

**MIDDLETOWN PLANNING COMMISSION
MEETING
October 22, 2018**

Commission Present

Daryl Terrill – Chair (04/2020)
Joan Roche – Vice Chair (06/2022)
John Copeland (10/2020)
Frank Meres (04/2020)
Mark Dalton (01/2022)
Thomas Simon-Council Liaison

Commission Absent

Jeff Pennington – Council Liaison

Staff

Michele Snyder- Zoning Administrator

Meeting Minutes

I. CALL TO ORDER

Chairman Terrill called the meeting to order at 7:13 pm.

II. ROLL CALL

All Commissioners were present with the exception of Jeff Pennington-Council Liaison.

III. SET AGENDA

Chairman Terrill asked for a motion to set the agenda. Commissioner Copeland made a motion to set the agenda. Vice Chair Roche seconded the motion.

IV. PUBLIC COMMENT

None

V. APPROVAL OF MINUTES

Vice Chair Roche made a motion to approve the minutes from the September 11, 2018 Planning Commission meeting. Commissioner Copeland seconded the motion. All Commissioners were in favor and the Planning Commission minutes were passed. Commissioner Copeland made a motion to approve the minutes from the September 24, 2018 Planning Commission meeting. Vice Chair Roche seconded the motion. All Commissioners were in favor and the Planning Commission minutes were passed.

VI. ZONING REPORT

Mrs. Snyder provided the Planning Commission the monthly report of permits that have been issued. Mrs. Snyder also provided updates on zoning complaints. Mrs. Snyder provided updates on the Village at Middletown as well as communication with VDOT regarding the Third Street culvert.

VII. COUNCIL REPORT

None.

VIII. UNFINISHED BUSINESS

Chairman Terrill introduced John Madera, Transportation Planner from Northern Shenandoah Valley Regional Planning Commission.

John Madera gave some history of the NSVRC and then went into the requirements put in place as of 2012 for consistency between locality plans and the State Transportation Plan. Mr. Madera went over some of the requirements set by the General Assembly. Mr. Madera provided the Planning Commission with the review process and the repercussions if the localities plan is not consistent with the State's plan. Discussion continued regarding the transportation plan in the Middletown Comprehensive Plan along with the roundabouts shown in the plan. Conversation also included VDOT's Six Year Plan in respect to the Comprehensive Plan. Vice Chair Roche asked Mr. Madera if the roundabouts are part of the Six Year Plan and they being VDOT roads do we have a say in it. Mr. Madera stated VDOT typically likes to work with the Towns collectively. Commissioner Dalton stated that rather than making a decision now that he feels the Planning Commission needs to confirm it is not in VDOT's Six Year Plan first. Staff asked Mr. Madera if he had any recommendations to the proposed Comprehensive Plan. Mr. Madera stated he feels the Comprehensive Plan provided is pretty complete and enhancements can always be added.

Chairman Terrill wanted to take a consensus vote of whether to leave the roundabouts in or leave them out of the Comprehensive Plan. With a 5-1 vote it was decided to leave the roundabouts in.

Planning Commission discussed comments provided during the public hearing. Commissioner Dalton commented on the one item brought about from Mr. Wharton regarding water independence. Commissioner Dalton stated from that comment he felt Mr. Wharton was saying to take the language out because the expense associated with water independence.

A statement was made from the audience regarding the Reliance Road Land Use Plan that is still in the proposed Comprehensive Plan. It was suggested to maybe provide an explanation to why this section was left in. Chairman Terrill stated there was some discussion whether to leave it in or take it out at a previous meeting. Commissioner Dalton stated that this needs to be put in the notes as a suggestion when Planning Commission does their final reviews.

The Planning Commission went back to the prior discussion regarding water independence. Vice Chair Roche asked Planning Commission if they wanted to take a look at Page 45 and change something. Commissioner Dalton expressed all that would be entailed in the Town

having its own water resource; he stated he feels it would be better to make sure an agreement between the authority is negotiated before expiration of the current agreement. Planning Commission discussed the maximum water that can be purchased under the current agreement. Commissioner Copeland pointed out that whenever there is an increase for the City of Winchester there is also an increase to the Town. Commissioner Copeland stated Town Council is going to need look at this matter to decide what is best for the Town.

Next meeting set for November 26, 2018.

Adjournment

Chairman Terrill asked for a motion to adjourn. Commissioner Copeland made a motion to adjourn. Commissioner Meres seconded the motion. Meeting adjourned at 8:37pm.

Michele Snyder
Middletown Zoning

Daryl Terrill
Chairman