

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
March 7, 2018
7:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Tim O'Connor
Heath Richardson
Danny Schmidt
Jack Haldeman
Frank Polster
Julia Leverenz

Staff Present:

Paul Holt, Director of Community Development and Planning
José Ribeiro, Senior Planner
Roberta Sulouff, Senior Planner
Alex Baruch, Planner I
Max Hlavin, Assistant County Attorney

Mr. Krapf welcomed Frank Polster and Julia Leverenz to the Commission.

C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

As no one wished to speak, Mr. Krapf closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Danny Schmidt stated that the Development Review Committee (DRC) met on February 21, 2018, to consider two cases.

Mr. Schmidt stated that SP-0003-2018, Chickahominy Riverfront Park Dumpster Pad and Fence was reviewed by the DRC to determine consistency with a Special Use Permit (SUP) condition for Chickahominy Riverfront Park which requires that tree clearing be kept to the minimum necessary to accommodate the proposed recreational uses shown on the Master Plan and related driveways, entrance improvements and facilities. Mr. Schmidt stated that the DRC voted to approve the relocation of the dumpster and the associated tree removal.

Mr. Schmidt stated that the DRC also reviewed SP-0129-2017, Williamsburg Honda

Parking Lot Expansion because both the Zoning Ordinance and adopted SUP conditions require development of the project to be generally in accordance with the Master Plan. Mr. Schmidt stated that questions from the Committee related to the entry to the property, the vegetative buffers, lighting of the parking lot and stormwater management. Mr. Schmidt further stated that the DRC found that the proposed parking lot expansion did not change the basic concept or character of the development and voted to approve the proposal.

Mr. Jack Haldeman stated that the Policy Committee met three times in February.

Mr. Haldeman stated that on February 8, 2018, the Committee reviewed work to date on amendments related to bicycle and pedestrian accommodations, traffic impact analysis, the Archaeological Policy and the Natural Resources Policy to incorporate requirements in the Zoning Ordinance to address impacts associated with legislative cases which would formerly have been addressed through proffers.

Mr. Haldeman stated that the Committee accepted staff's recommendations on language for bicycle and pedestrian accommodations and traffic impact analysis. Mr. Haldeman stated that the Committee will review the final draft language at its March meeting.

Mr. Haldeman stated that the Committee also reviewed six options for the Archaeological Policy and the Natural Resources Policy. Mr. Haldeman stated that the Committee supported the option that would include a Phase I Archaeological Study for or an initial inventory of Natural Resources as a submittal requirement for site plans and major subdivisions. Mr. Haldeman stated that this option would also require further studies prior to issuance of a land disturbing permit if recommended in the Phase I Study.

Mr. Haldeman stated that staff provided the Committee with an overview of the Capital Improvements Program (CIP) requests.

Mr. Haldeman stated that the Committee determined that no changes to the Planning Commission Bylaws were needed at this time.

Mr. Haldeman stated that the Committee met on February 15, 2018, to review CIP requests from the Williamsburg-James City County (WJCC) Schools. Mr. Haldeman noted that the purchase of buses for James Blair Middle School was a high priority for WJCC Schools.

Mr. Haldeman stated that the Committee also met on February 22, 2018, to review CIP requests from various County departments and the Williamsburg Regional Library. Mr. Haldeman stated that applications addressed needs generated by ageing and inadequate infrastructure and facilities and needs generated by an increasing population. Mr. Haldeman stated that the Committee would finalize its review of the applications at its March 8 meeting and forward a list of priorities to the Planning Commission for consideration at the March 19, 2018, Special Meeting.

E. CONSENT AGENDA

1. Minutes of the February 7, 2018 Regular Meeting
2. Development Review Committee Action Item: Case No. SP-0129-2017, Williamsburg Honda Parking Lot Expansion

3. Development Review Committee Action Item: Case No. SP-0003-2018, Chickahominy Riverfront Park Dumpster Pad and Fence

Mr. Haldeman made a motion to approve the Consent Agenda.

On a voice vote the Commission voted to approve the Consent Agenda. (5-0)

F. PUBLIC HEARINGS

1. Z-0003-2017/ HW-0004-2017. Oakland Pointe

A motion to Postpone was made by Jack Haldeman, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Leverenz, O'Connor, Polster, Richardson, Schmidt

Mr. Paul Holt, Director of Community Development and Planning, stated that the applicant has requested that the matter be postponed for two months in order to conduct additional public outreach and resolve outstanding transportation issues. Mr. Holt stated that staff concurs with the request and recommends that the Commission postpone the matter to the May 2, 2018, meeting. Mr. Holt noted that the Public Hearing is still open. Mr. Holt stated that if the Commission chooses to postpone the matter, staff recommends that the Public Hearing be closed. Mr. Holt stated that when the matter comes forward again it will be readvertised and this will allow the Public Hearing to be opened again for consideration of any new information.

