

MINUTES 1-23-12

TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING

MINUTES

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MEMBERS PRESENT: Chairman Martin Hauser, Vice-Chairman Matt Rowe, Counselor Jean Davis, Armando Flores, Gene Self, and Chad Webb.

MEMBERS ABSENT: Johnson Coleman.

OTHERS PRESENT: Tim Cox of the Caroline Progress, and Town Manager/Zoning Administrator Stephen Manster.

The Chairman called the meeting to order at 7:00 PM.

Roll Call and Determination of a Quorum: The Chairman called the roll and noted that six Planning Commission members were present and thereby a quorum was determined.

Election of officers: Chairman Hauser noted that since this was the first meeting of the calendar year, new officers of the Commission had to be elected per the Commission's By-laws. The Chairman asked for nominations from the floor.

On MOTION by Ms. Davis, seconded by Mr. Self, the name of Martin Hauser was placed in nomination for the office of Chairman. Mr. Hauser asked for additional nominations. There being none, the nominations were closed. By unanimous vote, Mr. Hauser was elected Chairman for the coming year.

Chairman Hauser called for nominations for the office of Vice-Chairman. **On MOTION by Ms. Davis, seconded by Mr. Self, the name of Matt Rowe was placed in nomination for the office of Vice-Chairman.** Chairman Hauser called for additional nominations. There being none, the nominations were closed. By unanimous vote, Matt Rowe was elected Vice-Chairman for the coming year.

Review of By-Laws: Mr. Manster noted that Commission members only had a short time to review the By-laws and suggested that this matter be taken up at the next Commission meeting. Mr. Hauser encouraged Commission members to review the material and come to the next meeting with any suggested changes that they felt should be considered.

Public Hearing: The Chairman read the notice of a public hearing that was published twice in the Caroline Progress. He noted that the hearing was to consider the removal of

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“Hotels, motels and inns” from the list of permitted uses in the B-2, Business Zoning District.

Mr. Hauser called for comments from the public three times. There were no public comments on this matter. He then declared that the public hearing was closed. Mr. Hauser noted that Hotels were currently permitted uses in all business zoning districts. Areas currently zoned as B-2 are primarily along the Route 301 corridor and in our two shopping centers. He noted that it would not be best for the sustainability of hotels or for proper growth if a large number of areas and parcels were zoned for this type of use. He noted that was the purpose of creating the B-3 Zoning District recently. Mr. Rowe noted that the Commission had discussed this matter for some time at previous meetings and had discussed the impacts of such action.

Mr. Self and Mr. Webb, commenting with other Commission members, felt that the proposed change made them uncomfortable because of their feeling that property owners had acquired property, and with that acquisition had come certain rights to use the property in approved ways and now we were considering taking those rights away. They felt that this action was not in the best interest of the Town and our property owners.

Mr. Rowe made a MOTION to adopt the Ordinance to remove Hotels, motels, and inns from the list of permitted uses in the b-2 Business Zoning District. The motion was seconded by Mr. Flores. In discussing the motion, Mr. Hauser noted that it was the responsibility of the Planning Commission to give Town Council its best advice in matters that will aid in development of property in Town, and act in what the Commission felt was in the best interest of the entire Town. He stated that this matter and its discussion exemplify that responsibility and commended the Commission for its discussion of both side of the issue. The MOTION to recommend approval of the ordinance passed by 4-2 vote, with Mr. Self and Mr. Webb voting against the motion.

Approval of Minutes: On MOTION by Mr. Self, seconded by Mr. Rowe, the minutes of the December 19, 2011 Planning Commission meeting were approved as presented by unanimous vote.

Discussion of Private Streets: The Commission continued its discussion of the possibility of permitting private streets in subdivisions. Commission members were in agreement that such streets if eventually permitted should only be permitted in commercial areas and not in residential subdivisions. In response to a question from Mr. Rowe, it was noted by Mr Manster that we could have street numbers associated with private streets. This was an item that was brought up previously by Mr. Rowe and the Commission members agreed that this should be a requirement. Mr. Webb presented several examples of commercial developments that contain private streets. The Commission members reviewed the presentations and noted that such streets could be beneficial in commercial areas. Mr. Manster was asked if Town Council was aware that the Commission was discussing private streets. Mr. Manster stated that he had notified the Council in his reports that this was being discussed and that he would continue to make the Council aware of the progress of these discussions. Mr. Hauser noted that it was the

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responsibility of the Commission to consider those things that it felt were beneficial for the development of the Town and to keep Council informed of those discussions.

Other Matters: In response to a question from Mr. Self, Mr. Manster noted that he would bring to the next meeting a schedule of training session sponsored by the Virginia Citizens Planning Association. Mr. Self noted that the By-laws contained a requirement that the Commission obtain some training so they could better carry out their responsibilities.

Mr. Hauser noted that the next regular meeting of the Commission would occur on a National holiday. **On MOTION by Mr. Rowe, seconded by Ms. Davis, the Commission voted unanimously to hole its next regular meeting on February 27, 2012 at 7:00 PM in Town Hall.**

There being no further business to come before the Commission, **on MOTION by Mr. Flores, seconded by Mr; Rowe, and agreement of all present, the Chairman adjourned the meeting at 8:15 PM.**

Chairman _____ Clerk _____