



# Action Minutes: Planning Commission

**Meeting Date:** April 7, 2015

**Members Present:** Neal Bench (Chair), Travis Crayton (7:12 pm), Deborah Fulgheri, , Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber, Brian Wittmayer

**Members Absent:** Melissa McCullough **Joint Planning Area Member:** Vacant **Council Member:** George Cianciolo

**Staff Present:** Loryn Clark, Eric Feld, Judy Johnson, Gene Poveromo, John Richardson, Megan Wooley

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
<b>Opening Items</b>	<ol style="list-style-type: none"><li>1. Meeting was called to order at 7:00pm</li><li>2. Adoption of March 17<sup>th</sup> 2015 Action Minutes.</li><li>3. Order of items on the Agenda.</li></ol>	<ol style="list-style-type: none"><li>1. Quorum present</li><li>2. Amy Ryan moved and Michael Parker seconded a motion to approve the March 17<sup>th</sup>, 2015 Action Minutes.</li><li>3. The Planning Commission agreed to consider the New Business items before Old Business.</li></ol>	<ol style="list-style-type: none"><li>1. None</li><li>2. The motion was approved 6-0 (Travis Crayton did not arrive in time to vote on this item).</li><li>3. The Agenda was amended.</li></ol>
<b>Consent Agenda</b>	No items		

**New Business**

<p>4. Feasibility Review of the proposed Elkin Hills Neighborhood Conservation District</p>	<p>4. Amy Ryan moved and Brian Wittmayer seconded a motion to recommend that the staff move forward with the Elkin Hills NCD process. The motion also included two friendly amendments; a) that prior to approving an NCD, the Council consider how many property owners support the NCD; and b) that the neighbourhood submit a second petition with property owner signatures at the end of Phase II</p> <p>The Planning Commission also agree to defer the appointment of the Planning Commission NCD liaisons to a future meeting.</p>	<p>4. The motion was approved 4 in favor, 3 opposed (Travis Crayton, Michael Parker, Deborah Fulgheri).</p> <p>Those opposed to the motion stated that the process did not appear to clearly reflect the concerns of all the neighbors ; and that an NCD may not be the appropriate planning tool for this neighborhood.</p>
<p>5. Northside Neighborhood Conservation District Land Use Management Ordinance Text Amendments</p>	<p>5. Travis Crayton moved, and Brian Wittmayer seconded a motion to accept Buffie Webber's request to be recused from this agenda item due to the fact that Ms. Webber is on the Board of Directors for Empowerment.</p> <p>Brian Wittmayer moved and Michael Parker seconded a motion to recommend approval of three of the proposed amendments (fees, streamlined process, energy efficiency); and that the Council consider creating a neighbourhood stakeholders group to investigate a broader, more comprehensive study of the Northside NCD.</p>	<p>5. The motion was approved 6-0.</p> <p>The motion was approved 6-0.</p>
<p>6. Ephesus/Fordham Form District – Land Use Management Ordinance and Zoning Atlas Amendments</p>	<p>6. The Commission agreed to receive a brief staff presentation on this item and continue the discussion to the April 21, 2015 meeting.</p>	

<p><b>Old Business</b></p>	<p>7. Obey Creek Subcommittee – Report from Amy Ryan</p> <p>Obey Creek Transportation Subcommittee Update from Michael Parker</p> <p>Obey Creek Development Proposal - Land Use Management Ordinance Text Amendment, Zoning Atlas Amendment, and draft Development Agreement.</p> <p>Improve the Development Review Process Update from Brian Wittmayer</p>	<p>7. Amy Ryan reported on the Obey Creek Subcommittee.</p> <p>Michael Parker reported on the Obey Creek Transportation Subcommittee</p> <p>Due to the late hour, the Commission agree to hold a Special Planning Commission meeting on April 15, 2015 at 7:00 p.m.to consider the Obey Creek Development Agreement.</p> <p>The Commission agree to defer this discussion to a future meeting.</p>	
<p><b>Adjournment</b></p>		<p>The Chair announced the meeting adjourned at 11:25 pm.</p>	