Mr. Tim O'Connor inquired if there were a deadline for the Commission to act on the application.

Mr. Holt stated that since the applicant was requesting postponement at this stage, the Commission is not under immediate pressure to act on the matter.

Mr. Krapf offered the applicant an opportunity to speak.

Mr. Tim Trant, Kaufman & Canoles, PC, 4801 Courthouse Street, stated that the applicant requested the postponement to continue coordination efforts with the Virginia Department of Transportation (VDOT) regarding the recommended traffic improvements. Mr. Trant further stated that since the proposal has drawn community interest, the applicant wishes to meet with citizens to understand the concerns about the project.

Mr. Krapf inquired how the community meeting would be advertised. Mr. Trant stated that the applicant would reach out to the leadership of groups such as Friends of Forge Road, the Rural Lands group and the Oakland residents to determine a date and time where the majority of interested citizens could participate. Mr. Trant further stated that the notice would be posted on social media. Mr. Trant stated that the Board of Supervisors, the Planning Commission and County Planning staff would also be notified. Mr. Trant stated that the meeting would likely take place the last weekend in March or the first weekend in April.

Mr. Krapf called for any additional speakers.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. O'Connor inquired if the matter should be deferred without setting a date.

Mr. Holt stated that it is necessary for the Commission to defer to a date certain.

Mr. Haldeman made a motion to postpone the matter to the May 2, 2018, meeting.

On a roll call vote, the Commission voted to postpone Z-0003-2017/HW-0004-2017. Oakland Pointe to its May 2, 2018 meeting (7-0).

2. SUP-0012-2017. Wendy's - Toano

A motion to Approve was made by Heath Richardson, the motion result was Passed.

AYES: 6 NAYS: 1 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Leverenz, Polster, Richardson, Schmidt

Nays: O'Connor

Ms. Roberta Sulouff stated that Mr. David Barlow of CHA Companies has applied on behalf of American DYNC Holdings Toano LLC and Hornsby Investment Company for an SUP to allow for the construction of a 3,324-square-foot drive-through restaurant on property located at 9210 Old Stage Road, 9220 Old Stage Road and 9131 Barhamsville Road. Ms. Sulouff stated that the property is zoned B-1, General Business, and is designated Mixed-Use on the adopted Comprehensive Plan.

Ms. Sulouff stated that drive-through restaurants are a permitted use in the B-1 District; however, this use is projected to generate 100 or more peak hour trips to the site which triggers the need for an SUP. Ms. Sulouff stated that the required traffic study indicated that the use would generate approximately 109 peak hour trips to the site. Ms. Sulouff stated that the study did not identify any deficiencies or recommend any road improvements based on the impacts of the proposed development and that VDOT concurred with the recommendations of the study.

Ms. Sulouff stated that staff is recommending conditions to minimize the development's impacts on adjacent properties and to the County as a whole and address architectural review, screening, signage, landscaping and internal pedestrian connections as well as archaeology, environmental protections related to the sewer crossing, and consistency of the development with the proposed Master Plan.

Ms. Sulouff stated that staff finds the proposal to be compatible with the adopted Comprehensive Plan, the Zoning Ordinance and surrounding development. Ms. Sulouff further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors subject to the attached conditions.

Mr. Krapf opened the floor for questions from the Commission.

Mr. Schmidt inquired if the zoning for the adjacent properties was B-1, General Business.

Ms. Sulouff stated that she was not certain but would provide that information.

Mr. Schmidt commented that the adjacent businesses must be using well and septic just as the subject property would be since the waterline does not extend to those properties. Mr. Schmidt noted that this was the reason for the previous question. Mr. Schmidt stated that it might be a good investment for the County to extend the infrastructure to these properties.

Mr. O'Conner inquired about the reference to attaching to the force main.

Ms. Sulouff clarified that the property would use well and septic, but would need to use a force main to move the sewage across the Resource Protection Area (RPA) to the drain field.

Ms. Sulouff further clarified that it would be a private septic system.

Mr. Holt noted that due to the topography of the property and the location of the drain field it would be necessary to put the line under pressure.

