



DUMFRIES, VIRGINIA
 Virginia's Oldest Continuously Chartered Town
 CHARTERED 1749 INCORPORATED 1961

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 Dumfries, Virginia 22026-2386
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PLANNING COMMISSION PUBLIC HEARING & REGULAR MEETING MINUTES

Date: January 9, 2012

I. Call to Order: 7:00 PM

II. Roll Call / ♣Determination of a Quorum♣:

Commissioners:

Mr. Chris Padberg (Chair)
 Mr. William O'Kelly Russell (Vice-Chair)
 Mr. John E. Webb
 Ms. Louise Waggy
 Mr. James Vinson
 Mrs. Gina Critchley
 Mr. Louis A. Praino
 Vacant
 Vacant

Present:

X
X
X
X
X
X
X

Absent:

♣ Verified by the Secretary and so noted by the Chairperson.

Council / Staff / Guests Attending:

Mr. David Moss
 Ms. Debi Sandlin
 Mr. Greg. Tkac

Representing:

Zoning Administrator / Planner, Dumfries, Va.
 Director of Community and Economic Development.
 Director of Public Works.

III. Adoption of Meeting Agenda:

1. Call to Order
2. Roll Call.
3. Adoption of Meeting Agenda ‡
4. Review / Ratify Previous Minutes.
 - Developmental Review Cases.
 - Public Hearing
5. New Business & Action Items.
6. Old Business.
7. Information / Discussion Items.
8. Adjournment.

‡ Agenda was adopted by consensus of the P.C. Membership.

IV. Review / Ratify Previous Minutes:

- After review and discussion, a motion was made.

Motion: *"That the PC Membership ratify the minutes of the December 11, 2011, combined Planning Commission Regular Meeting and integrated Public Hearing as submitted."*

- Motion:** Mr. John Webb
- Second:** Ms. Louise Waggy
- Discussion:** None
- Vote:** Mr. Webb = Aye, Mrs. Waggy = Aye, Mrs. Critchley = Aye, Mr. Praino = Aye, Mr. Vinson = Aye, Mr. Russell = Aye, Mr. Padberg = Aye.
 - Motion passed.

V. New Business & Action Items:

Developmental Review Cases:

1- Public Facility Review for Ginn Memorial Park.

a.) Staff Presentation: - Mr. David Moss, Dumfries Zoning Administrator / Planner presented the Staff Report pertaining to Public Facilities Review #12-01, Ginn Memorial Park. He noted this review is in accordance with Virginia Code § 15.2-2232, legal status of plan, to review the location of a public facility, (park), which has not been shown on the adopted Comprehensive Plan. He called attention to the pertinent sections of the code and then proceeded to review the specifics of the Site Location; it's fit into the 2012 Comp. Plan and the limitations of the 1993 Recreational and Community Facilities Map, (updating currently on-going), and the Surrounding Land uses. He continued recounting the Current Situation of the Park Development up to the present, noting all that had been accomplished thus far. He referenced the meetings held to appraise Citizen Input, noting their preferences and areas of concern. He concluded by noting that as required by State Code, the Planning Commission has to hold a Public Hearing to ascertain Public Opinion, and then must approve or not approve the park as being substantially in accord with the adopted Comprehensive Plan, or part thereof, giving special consideration to the three, (3), specific considerations as dictated by State Code; Location, Character and Extent of the Park. It was also noted, that, after careful consideration of all the options and factors relating to this application, the Staff Report, in its summary, advises that the Planning Commission approve the location, character and extent of Ginn Memorial Park. Mr. James Vinson, PC Member, asked a number of questions concerning the proposed basketball court, parking and Police presence, which Mr. Moss answered to his satisfaction. Mr. Chris Padberg asked questions relating to current funding which Mr. Moss and Mr. Greg. Tkac, Public Works Director, explained fully by noting how a CDBG, Community Development Block Grant, was obtained and utilized, from the County.

