Elkton Planning Commission

June 14, 2006

In Attendance:

Dan Talbot, Chairman
Madelyn Dixon, Secretary
B. Wake Gooden II, Commissioner
Charlotte Shifflett, Clerk
Harry Armbruster, Commissioner
Jeremy Ream, Commissioner
Marty Shifflett

Absent:

Wayne Printz, Council Rep
John Huddle, Rockingham County Assistant Fire Marshall

Guests: Daniel Michael and 2 assistants from Valley Engineering

Agenda:

Approval of Minutes – The May minutes were approved.

Election of Officers: Marty Shifflett made a motion to elect officers at this point.

- A motion was made and seconded to keep Dan Talbot as Chairman.
  Motion Carried- 5-0 (voice vote)
- Madelyn nominated Wake as Vice-Chairman. Wake declined the nomination noting that due to his work schedule and the fact his term expires in September, 2006 he could not accept.
- Jeremy nominated Harry Armbruster, seconded by Marty, to be the new Vice-Chairman.
  Motion Carried- 5-0 (voice vote)
- Marty nominated Madelyn Dixon to remain as secretary, seconded by Jeremy.
  Motion Carried- 5-0 (voice vote)

By-Laws:

- A discrepancy exists in the member's copies of the By-Laws. Charlotte will pass each member a new copy to be positive they have the current revision.

Dominion Ridge:

Revised Plans:

- Daniel Michael, Valley Engineering, attended the meeting to answer questions regarding Dominion Ridge. The following changes were made to bring the plan into compliance.
  - Row B "B" Shortened the cul-de-sac
  - Road "I" Revised
  - Fire hydrants Recommendations from Rockingham County Fire Marshall, John Huddle addressing the issue of where to place the hydrants since they must meet county standards.
  - Town houses on Mt Pleasant Rd will be turned to face the road

Public Hearing:

Council and Planning Commission will hold a joint public hearing on June 19, 2006 @ 6:00pm in the Council Chambers. Members should attend, if possible. Dominion Ridge is the topic.

Discussion:
Mr. Michael noted that the plans have been discussed with contractors. Three or four builders will be involved in construction of dwellings. They noted that the public will be able to tour model homes which have been constructed for that intention.

1. How will builders be selected?
   - They are currently in the process of talking to local contractors and some established builders from other areas.
2. Are plans being made for utilities?
   - Proffers are being discussed.
3. Is sewage plant capacity under consideration?
   - Marty stated "The sewer plant has to be re-built to comply with state codes. This will happen even if developments don't thrive as expected."
   - It was noted that Angler will be giving $300,000.00 from the Elkwood development with the stipulation that it is to be **spent on upgrading of the sewer plant only.**
   - Currently, infrastructure problems exist in town on old lines. We need to focus on an immediate upgrade. Marty noted there is some grant money authorized and sitting out there for sewer plant upgrades but it might be issued on a first come-first serve basis since there are about 200 other towns in the same predicament as Elkton.
   - Proffer Money must be shared with Rockingham County as agreed in boundary line adjustments.
   - DEQ upgrades must be implemented.
   - Availability fees are going to occur in the future. This will prevent over-capacity at the waste treatment plant.
4. Dan questioned if there are formulas existing in the building industry defining issues such as:
   - A way to figure costs per square foot to construct a dwelling?
   - Will there be any turn around time relative to completion?
   - Will any type classification exist as to the type/price of home? Such as A.B. C. etc?

Harry expressed an opinion that market values are hard to judge. You can place a price but the seller has no guarantee he will get the amount requested.

5. There still seems to be too many townhouses/duplexes shown on plan that does not meet the ratio written into our proposed Comprehensive Plan.
   - The number will be returned to the original number which was 356.
   - The plan has the 10% option which allows an increase or decrease in numbers
6. A member observed the location of townhouses vs. single family dwellings.
   - After a brief discussion, Mr. Michael noted that the locations may vary from your typical ideas of what it should look like, but is in line with current proposals for this type of development

Marty Shifflett, Public Works Director for the town; made the following points:

- The plan meets codes and standards set forth by the Planning Commission. A decision will not be based upon current or future economic conditions.
- A Public Works Director looks at plans through the eyes of a maintenance person.
- Another member suggested you get revenue (from taxes, etc.) once the property is developed.
- We need to keep in mind what the development will look like upon completion
- If the Eastern Bypass is built around Harrisonburg, our town will presumably receive an influx in the future.

Dan offered the members several options as follows:

- Move to make a decision at the next meeting. Commission has 60 days to approve.
- Regarding the vote, when do we vote?
  - Response indicated the members would prefer to vote tonight since the Public Hearing On Monday, June 19, 2006 is mostly for Council.
- The group was allowed an opportunity to give feedback one more time.
  - (Gooden) This is a tremendous opportunity for Elkton. Willing to vote tonight or Monday night.
  - (Dixon) Overwhelmed by the possibilities of all the growth in the town's future. She prefers to vote after the Public Hearing.
  - (Armbruster) The proposed recommendations were followed and implemented. He noted it should be kept non-political and vote now since it meets codes.
  - (Ream) Willing to vote tonight.
- The majority expressed they prefer to vote tonight.

Jeremy made a motion, seconded by, to approve the Master Plan as presented and pass to Council with recommendation of housing number modifications.
Motion Carried- 5-1 (roll call vote) Yes

- Madelyn Dixon **No**

Old Business:
The Street Closure recommendation is in compliance. We now have a code addressing this issue
Marty moved to accept the ordinance as written, seconded by Dan.
Motion Carried- 6-0 (voice vote)

New Business:
The subject of a double wide home placed on a Wirt Avenue lot was in question if it is in compliance with codes? Marty Shifflett was requested to check into the situation. The commission discussed this in detail. The original request had been given specific guidelines based on the fact that it is a small corner lot. Marty will find the minutes of that meeting. Additionally, the commission thought it was very clear in the code that a manufactured home could not be designed with a permanent chassis and the home being erected was not in compliance with the code.
Marty will research the items and pass the information along to Mr. Donachy, Zoning Administrator.

Charlotte was requested to begin including new Zoning Permits in the packets. This was agreed to and will start with the next meeting.

Daniel Talbot/Chairman

Madelyn Dixon/ Secretary