

**MINUTES
HAMILTON PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
OCTOBER 14, 2015**

The Hamilton Planning Commission Public Hearing was convened at 7:00 PM with the following attendance:

PRESENT: Robert McCann, Chairman
Les Carlson, Vice-Chairman
Russ Beal, Commissioner
Greg Wilmoth, Commissioner
Larissa Borst, Commissioner
Matthew Clark, Council member
Lauren Hunt, Commissioner

STAFF: Daniel Galindo, Zoning Administrator
Jennifer Noel, Recorder

PUBLIC HEARING:

Public Hearing for Town of Hamilton Zoning Ordinance Changes

Ray Whitbey of 17 North Ivandale Street came forward to speak. Mr. Whitbey asked if he could be allowed to comment as the Planning Commission went through the changes. The Chairman permitted it.

Chairman McCann closed the public hearing.

CALL TO ORDER:

Chairman McCann called to order the regular meeting of the Town of Hamilton Planning Commission.

ROLL CALL:

PRESENT: Robert McCann, Chairman
Les Carlson, Vice-Chairman
Russ Beal, Commissioner
Greg Wilmoth, Commissioner
Larissa Borst, Commissioner
Matthew Clark, Council member
Lauren Hunt, Commissioner

APPROVAL OF MINUTES:

Vice Chairman Carlson made a motion to approve the minutes of September 16, 2015 as submitted.

Motion: Vice Chairman Carlson
Second: Commissioner Borst
Carried: 7-0

PUBLIC COMMENT:

Ray Whitbey of 17 North Ivandale came forward to speak. Mr. Whitbey stated that he would be commented from the items in the public notice. He stated that his first concern is the requirement that “certain pets” be confined, he stated that that particular article is being deleted and asked if that is correct. Staff indicated that it’s just that one line not the entire Section. Staff also explained more about this to Mr. Whitbey. Mr. Whitbey stated that he is concerned that there is no vision for the Town and he would like to see the Town have a vision. He stated that the Town is viewed as something rural and backwoods with animals running the streets now.

Mr. Whitbey also asked about the section on the height of radio towers. Staff commented that the Town will need to follow the State Code as the Town’s cannot regulate the towers. Mr. Whitbey was concerned about any regulations for erecting the tower. Staff indicated that that would all be handled through the County Building Permit Process.

Chairman McCann told Mr. Whitbey that if he has specific questions or would like to see changes to the Ordinance he can submit those to him via email and they will be looked at under the next review of the Ordinance.

Mr. Whitbey also wanted to comment on Article 8, Section 1 where it talks about decks attached to a single family dwelling being no closer than four feet from the lot line. Staff answered Mr. Whitbey’s questions.

OLD BUSINESS:

1. Town of Hamilton Zoning Ordinance Changes

Mr. Galindo went over each of the changes with the Planning Commission.

Vice Chairman Carlson made a motion that the Planning Commission forward the proposed comprehensive zoning amendment to the Town Council with a recommendation to approve, with the following modification;

1. Article 3, Section 10 add "...and when such animals, birds or fowl are confined to the lot."

This modified amendment will improve the ordinance by:

1. ensuring uses which require a commission permit are properly reviewed as uses require a special use permit;
2. clarifying when certain uses and buildings larger than a stated size require special use permits;
3. ensuring regulations for nonconformities comply with the Code of Virginia;
4. clarifying the differences between concept plans for special use permit applications and site plans for development applications;
5. modernizing floodplain regulations;
6. removing contradictory regulations and extraneous language;
7. improving cross-referencing;
8. correcting terminology;
9. improving the organization of the ordinance; and
10. generally making the ordinance easier to read.

Motion: Vice Chairman Carlson
Second: Commissioner Borst
Carried: 7-0

NEW BUSINESS:

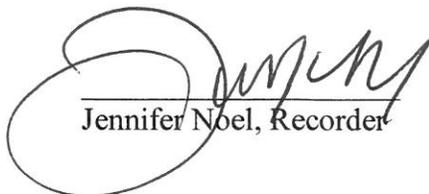
None Scheduled

INFORMATIONAL ITEMS:

Zoning Administrator Verbal Report

ADJOURNMENT:

There being no further business the meeting adjourned at 8:10 PM.


Jennifer Noel, Recorder


Robert McCann, Chairman