Mr. Krapf inquired about the reason for not connecting to public water and sewer even though the parcel is inside the Primary Service Area (PSA).

Ms. Sulouff stated that the property is approximately 3,000 feet from the nearest line. Ms. Sulouff further stated that the James City Service Authority's (JCSA) recommendation was for private water and sewer.

Mr. Holt stated that the surrounding properties are all interested in connecting to public water and sewer. Mr. Holt stated that there is no current CIP application for extending the main water and sewer infrastructure. Mr. Holt further stated that given the capital expense it is not in the plans for the JCSA to extend the lines and because of the distance from the nearest line it would not be practical to extend just service mains to this one site. Mr. Holt stated that it really would require extensions of the mains and the larger backbone infrastructure.

Mr. Krapf inquired about the Entrance Exception Waiver.

Ms. Sulouff stated that the access driveway is VDOT right-of-way (ROW). Ms. Sulouff further stated that the Waiver is necessary because of the proximity of both driveways. Ms. Sulouff noted that normally VDOT would not allow two driveways to be located so close together. Ms. Sulouff stated that the Waiver would be reviewed by VDOT at the site plan stage.

Mr. O'Connor inquired if the property is sufficient to provide a backup drain field.

Ms. Sulouff stated that the property can accommodate both the primary and reserve drain fields.

Mr. O'Connor inquired if there would be trenching in the RPA for the lines to the drain field.

Mr. Holt stated that the Stormwater and Resource Protection division made a recommendation that the line be installed by trenching rather than drilling.

Mr. O'Connor inquired about the difference between the recommendations for the Hampton Roads Sanitation District (HRSD) line replacement project adjacent to Kingsmill and this project.

Mr. Holt stated that the recommendation for this project was not the typical recommendation; however, based on the topography and site constraints it appeared that this method will actually be less impactful to the RPA. Mr. Holt stated that the SUP condition was set to be the standard but was subject to a determination by the Director of Stormwater and Resource Protection when more detail is known at the site plan stage.

Mr. O'Connor inquired if it was possible to include a requirement for connecting to public water and sewer if the infrastructure is extended in the future.

Mr. Holt stated that it is possible to include that condition; however, it becomes a tracking issue because the timing is uncertain. Mr. Holt further noted that the applicant is also making a significant investment to install the private sewer.

Ms. Sulouff stated that this issue was discussed with the JCSA and it is their standard Best

Practice that should the drain fields fail and public water and sewer were available, the property owner would be required to connect to public utilities at that time.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Holt stated that in response to Mr. Schmidt's earlier question about the zoning of surrounding businesses, the properties on the Star Express side as well as the McDonald's side are all zoned B-1, General Business. Mr. Holt further stated that the properties extending from the I-64 Interchange down to Leisure Road are also zoned B-1.

Mr. Krapf opened the Public Hearing.

Ms. Arwen Atwell, CHA Companies, 9020 Stony Point Parkway Richmond, addressed the Commission in support of the application and offered to answer any questions the Commission might have.

Ms. Julia Leverenz inquired whether the County routinely looked for permeable surfaces for parking lots that are installed on previously vacant land.

Mr. Krapf stated that the issue does come up; however, there is no requirement in the application for the applicant to address permeable surfaces.

Mr. Holt stated that permeable surfaces are something that the engineers usually consider at the site plan stage as part of the larger stormwater system that is being designed. Mr. Holt stated that it has been Staff's experience that it is not a universally good recommendation because the permeable concrete or asphalt requires a tremendous amount of ongoing maintenance to ensure it continues to function. Mr. Holt noted that for the smaller projects and individual owners it does not make sense to require it.

As no one further wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Mr. Schmidt stated that extending utilities and requiring connection to public water and sewer for the few businesses currently in that area may not be necessary at this time; however, due to proximity to I-64 and the Stonehouse development, the area is ripe for further business development and that the County should consider the need to extend the water and sewer infrastructure before more development takes place.

Mr. Frank Polster noted that the County considered requests to include the Hazelwood and Taylor properties in the PSA and inquired if the request for the Hazelwood property had been approved.

Mr. Holt confirmed that the request to include the Hazelwood property had been approved.

Mr. Polster inquired about the zoning of the Hazelwood property.

Mr. O'Conner stated that the property is currently zoned A-1 and is now designated Economic Opportunity on the 2035 Comprehensive Plan Land Use Map.

Mr. Polster stated that the larger question becomes whether it is economically viable for the County to extend the necessary infrastructure to support the County's vision for development of that area.