■ At this time the Regular meeting was suspended, (7:10 PM), and the scheduled Planning Commission Public Hearing was opened

b.) Public Hearing:

Mr. Padberg, Planning Commission Chairman, thanked Mr. Moss for his informational synopsis relating to Public Facilities Review #12-01, Ginn Memorial Park. He noted that members of the public may address the Commission for one, three, (3), minute period, a chair or representative of a board, Commission, or organized group may make a five, (5), minute presentation, and, written notes or reports, may be submitted to the Clerk. He then opened the floor to citizen participation, asking if anyone present had any comments or opinions to express, either in favor of, against, or about, the proposed Public Facilities Review #12-01, Ginn Memorial Park, to please come up to the podium and speak.

There were no respondents.

He repeated the question two more times with similar results, and, noting that there were no citizens present who wished to comment, declared the meeting closed at 7:11 PM.

■ At this time the Regular P.C. Meeting was resumed, (7:12 PM).

d.) Discussion: None.

e.) Vote: A motion was made.

Motion: *"That the PC Membership recommend to the Dumfries Town Council that they approve the Location, Character, and Extent of Ginn Memorial Park, as proposed in the Public Facilities Review Staff Report # 12-01, Ginn Memorial Park, reviewed by the Planning Commission on January 9, 2012.*

- a. **Motion:** Mr. John Webb
- b. **Second:** Mr. James Vinson
- c. **Discussion:** None
- d. **Vote:** Mr. Webb = Aye, Mrs. Waggy = Aye, Mrs. Critchley = Aye, Mr. Praino = Aye, Mr. Vinson = Aye, Mr. Russell = Aye, Mr. Padberg = Aye.
 - Motion passed.

2- CIP Amendment for Ginn Memorial Park, Phase 1, 3876 graham Park Road, GPIN # 8188-88-5393.

a.) **Staff Presentation:** - Mr. David Moss, Dumfries Zoning Administrator / Planner presented an overview of what Phase 1 consists of, along with an outline of what might follow on Phase 11. He also answered a number of questions put to him by the PC Membership. He closed by noting that in accordance with Virginia Code § 15.2-2239, regarding the preparation of a Capital Improvement Plan, the Planning Commission must submit or not submit an amendment to the Capital Improvement Program to the Town Council. Once submitted, Town Council must adopt an ordinance to approve the amendment before any funding can be programmed as part of the budget.

■ At this time the Regular meeting was suspended, (7:14 PM), and the scheduled Planning Commission Public Hearing was opened.

b.) Public Hearing:

Mr. Padberg, Planning Commission Chairman, thanked Mr. Moss for his informational synopsis relating to the CIP Amendment for Ginn Memorial Park, Phase 1, 3876 Graham Park Road, GPIN # 8188-88-5393. He noted that members of the public may address the Commission for one, three, (3), minute period, a chair or representative of a board, Commission, or organized group may make a five, (5), minute presentation, and, written notes or reports, may be submitted to the Clerk. He then opened the floor to citizen participation, asking if anyone present had any comments or opinions to express, either in favor of, against, or about, the CIP Amendment for Ginn Memorial Park, Phase 1, to please come up to the podium and speak. There were no respondents.

He repeated the question two more times with similar results, and, noting that there were no citizens present who wished to comment, declared the meeting closed at 7:15 PM.

■ At this time the Regular P.C. Meeting was resumed, (7:16 PM).

d.) **Discussion:** Mr. Greg Tkac, Director of Public Works, answered a number of questions put to him relating to future funding for park development and major component life cycle maintenance.

e.) **Vote:** At the close of discussions a motion was made.

Motion: *"That the PC Membership recommend to the Dumfries Town Council that they approve the Capital Improvement Plan Amendment, Ginn Memorial Park, Phase 1, included as an attachment within the Staff Report, presented to, and reviewed by the Planning Commission, on January 9, 2012.*

- a. **Motion:** Ms. Louise Waggy
- b. **Second:** Mr. James Vinson
- c. **Discussion:** None
- d. **Vote:** Mr. Webb = Aye, Mrs. Waggy = Aye, Mrs. Critchley = Aye, Mr. Praino = Aye, Mr. Vinson = Aye, Mr. Russell = Aye, Mr. Padberg = Aye.
 - Motion passed.

