

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 12, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Lau, Vice-Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Frank Lau, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Sonia Hirt, Member
Bryan Katz, Member
Scott Kroll, Member
Chris Tuck, Board of Supervisors Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Erin Puckett, Senior Program Assistant

Absent: Bryan Rice, Chair
Joel Donahue, Member

APPROVAL OF AGENDA:

On a motion by Mr. Katz, and seconded by Ms. Disney, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Katz, and seconded by Ms. Disney, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Lau opened the public address, however, there being no comments the public address was closed.

OLD BUSINESS:

Kennel Ordinance Amendments

Ms. Jenkins stated that she had incorporated the changes suggested by the Planning Commission at the February 19 meeting. She added that all of these proposed changes had been reviewed by Mr. McMahon, County Attorney.

Mr. Katz asked what the reasoning was behind not allowing a commercial kennel by SUP in a C-1 zoning district.

Ms. Jenkins explained that this is because this zoning district is meant to be for areas of conservation, and very few lots in the County fall into this designation.

The Planning Commission discussed the minimum lot sizes needed for kennels in each district, and asked that the minimum size required be changed to match the minimum lot size of that zoning district. However, some Commissioners requested that a SUP be allowed for a kennel on a smaller lot.

Mr. Lau commented that the previously proposed kennel amendments were appropriate. He added that allowing a SUP for kennels on smaller lots or with reduced setbacks would not be reasonable.

The majority of the Commission members agreed to allow a reduction in both setbacks and size by SUP.

Mr. Lau reiterated that it may be wise to not allow a private kennel of five (5) or more dogs when lots are smaller than the minimum sizes indicated in the proposed ordinance amendment.

The consensus of the Commission was to move forward with the ordinance amendments as revised.

NEW BUSINESS:

Ms. Jenkins stated that the Planning Commission had received direction from the Board of Supervisors to consider allowing contractor's service establishments as a by-right use in the Manufacturing-Light (M-L) zoning district. She explained that this use is already allowed by SUP in General Business (GB), and by-right in Manufacturing (M-1). As this use does not allow as much heavy equipment storage as a contractor's storage yard, this could be a logical addition to the M-L district.

Mr. Kroll asked for clarification as to if contractor's service establishment would allow a showroom with storage in the back. He noted that the definitions of storage yard and service establishment are very similar.

Ms. Jenkins clarified the definitions, and noted that the service establishment should not have outdoor storage.

LIAISON REPORTS:

- Board of Supervisors – Mr. Tuck reported that the proposed budget does not call for a tax increase. He also stated that a tentative meeting with Blacksburg's Town Council has been scheduled in April to discuss the former middle school property.
- Agriculture & Forestal District Committee – No report.
- Blacksburg Planning Commission – No report.
- Christiansburg Planning Commission – No report.
- Economic Development Committee – No report.
- Public Service Authority – No report.
- Parks & Recreation – Mr. Kroll reported that Parks and Recreation was experiencing a problem with unruly spectators at basketball games.
- Radford Planning Commission – No report.
- School Board – Mr. Katz reported that there was a discussion of the "bring your own device" program which had been started two (2) years ago and has seen great success, although it has also presented some equity issues. There was also a discussion regarding coordination of class schedules across schools, as well as the \$3.9 million budget shortfall.
- Tourism Council – No report.
- Planning Director's Report – Mrs. Hopkins reported that Karen Drake, the new Planning Director, would begin on Monday, March 17. She also stated that unless the Commission saw a need for a second monthly meeting, the March 19th meeting would be cancelled.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 8:26 PM.

Chairman

Secretary