Mr. Krapf stated that while the properties are included in the PSA, it does not mandate the extension of the infrastructure. Extension of the infrastructure depends on whether there is a Capital Improvements budget approved for that project.

Mr. Krapf stated that he does concur with Mr. Schmidt that if there is development ahead for properties currently in the PSA, it would be helpful to have a long-range assessment of when requests would be made to extend utilities to that area.

Mr. Holt noted that being within the PSA means that there is the opportunity to connect to public water and sewer; however, it is not necessarily the business model of the JCSA to extend water and sewer to all areas included in the PSA. Mr. Holt stated that many times it is the responsibility of the property owner to connect at their expense. Mr. Holt further stated that for larger projects, the developer is responsible for installing the necessary infrastructure.

Mr. Polster stated that this is why he came back to the issue of the Comprehensive Plan and the County's vision for where development should or should not occur.

Mr. Krapf stated that this discussion is necessary to have but might be better served in another forum; however, the Commission should focus on the SUP application at hand.

Mr. Heath Richardson made a motion to recommend approval of the SUP subject to the proposed conditions.

On a roll call vote, the Commission voted to recommend approval of SUP-0012-2017. Wendy's - Toano (6-1).

3. SUP-0001-2018. LifePointe Christian Church

A motion to Approve was made by Heath Richardson, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Leverenz, O'Connor, Polster, Richardson, Schmidt

Mr. Alex Baruch, Planner I, stated that Mr. Gregory Davis of Kaufman & Canoles, PC has submitted an application for SUP for a place of public assembly on properties located at 8841 and 8851 Richmond Road. where a horse stable and previously approved SUP for a Bed and Breakfast were operated. Mr. Baruch stated that the properties are zoned A-1, General Agricultural, and designated Rural Lands on the 2035 Comprehensive Plan Land Use Map.

Mr. Baruch stated that the existing structures will be turned into the main church building, children's activity space, office space and other storage and maintenance buildings. Mr. Baruch stated that a future expansion of the main church building would add 9,000 square feet of additional space and 39 parking spaces.

Mr. Baruch stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Mr. Baruch further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Krapf opened the floor for questions from the Commission.

Ms. Leverenz inquired if the adjacent property owners have voiced any concerns.

Mr. Baruch stated that the applicant has spoken with the adjacent property owners and can

address this question in more detail. Mr. Baruch noted that the County has not received correspondence from the immediate neighbors. Mr. Baruch further noted that the only correspondence has come from Two Drummers Smokehouse and that has been shared with the Commission.

Mr. Krapf noted that the applicant would have an opportunity to speak and the Commission would be able to ask questions of the applicant at that time.

Mr. Krapf called for disclosures from the Commission.

Mr. Haldeman stated that he exchanged email with the applicant's attorney.

Mr. Schmidt stated that he toured the property with the applicant.

Mr. Richardson stated that he spoke with the applicant.

Mr. Krapf opened the Public Hearing.

Mr. Greg Davis, Kaufman & Canoles, PC, 4801 Courthouse Street, provided the Commission with an overview of the proposed project. Mr. Davis noted that the LifePointe Christian Church members feel called to serve the needs of the underserved in the upper part of James City County. Mr. Davis stated that the Church has grown rapidly and needs a location that will allow them to fulfill their mission.

Mr. Davis noted that the Church plans to use the existing buildings on the property. Mr. Davis noted that using the ability to use the existing buildings is what makes the project feasible financially. Mr. Davis further noted that there are not many sites in the County that provide this benefit.

Mr. Davis stated that the applicant has spoken with adjacent property owners including Ms. Jenkins. Mr. Davis noted that none of the adjacent property owners have voiced an objection to the project.

Mr. Davis noted that the Master Plan calls for substantial buffers for the Community Character Corridor and for the adjacent properties. Mr. Davis noted that the applicant will be required to provide a landscaping plan, a traffic management plan, archaeological studies and a lighting plan. Mr. Davis further stated that the project would be required to go through further refinements during the site plan process.

Mr. Davis stated that a question had come forward about using pervious pavement for the parking area. Mr. Davis stated that the applicant has studied the possibility and believes that using geoblock pavers, even though they are more expensive than traditional asphalt paving, will yield cost savings with the stormwater management. Mr. Davis stated that this might be better addressed at the site plan stage rather than making it an SUP condition.

Mr. Davis requested that the Commission recommend approval of the application.

Mr. Richardson inquired if the house on the left at the front of the property is a historic building.

Mr. Davis stated that he was not aware that it is.

