

**Christiansburg Planning Commission  
Minutes of February 20, 2018**

Present: Catherine Clifton  
Harry Collins  
Hil Johnson, Vice-Chairperson  
Jeananne Kries  
Craig Moore  
Ann Sandbrook  
Jennifer D. Sowers, Chairperson  
Andrew Warren, Secretary Non-Voting

Absent: Mark Curtis

Staff/Visitors: Will Drake, staff  
Jared Crews, staff

Chairperson Sowers called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

**Public Comment**

Chairperson Sowers opened the floor for public comment. With no comments, Chairperson Sowers closed the floor for public comment.

**Approval of Planning Commission Minutes for January 29, 2018 Meeting**

Chairperson Sowers introduced the discussion. Commissioner Moore made a motion to approve the January 29, 2018 Planning Commission meeting minutes. Commissioner Sandbrook seconded the motion, which passed 7-0.

Public Hearing on an ordinance to amend Chapter 42-Zoning, Article I.- In General, Section 42-1. – Definitions, of the Christiansburg Town Code to revise and clarify the definition of *Kennel*.

Chairperson Sowers opened the public hearing.

Mr. Warren stated the proposed change was intended to make the definition of "kennel" more enforceable. Mr. Warren stated the current ordinance addresses adult pets but does not define what age constitutes an adult pet. Mr. Warren stated the amendment would clarify that dogs and cats are considered adults at six months of age. Mr. Warren noted a residence with multiple pet litters would be considered a commercial use, which is already addressed in the existing code.

The following amendment was proposed:

"kennel means a place prepared to house, board, breed, handle or otherwise keep or care for dogs and/or cats for sale or in return for compensation or any place where more than a total of four dogs and/or cats over six months of age are kept for any purpose."

Vice-chairperson Johnson noted the change to the ordinance was similar to the language used by other localities studied in preparation for the public hearing.

Action on an ordinance to amend Chapter 42-Zoning, Article I.- In General, Section 42-1. – Definitions, of the Christiansburg Town Code to revise and clarify the definition of *Kennel*.

Vice-Chairperson Johnson motioned to recommend Town Council approve the amendment to Chapter 42-Zoning as drafted. Commissioner Sandbrook seconded the motion, which passed 7-0.

Other business.

Chairperson Sowers opened the discussion.

Mr. Warren stated the Planning Commission's public hearing for the noise ordinance amendment would be held March 19, 2018. Mr. Warren noted the draft ordinance would allow the possibility to grant a Conditional Use Permit for noise exceeding permitted levels.

Mr. Warren stated two open meetings would be held on March 1 and March 8, 2018 before the Planning Commission public hearing. Mr. Warren stated the meetings would allow the public to comment and provide feedback on the proposed changes.

Other business – (continued).

Commissioner Moore asked if a Conditional Use Permit would be required for any single instance of noise exceeding the allowable levels. Mr. Warren stated recurrent noise exceeding the noise ordinance would require a Conditional Use Permit, but one-time special events would follow the regulations and allowances currently in place.

Commissioner Moore stated additional property owners may need notification of the public hearings as more than just adjacent property owners could be affected by the noise. Mr. Warren stated a posting to the property, letters to adjacent property owners, social media, and newspaper advertisements would be used to provide notice of public hearings for a Conditional Use Permit related to noise.

Commissioner Collins asked about Town Council's desire to research homestay venues in Christiansburg. Mr. Warren stated the Planning Intern has researched the issue and found around 60 residences available online for homestay within Christiansburg. Mr. Warren noted some of the residences only have a few reviews and may not be frequented very often. He noted that it may be difficult to estimate the total number of stays per year.

Commissioner Kries stated Blacksburg created regulations for homestays a couple of years ago. Mr. Warren stated Christiansburg would need to determine how it desired to address homestay residences with possible options including regulations through administrative review and the use of a Conditional Use Permit.

Commissioner Collins stated the Town would be looking into some of the towing yards that are not currently in compliance with town regulations. Commissioner Collins stated Town Council may ask Mr. Warren for an update on these facilities at the next meeting Town Council meeting.

Commissioner Sandbrook announced Downtown Christiansburg, Inc. is seeking board members and is holding a "Talk of the Town" event Thursday, February 22, 2018 at 100 West Main Street at 6:30 p.m. Commissioner Sandbrook noted Mockingbird Café will be providing refreshments.

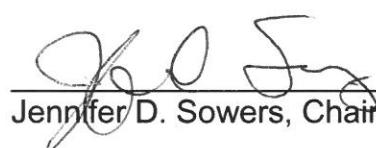
Other business – (continued).

Vice-Chairperson Johnson announced Virginia Tech's Big Event will be held April 7, 2018.

Vice-Chairperson Johnson noted Pizza Inn installed its approved electronic messaging sign.

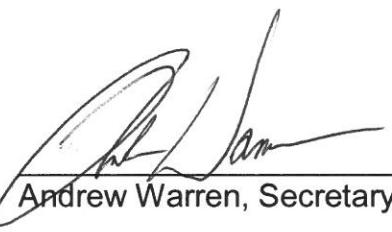
Mr. Warren noted the regional planning commissioner training event will be held April 19, 2018.

With no further business, Chairperson Sowers adjourned the meeting at 7:29 p.m.



---

Jennifer D. Sowers, Chairperson



---

Andrew Warren, Secretary Non-Voting