Christiansburg Planning Commission
Minutes of November 25, 2013

Present: Matthew J. Beasley
Harry Collins
Ashley Cowen
M.H. Dorsett, AICP
Steve Huppert
Craig Moore, Chairperson
Jennifer D. Sowers
Nichole Hair, Secretary Non-Voting

Absent: Ann H. Carter
David Franusich
Jonathan Hedrick
Joe Powers, Vice-Chairperson

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
Todd Walters, Engineering staff

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Public Comment.

Chairperson Moore opened the floor for public comment. No public comments were made. Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for November 12, 2013.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Parsons seconded the motion, which passed 5-0, with Commissioners Beasley and Sowers abstaining.

Planning Commission discussion on Council's intention to adopt an ordinance amending Chapter 30 "Zoning" specifically, sections 30-185, 30-186, 30-190, and 30-193 of the *Christiansburg Town Code* to clarify the requirements for final site plans, when preliminary and final site plans expire, and fees associated with the submittal of same.

Chairperson Moore introduced the discussion. Ms. Hair noted the revisions are the most current draft of the ordinance. Ms. Hair reviewed the ordinance explaining changes from the recodification and the previous draft version.

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Ms. Hair added Councilman Stipes requested more detailed requirements so information is easier to find for engineers and developers. Ms. Hair reviewed the listed requirements. Ms. Hair reviewed the changes regarding as-built plans.

Commissioner Dorsett asked if these changes would solve flooding problems like those at Slate Creek Commons, where there is flooding of new structures. Chairperson Moore responded it should address stormwater and give the Town increased ability to enforce provisions. Commissioner Dorsett asked how a development like Slate Creek Commons would be handled under these changes. Mr. Walters responded when Slate Creek was developed a grading plan would not have been required beyond infrastructure. Mr. Walters added plans for each individual lot is now required and must show grading and how stormwater will flow. Commissioner Dorsett asked what can be done if it does not work. Mr. Walters responded the as-built submissions should help with that when final inspections are performed. Dorsett asked about Huff Heritage as another example. Mr. Walters responded the site plan ordinance will help tremendously and grading plans already help. He added Huff Heritage was in the same situation as Slate Creek, where the development was only required to show grading of infrastructure at the time. Commissioner Dorsett asked if this takes into account the changes in EPA and Virginia stormwater management regulation changes. Mr. Walters responded yes.

Commissioner Huppert asked about the flooding in Slate Creek Commissions. Commissioner Dorsett explained further about the lots. Mr. Walters responded it has to do with lot grading. Commissioner Dorsett added the flooding is due to grading with one exception. Commissioner Collins asked if these houses were old or new. Commissioner Dorsett responded they are new houses.

Chairperson Moore asked for further discussion on the ordinance. Commissioner Dorsett made a motion to recommend Town Council adopt the amendment to the Zoning Ordinance. Commissioner Beasley seconded the motion which passed 7-0.

Other business

Chairperson Moore opened the floor for other business. Ms. Hair noted the amendment to the Zoning Ordinance regarding parking in the B-2 District was approved by Town Council. Ms. Hair added Town Council has requested the Planning Commission review the parking situation in six months. Ms. Hair suggested inviting the B-2 property owners to a Planning Commission meeting to gather feedback. Ms. Hair requested a Planning Commission representative serve on the Christiansburg Bikeway-Walkway Committee, preferably from the Comprehensive Plan subcommittee. She added the Bikeway Walkway Committee is meeting at 7:30 am on the first Friday of the month.

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Other business – (continued).

Chairperson Moore noted that anyone can attend but would like to have one official Planning Commissioner who may vote later. Ms. Hair agreed. Commissioner Dorsett nominated Commissioner Powers in his absence. Commissioner Huppert agreed. Commissioner Sowers suggested Commissioner Franusich in his absence. Ms. Hair responded Commissioner Franusich has expressed interest and would fit as a user but there is a desire for Comprehensive Plan Subcommittee member in order to make sure there is a tie in with the Comprehensive Plan. Commissioner Dorsett agreed to serve if Commissioner Powers will not.

Ms. Hair noted a request to add the Pledge of Allegiance to the beginning of Planning Commission meetings. Commissioner Collins noted Town Council starts their meetings with it. With no objections, Ms. Hair stated she will add it to the agenda. Ms. Hair stated December 3, 2013 is the Town Council public hearing for the amendment to the Zoning Ordinance regarding site plans. Commissioner Dorsett asked if the Comprehensive Plan was adopted. Ms. Hair responded that it was adopted.

There being no more business Chairperson Moore adjourned the meeting at 7:20 p.m.

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Craig Moore, Chairperson Nichole Hair, Secretary Non-Voting

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