 pm.
2. Mount Jackson Industrial Park – Special Use Permit – Manufacture, compound, process, package or treat such products as bakery goods, candy, cosmetics, dairy products, etc. **MOTION** by Mr. Whiting, 2nd by Mr. Wolfe to set the Joint Public Hearing for December 6, 2004 at 7 pm. Passed unanimously.

Board of Zoning Appeals – No actions to report.

Zoning Administrator Report – Accepted as presented.

Town Council – Mr. Hackenbracht reported on the sewer plant status.

Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Charles Moore, Secretary