Mr. Richardson inquired about what would become of that house under the Master Plan.

Mr. Davis stated that this is not the structure intended to be used as the administration building;

however, there are no plans at present to demolish the structure.

Mr. Richardson requested confirmation that the drive shown to the right would be taken out of use.

Mr. Davis confirmed.

Mr. O'Connor inquired if it was anticipated that turn lanes would be warranted.

Mr. Davis confirmed that the applicant and County staff expect that turn lanes will be required.

Mr. Krapf inquired about how many acres that are currently pasture will be used for parking.

Mr. Davis stated that there was data on the Master Plan about the number of acres that would be impervious post development; however, it does not appear that calculations were available just for the parking area.

Mr. Krapf clarified that he was interested in the number of acres of pasture land that will be converted to any other use.

Mr. Davis stated that the area is approximately 3.6 acres. Mr. O'Connor inquired if all of the parking area would be built-out at one or developed in stages.

Mr. Davis responded that there are parking requirements that need to be met based on the size of the structure and the use. Mr. Davis stated that in discussion with staff it appears that the applicant will request a parking waiver to reduce the amount of parking which would reduce the environmental impact and consequently the cost. Mr. Davis stated that he could not provide data yet on the number of parking spaces that would be required and when those spaces would need to be built. Mr. Davis noted that of the parking shown, only area 14 was reserved for future needs and the remaining areas would be built-out at the outset based on approval of the parking waiver.

Mr. David Lehman, 8831 Richmond Road, addressed the Commission in support of the application. Mr. Lehman stated that he felt the proposal would be a good use of the existing structure and that the applicant would be a good neighbor.

Ms. Heidi Jenkins, 8847 Richmond Road, stated that she is the owner of the parcel that is surrounded by the subject properties. Ms. Jenkins stated that her main concerns were the lighting impact at night and the traffic impact on Sundays. Ms. Jenkins noted that her main concern is the potential turn lane and whether it will require acquisition of any of her property. Ms. Jenkins further noted concerns about the impact of the development on the water table.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Mr. Richardson stated that his initial concerns regarded buffering of the development; however, it appears that the screening is more than adequate. Mr. Richardson further stated that he believes that the proposal would be a good use for the existing facilities.

Mr. Schmidt noted concerns over light pollution; particularly from the parking areas. Mr. Holt noted that the Zoning Ordinance requires that there be no light or glare outside any of the property lines.

Mr. Holt noted that for further mitigation staff has included SUP conditions that reduce the

height of the light fixtures to less than what could be done by right.

Mr. Krapf inquired if Mr. Holt could address Ms. Jenkins' concern about the impact of the turn lane on her property.

Mr. Holt stated that he would defer to the applicant.

Mr. Davis stated that Ms. Jenkins would not lose any property. Mr. Davis stated that the anticipated turn lanes would be entirely within the VDOT right-of-way.

Mr. O'Connor inquired about the potential need for an additional septic field and inquired about its location.

Mr. Davis stated that there is greenspace at the northwest portion of the property and that there has been some discussion about using that for a septic field to ensure that the property can accommodate the proposed use. Mr. Davis further stated that the determination would be made during the Site Plan development as the engineering data is prepared.

Mr. Polster stated that the response from the engineering firm was that the area shown as Area No. 27 on the Master Plan is the proposed drain field. Mr. Polster noted that the existing septic field needed to be moved because of the buffer required between the septic field and the stormwater detention pond.

Mr. Davis confirmed that the proposed septic field was designated as Area No. 27 on the Master Plan.

Mr. Davis stated that to reassure Ms. Jenkins, modern drain field design would not allow the ground water to be polluted.

Mr. Polster inquired about the extent of the ROW.

Mr. Piotr Swietuchowski, VHB, 351 McLaws Circle, showed the Commission on the Master Plan the extent of the ROW. Mr. Swietuchowski stated that there is more than sufficient ROW to accommodate the required turn lanes

Mr. Davis asked Mr. Swietuchowski if the potential turn lanes would extend in front of Ms. Jenkins' property.

Mr. Swietuchowski stated that the extent and location of the turn lanes would be determined at the Site Plan stage once the turn lane warrant study was completed.

Mr. Polster inquired if there were a way to determine how much the water use for the Church would impact Ms. Jenkins' water pressure and if there was a way to mitigate any impact.

Mr. Swietuchowski stated that this would be addressed when the Well Permit application is submitted. Mr. Swietuchowski stated that the wells are usually deep enough in the aquifer that the impact on adjacent wells is minimal.

