

Draft Minutes
Shepherdstown Planning Commission
August 17, 2009
Town Hall
7:00 pm

1 Call to order, 7:04. Attending, Harvey Heyser, Pam Berry, Paul Welch, Catharine Wilson, Josh Stella, Lori Robertson, Erik Janus, Mayor Auxer (arrived shortly after meeting called into session). Absent, K. Motivans.

2. Approval of July 20, 2009 minutes, H. Heyser, application #09-24 second page, second paragraph, last sentence to read: “H. Heyser took exception saying that the reason for demolishing the current building is because the interior does not function well for Town Hall use.” Page 3, fourth full paragraph beginning with “when concern was expressed,” add the word “look” to make the phrase read “look too dark.” H. Heyser made a motion to approve the minutes with the two changes; C. Wilson seconded, passed with J. Stella abstaining as he did not attend.

Agenda item 3: Conflicts of Interest, none known, none reported.

Agenda item 4: Visitors: Bain Schill.

5. Mayor’s and Town Council’s Report. none

6. Shepherdstown Historic Landmarks Commission Report: The update to the Town’s historic inventory began August 5, 2009, when Mayor Auxer signed a contract with David Taylor of Taylor and Taylor Associates.

7. Zoning Officer Report: Application #09-25 is postponed until the September session by mutual agreement of the Mayor, Zoning Officer, and Michael Cassell, attorney for the applicant. Application #09-28 was withdrawn by applicant’s contractor, Steve Harris. Mr. Harris, when informed of the HLC’s negative views and recommendation to the PC, withdrew the application with the assurance they would follow the HLC’s guidance in regards to the stonework.

8. Applications:

#09-21, Reza Azad, 144 East German Street, hanging sign. Discussion about signs in general with sandwich boards in particular; PC decided that in revising Title 9,

they should start with signs. In regard to this application: P. Welch moved to approve the application; H. Heyser seconded; unanimous approval based on §9-210 II (a)(b)(c).

#09-25, William Struna, 107 West New Street, replace all window units in house. Represented by attorney Michael Cassell. By mutual agreement, application hearing is rescheduled to the September PC session.

#09-26, Full Circle Theater, 113 South Princess Street, hanging sign; applicant: Laura Bakin. J. Auxer motioned to approve the sign; H. Heyser second; passed unanimously.

#09-27, Alli Kat Moon Dogs (Allison Carse, applicant), 112 East German Street, hanging sign. H. Heyser pointed out that the position of the current “Open” flag probably will obscure the sign. PC noted that “visual clutter” should be addressed in the sign ordinance. In regard to this application, PC agreed that the “rocket” sign fit the nature of the business; P. Berry added that whether or not sign fits mood of the town is not the PC’s business; but a sign that fits the nature of its business should be taken into consideration. J. Stella motioned to approve the application; E. Janus seconded; motion passed unanimously based on §9-210 II (a)(b)(c).

#09-28, Bob & Diane Iwig, 219 West German Street, remove existing stone patio and steps; replace with wood composite deck, including posts, rails, lattice, and stairs. Applicant withdrew the application after hearing the HLC decision and comments. On behalf of the applicants, Steve Harris (contractor) indicated they would comply with the HLC and perform repairs. Mr. Harris said the problem with the stonework collapsing is the result of soft soil below; they will dismantle the current stonework, pack th soil, and rebuild using the same stones.

9. Continued Business:

a. Review of Revised Blasting Ordinance, not in packet; Zoning Officer emailed two files during the PC meeting to each member. Blasting Ordinance will be decided on in the September session.

b. List of Title 9 issues to be resolved. P. Berry suggested the formation of Sign Ordinance Revision Committee of two or three members to work on the bulk of rewriting the ordinance before it comes into full PC session.

10. New Business: Note should be added to Building Permit application that once an applicant submits a completed application with the proper fees, this will be considered an invitation to HLC and PC members to enter the exterior of the applicant's property, if necessary, to view the proposed work area.

E. Janus resigned, as he is moving out of Town limits; but he agreed to help the PC with finishing the blasting ordinance.

P. Welch, whose term is up, chose to leave the PC.

P. Berry would like to step down as president, but remain on the PC. Mayor Auxer said that before new PC officers are elected, two new members should be appointed. P. Berry agreed.

11. Board of Appeals: no actions.

Mayor Auxer made a motion that the PC officially accept the resignations of E. Janus and P. Welch. Motion was seconded and approved.

Adjourned: 7:50 p.m.