

Town of Colonial Beach Planning Commission Minutes

Date: September 5, 2013 – Town Center, 22 Washington Avenue

Time: 5:29 p.m.

Present: Maureen Holt, Chairwoman
Robin Schick
Kent Rodenheaver
Ed Grant

Absent: None

Staff: Director of Planning and Community Development, Gary Mitchell
Town Clerk, Kathy Flanagan

Item 1: Call to Order

Chairwoman Holt called the meeting to order at 5:29 p.m. All members were present with Member Rodenheaver arriving late.

Item 2: Approval of minutes of the June 2013 meeting

Chairwoman Holt asked for a motion to approve the minutes from the June 6, 2013 regular meeting. Member Grant made the motion to approve the minutes. Member Schick seconded the motion.

Chairwoman Holt called for a voice vote; it was unanimously resolved:

That the minutes of the June 6, 2013 regular meetings be approved.

Item 3: Announcement

Mr. Mitchell asked Chairwoman Holt if she wanted to make her announcement.

Chairwoman Holt explained that Member David Coombes, who had been a Planning Commission Member for seventeen years, term was up in July and that he would not be returning to The Planning Commission.

Chairwoman Holt then announced that The Planning Commission was now down to four members and that there was a now a position opened.

Chairwoman Holt then expressed how it is important to try and fill the newly opened position.

Chairwoman Holt asked if there were any public comments on any Planning Commission matters that are not on the agenda.

There was no public comment.

Item 4: Staff presentation of revisions to the Commercial Residential Zoning District

Mr. Mitchell explained how he went through and changed the items that were talked about in the June Planning Commission meeting.

The first item that Mr. Mitchell discussed was the “adult bookstore issue”. He explained how he struck it out completely from the ordinance because the subject was too “touchy” legally. He explained how it might need a different type of ordinance.

Mr. Mitchell then explained how he kept the ordinance the way that they left it with the exception of Item V and Item J under 9-1. He explained how he changed the size of retail establishments from 12,000 sq. ft. to 6,000 sq. ft. because 12,000 sq. ft. is too large. He took out bookstores as they can be included in the retail establishment description.

Mr. Mitchell then suggested going to a public hearing next month then make changes according to the hearing.

Chairwoman Holt then suggested that yard sale be taken out of 9-2(i). Mr. Mitchell agreed.

Member Schick then explained how she was going over the meeting minutes from the June meeting and a few items still needed to be changed. Mr. Mitchell agreed to make the necessary changes.

Member Rodenheaver then asked about the “adult bookstore” issue from the June meeting. Member Rodenheaver wanted the language to stay the same in the ordinance which states that a bookstore is a permitted use excluding adult bookstores. Member Rodenheaver did not agree with Mr. Mitchell taking out book stores because an adult bookstore can be included as a retail establishment. It was then discussed that the ordinance could not define adult material without an explicit material ordinance. Mr. Mitchell then suggests drafting this ordinance. He also suggests making any bookstore a Conditional Use.

Member Rodenheaver did not agree with Mr. Mitchell and then moved to keep the original language concerning the bookstore. The motion failed.

Mr. Mitchell then suggested taking the issue to council.

Member Rodenheaver then made a motion to task an attorney or Town Council to come up with a position on adult services. The motion failed.

Member Schick then suggests drafting something concerning the adult bookstores.

Chairwoman Holt then suggests speaking at a Town Council meeting.

Member Schick motions to have a public hearing concerning the adult bookstore issue, Grant seconds the motion. The motion passed 3-1. Member Rodenheaver abstained.

Council Members then asked Mr. Mitchell about the status of the grant money for Eleanor Park. Mr. Mitchell explained that he did not have the chance to look into it. They then asked about the status of the Sign Ordinance Amendment and the Accessory Dwelling Unit Amendment. Mr. Mitchell then explained that they are on the Town Council Agenda.

Chairwoman Holt then reads the Planning Commission Proclamation which adopts October as National Planning Month.

Member Rodenheaver then asks the status of the DHCD Community Development Block Grant. Mr. Mitchell then explains that the Town did not receive the grant and that he is going to discuss the scoring sheet on the third Monday of September at the Colonial Beach Revitalization Committee Meeting. Mr. Mitchell suggested that the Planning Commission attend the Revitalization Meeting.

Item 5: Adjournment

There was no further business. The meeting was adjourned at 6:00 p.m.

Chairperson, Colonial Beach Planning Commission