



Draft Minutes

Present:

Commission Members Present: Tracy Eastman; Bane Schill, President; Lori Robertson; Jim Auxer, Mayor; Than Hitt; David Rosen, Vice President

Commission Members Absent:

HLC Representative: None

Zoning Officer: Andy Beall

Visitors: Kay Shultz; Phil & Charlotte Baker-Shenk; Mike Bean; Gene Bayer; Tom Miller; Bill Hiatt; John Schultz; Jean Bontempo; Rebecca Phipps; Lindsay McLaughlin; Lynn Yellott; Nan Broadhurst; Andy Ridenour; Mary Walters; Marty Amerikaner; Linda Spatig; Rie Wilson; Linda Shea; Mary Tyler-McGraw

Call to Order: 6:30 p.m.

Approval of Minutes: Minutes for Regular Meeting- 1/18/16

Motion: No objections; unanimously approved

Discussion: None

Conflicts of Interest: None

Applications from Previous Meetings:		
15-12	Mike Bean	Permit extension with revisions.
	8668 Shepherdstown Pike	
<p><i>The applicant is present and describes the proposed changes to the expansion plans for the Cool Green Auto and Tire. He discusses the changes to the plan which, for the most part, are a downsizing of the overall project. They include: 1) Not demolishing the small house to the north of the existing garage; 2) Paving Schlack's Alley; 3) Going with a standing seam metal roof as opposed to a shingle roof; 4) Moving the vehicular ingress/egress to the north boundary of the property; 5) Going with a storm water retention pond instead of an underground tank.</i></p>		
HLC Recommendation:	N/A	
PC's Decision:	Motion by D. Rosen to approve the permit extension with the above noted revisions; No objections and p unanimously.	



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Applications from Previous Meetings:		
15-42	Linda Spatig & Marty Amerikaner	Addition of screened porch on rear of house.
	307 W. German	
<i>The applicants are present and describe the proposed porch. They present a detailed sketch of the porch and color scheme.</i>		
HLC Recommendation:	Recommended approval.	
PC's Decision:	Motion by D. Rosen to approve; no objections and passed unanimously.	

Guests:

New Business:

PUBLIC HEARING: Rezoning of 19.1 acres fronting on E. German from R-1 (Low Density Residential) to PUD (Planned Urban Development) and Outline Plan Review of the proposed "Shepherd Village Ridge" retirement community.

Members of the Shepherdstown East Development, LLC (SED or "The Applicant") are present to discuss the Shepherd Village Ridge project. The purpose of the public hearing is to hear public input and vote whether or not to recommend approval to the Town Council of: 1) The rezoning of the parcel from R-1 to PUD and; 2) The Outline Plan as proposed. The majority of the public input is positive with some great concern regarding traffic flow along E. German St. and the limited one way in and one way out design. There is concern about the inevitable flow of dump trucks and construction equipment along this corridor as well as long term resident traffic. B. Shill asks about a letter from the Department of Highways in lieu of a formal traffic study (a subject discussed at a preliminary meeting). The applicants state that the Highway Department has verbally endorsed the project from a traffic volume perspective and have stated that a traffic study would not be necessary. The letter will be issued once they've seen a detailed Development Plan. T. Eastman voices her concerns regarding increased traffic on E. German St. and urges the applicants to research other ingress/egress opportunities. Ms. Baker-Shenk states that great pains were taken to do just that but in walking the site with representatives of the Highway Department, it became apparent that none simply exist.

Motion by D. Rosen to recommend approval to the Town Council of both the rezoning and the Outline Plan; No objections and passed unanimously.

Administrative Matters:

Adjournment: Motion by B. Shill to adjourn at 8:10 p.m.; No objections and passed unanimously.