

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING COMMISSION
HELD ON THURSDAY, AUGUST 11, 2005, AT 7 P.M., IN THE COUNCIL CHAMBERS AT
THE VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET.**

MEMBERS PRESENT: **Bruce Mayer, Chairman
Joan Drewery, Vice Chairperson
Dawn Michelsen**

MEMBERS ABSENT: **Dave Jones
Bob Patterson**

STAFF PRESENT: **Anita McMillan, Planning and Zoning Director
Karla Turman, Associate Planner
Julie S. Tucei, Planning and Zoning Secretary**

OTHERS PRESENT: **John W. Blankinship, Petitioner, 11115 Stewartsville Road, Vinton
Patrick Cosmato, 3277 Eton Road, Hardy, 24101
Sheila Fowler, 520 S. Poplar Street, Vinton**

AGENDA

I. Call to Order

II. Approval of Minutes—Public Hearing June 16, 2005

III. Public Hearing:

- 1. Petition of John W. Blankinship, Jr., t/a Big Johns Towing & Recovery, Inc., authorized agent, for a Special Use Permit (SUP) to operate a police impoundment storage lot adjacent to 720 2nd Street, Vinton, VA, 24179, tax map number 60.19-2-16, zoned M-1 Limited Industrial District.**
- 2. Petition of Bruce E. Mayer, for rezoning of approximately 0.182 acres of a vacant lot located to the east of 340 East Virginia Avenue, Vinton, VA 24179, from RB Residential Business District to GB General Business District. This portion of the vacant lot is a part of new Lot 22A, tax map number 60.16-10-60.1.**

IV. Other Business

V. Adjournment

The meeting was called to order by Chairman Mayer at 7:00 p.m. Roll was called, and Commissioner Michelsen, Vice Chairperson Drewery, and Chairman Mayer were present. Commissioner Jones and Commissioner Patterson were absent. Chairman Mayer said Commissioner Jones had been called away on business, and Chairman Patterson was away on a family matter.

The first item on the agenda was the approval of minutes from a public hearing held on June 16, 2005. Chairman Mayer reminded the Commissioners that the minutes were regarding the request from the Best Little Hair House that they had heard at their last meeting. He asked if there were any corrections or additions for the minutes. There were none. Therefore, Commissioner Michelsen made a motion to approve the minutes as submitted. Vice Chairperson Drewery seconded the motion. A roll call vote was taken and all members who were present voted in favor of Ms. Michelsen's motion.

Chairman Mayer stated that there were two items to be heard, one for Mr. Blankinship and one for himself.

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Because he was one of tonight's petitioners, he turned the meeting over to Vice Chairperson Drewery. The first item on the agenda was a public hearing for a request from John Blankinship, Jr. trading as Big Johns Towing and Recovery, Inc., authorized agent, for a Special Use Permit (SUP) to operate a police impoundment lot adjacent to 720 2nd Street. The Tax Map Number for the lot is 60.19-2-16, and the zoning is M-1 Limited Industrial District. Vice Chairperson Drewery asked for the staff report from Ms. McMillan. Ms. McMillan stated that Mr. Blankinship was in attendance, and she explained that he could decide whether or not he would like to ask for a continuance since two Commissioners were not present. Mr. Blankinship did ask for a continuance. Vice Chairperson Drewery asked for a formal statement from Mr. Blankinship. Mr. Blankinship stated that he would like a continuance until a full Commission could hear his request. Vice Chairperson Drewery asked if anyone in attendance would like to speak on Mr. Blankinship's request. Mr. Patrick Cosmato stated that he would like to speak on the request, not to oppose it, but to get the same for his property. Ms. McMillan said that he could request a special use permit for an impoundment lot on his property. Mr. Cosmato stated that his property has three apartments and a body shop on it now. Ms. McMillan mentioned that Mr. Cosmato had expressed an interest to the Planning Commission some time ago in rezoning his property to residential. She said he would like to convert the whole building into apartments. She also mentioned that multi-family is not a permitted use in the M-1 District, and that his apartments were considered as legal, nonconforming. Mr. Cosmato said he would like to get a special use permit for it. Ms. McMillan said he could not get a special use permit for apartments, but said he could ask to have the zoning ordinance amended to allow apartments in the M-1 District. She said that the Planning Commission and Town Council would have to approve it first. Mr. Cosmato said that he believed there was a way to get it done, if it was something the staff or Planning Commission wanted to do. Vice Chairperson Drewery then asked for any other citizen comments on the request. There were none. Ms. McMillan told Mr. Cosmato that the intent of the M-1 District was industrial. Chairman Mayer asked when the apartments were built. Mr. Cosmato said there were probably built in the 1970s due to the type of construction in them. Chairman Mayer said the regulations differed back then. Vice Chairperson Drewery continued the hearing to a possible date of September 1, 2005. Ms. McMillan stated that they would need to confirm that date with the other members who were not present. Ms. Michelsen said she wondered how Mr. Cosmato could have the zoning ordinance looked into for possible changes. She mentioned that she felt her property and several other properties were not zoned as they should be. Mr. Cosmato said he wanted to get rid of the body shop and make the whole building apartments. Chairman Mayer said they could look into the situation to see if there was anything that could be done. Mr. Cosmato said that Vinton had allowed gambling and had also allowed small lots to be split for duplexes to be placed on them. He said he felt that the small guy ran into impediments, and that someone had told him that he would have to spend a lot of money to make it work. Ms. McMillan told Mr. Blankinship that she would try to let him know the exact date of the next hearing on Monday.

Vice Chairperson Drewery called for the next petition, which was from Bruce Mayer, for a rezoning of approximately 0.182 acres of a vacant lot located to the east of 340 East Virginia Avenue, from RB Residential Business District to GB General Business District. Chairman Mayer stepped down from the Commission area and into the citizen's area. Vice Chairperson Drewery continued the request until September 1, 2005, due to lack of quorum. Ms. McMillan stated that the request would be re-advertised for possible dates of September 1, 2005, or September 15, 2005, and the mail to adjoining owners would need to be resent prior to the meeting. Mr. Mayer stated that September 15, 2005, would be a problem for his schedule. Vice Chairperson Drewery then closed the public hearing. Chairman Mayer then rejoined

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the Commissioners.

With there being no further business, the meeting was adjourned at 7:29 p.m. on a motion Chairman Mayer and a second by Commissioner Michelsen.

Respectfully Submitted,

Anita McMillan
Planning Commission Secretary