VI. Old Business / Unfinished Business:

1.) **Hashimi Re-Zoning, (#11-63).** - Mr. Moss, Town Zoning Administrator / Planner, reviewed the history of past discussions relating to the proposed re-zoning application for the site located at 17651 Washington Street, GPIN # 8189-82-6152. He then distributed a revised proffer statement for consideration, which, the applicant believes will address the outstanding concerns observed at the last meeting. An in-depth review of the revised proffer statement ensued between the PC Membership, Zoning Administrator and Applicant, concluding with a number of amiable suggestions to proffers #'s 5, 8 and 11, which were agreeable to all. Mr. Moss agreed to aid the applicant, if so requested, in restructuring the wording of the noted items. Mr. Moss noted that the revised proffers offered major changes compared to the originally submitted version, and thus, would mandate the scheduling of another Public Hearing, which Staff would address. Mr. Padberg asked the Applicant if he has any outstanding questions he wished to ask in reference to the evening's discussions, and, the Applicant stated that he was satisfied with all that transpired.

VII. Information / Discussion Items:

1.) None.

VIII. Member Comments:

● Mr. Padberg opened the floor for PC Member comments. Mr. Praino spoke in opposition to the recording and broadcasting of Planning Commission Meetings, noting in advance, that, as the Planning Commission serves in an advisory capacity, at the pleasure of the Town Council, they can mandate whatever means of transcribing and archiving meetings they deem to be in the best interests of the Town. He expressed gratitude to them for their consideration in allowing all the Town's Boards and Commissions an opportunity to express their observations and concerns, prior to the Town Council finalizing their archiving method of choice. He continued, citing a number of trepidations, and, depicted a number of possible scenarios, and circumstances, which, he believes, may possibly constitute more of a detriment, than a positive outcome for the PC and the Town. Ms. Waggy spoke, mentioning a number of concerns she felt, that might be impacted in various ways, some positive, some negatively, if live recording and broadcasting were implemented. Concern was particularly noted in the possibility of decreased citizen participation, initiate by self-imposed restraints, which may, perhaps, be acerbated in part, by self-consciousness. Mr. Padberg spoke, stating that he has expended a considerable amount of time, thought, and energy, on this topic, and, will expressly note his, as well as the thoughts and suggestions of the PC Membership, in his report to the Town Council. He expressly noted that he was very adamant on two particulars related to the subject of archiving and broadcasting of the PC Meetings, being provided to the PC. The first, being the requirement for the presence of a Legal Observer, at the first few meetings, and the other, the entailing of a third party recorder, assigned to minute at the meeting, or, to create a transcription of the minutes from the video recording, at a later time, thereby freeing-up all members of the PC, to fully participate in the meeting. He expressed the opinion, that he believes the broadcasting and video recording of the meetings, may be an inducement which would encourage more citizen interest and participation, as well as stimulate interest in serving on one of the Town's Boards and Commissions.

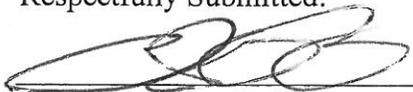
● **At this time a motion was made; *"To adjourn this Planning Commission Meeting."***

- a. **Motion:** Mr. O'Kelly Russell
- b. **Second:** Mr. James Vinson
- c. **Discussion:** None
- d. **Vote:** Mr. Webb = Aye, Mrs. Waggy = Aye, Mrs. Critchley = Aye, Mr. Praino = Aye,
Mr. Vinson = Aye, Mr. Russell = Aye, Mr. Padberg = Aye.
 - Motion passed.

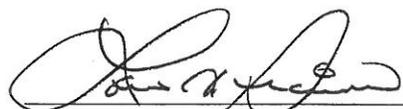
IX. Next Meeting: February 13, 2012

X. Adjourn: 8:02 PM

Respectfully Submitted:



Mr. Christopher Padberg..... Chair.
2-13-12 Date.



Mr. Louis Praino....Recording Secretary.
2-13-12 Date.