Ms. Leverenz noted that property owners often perceive that their property runs to the edge of the pavement and believe their property is impacted when the pavement extends into what they consider to be their land and inquired if this is correct.

Mr. Davis stated that this is a common perception; however the right-of-way often extends past the paved road bed. Mr. Davis further stated that while the turn lane may bring the pavement closer to Ms. Jenkin's house, it would still be within the ROW.

Ms. Leverenz inquired about what would happen if VDOT widened Route 60 to six lanes and needed more ROW.

Mr. Davis stated that VDOT could take the property for that purpose; however, an individual property owner could not.

Ms. Leverenz expressed concern over the size of the parking lot and potential light pollution.

Mr. Swietuchowski stated that a lighting plan would be required during the Site Plan process. Mr. Swietuchowski stated that the lighting plan details will have to prove that there is no light pollution.

Ms. Leverenz noted that it would be hard to totally eliminate light spillage.

Ms. Leverenz inquired how the berm and landscaping might serve to mitigate light pollution.

Mr. Steven Talley, VHB, 351 McLaws Circle, stated that the proposed plantings include evergreen shrubs that will be up to ten feet tall along with canopy trees and understory trees.

Mr. Krapf inquired if the lights in the parking lot will be on every night or just when the property is in use at night. Mr. Krapf further inquired if there would be security lights around the Church.

Mr. Krapf encouraged the applicant to consider minimizing the number of lights left on all night so long as it does not pose a security risk to the campus.

Mr. Davis stated that if it is a concern for the adjacent property owners, the lighting plan could be adjusted to address which lights would be on every night.

Mr. O'Conner inquired about how the well would operate for a larger scale facility.

Mr. Swietuchowski stated that it depends on the yield of the well actual water use requirements based on the number of individuals, the number of restrooms and other requirements including fire suppression. Mr. Swietuchowski further stated that the well itself is usually sufficient for a facility of this size.

Mr. Krapf stated that he appreciates the applicant's willingness to consider ways to mitigate the impacts of the project on the environment and the adjacent property owners. Mr. Krapf stated that overall the project has minimal impact on the land and does maintain the rural character of the area. Mr. Krapf stated that he would support the application.

Mr. Richardson made a motion to recommend approval of the application.

On a roll call vote the Commission voted to approve SUP-0001-2018, LifePointe Christian Church (7-0).

G. PLANNING COMMISSION CONSIDERATIONS

1. Planning Commission and Board of Zoning Appeals 2017 Annual Report

Mr. Holt stated that State Code requires that the Commission make an annual report to the legislative body. Mr. Holt further stated as in previous years, the Annual Report serves as an update on progress implementing the Goals, Strategies and Actions recommended in the

Comprehensive Plan.

Mr. Schmidt inquired about the data provided for build-out of the subdivisions.

Mr. Holt stated that the numbers reflect the total number of units proposed on the Master Plan.

Ms. Leverenz expressed appreciation for staff efforts in preparing the document. Ms. Leverenz noted that the document was especially helpful in bringing her up-to-speed on the Commission's work.

Ms. Leverenz made a motion to accept the report.

On a voice vote the Commission voted to accept the Planning Commission and Board of Zoning Appeals 2017 Annual Report (7-0).

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - March 2018

Mr. Holt stated that he had nothing in addition to the report provided in the Agenda Packet.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf requested that the Commission continue discussion on whether the start time for the Planning Commission meetings should be earlier. Mr. Krapf stated that the Commission would decide this matter when it adopts the 2018-2019 Calendar at the Organizational meeting.

Mr. Krapf inquired whether the Commission could amend the start time later in the year if it was determined that the earlier start time was not working well.

Mr. Holt stated that the Commission could revisit and amend the calendar; however, it might not be in the best interest of applicants or the public.

The Commission discussed the benefits and drawbacks of meeting at either 5:00 p.m. or 6:00 p.m. The consensus of the Commission was that 6:00 p.m. would be preferable with the goal of encouraging citizen participation in the meeting.

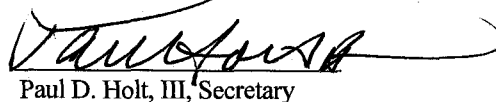
Mr. Krapf noted that Mr. Haldeman would have Board of Supervisors coverage for March.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn to 6:00 p.m. on March 19, 2018.

The meeting was adjourned at approximately 8:31 p.m.


Rich Krapf, Chair


Paul D. Holt, III, Secretary