

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING COMMISSION  
HELD ON THURSDAY, SEPTEMBER 6, 2007, AT 6 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**  
                                     **Dave Jones**  
                                     **Dawn Michelsen**  
                                     **Bob Patterson**

**STAFF PRESENT:**         **Anita McMillan, Planning and Zoning Director (until 6:25 p.m.)**  
                                     **Karla Turman, Associate Planner/Zoning Enforcement**  
                                     **Julie S. Tucei, Planning and Zoning Coordinator**  
                                     **Sergeant Mark Vaught, Vinton Police Department (until 7:30 p.m.)**

**OTHERS PRESENT:**        **Bob Altice, Vinton Town Councilman (at 6:15 p.m.)**

**PUBLIC HEARING AGENDA**

**I. Call to Order**

**II. Approval of Agenda**

**III. Consent Agenda: September 27, 2007**

- 1. The petition of Ed Street Company, for a rezoning of four tracts of land: 1015, 1021, 1027, and 1037 Hardy Road, tax map numbers 061.17-03-10.00, 061.17-03-11.00, 061.17-03-12.00, 061.17-03-13.00, from RB Residential Business District to GB General Business District. The purpose of the rezoning is to construct a Walgreens store and another commercial use on the eastern portion of the tracts.**
- 2. The proposed amendment to the Town of Vinton Zoning Ordinance, Article IV, Division 5, RB Residential-Business District, Section 4-23. (b) Special Uses, (8) Personal service businesses.**
- 3. The petition of Young Ja Studevart, dba Express Alterations & Cleaners, Inc., for a special use permit (SUP) to operate an alteration and dry-cleaning drop-off shop at 223 West Virginia Avenue, Suite H, Vinton, Virginia, tax map number 060.15-05-03.00, zoned RB Residential Business District.**

**IV. Planning Commission Bylaws**

**V. Recreational Vehicles**

**VI. Sign Ordinance Amendment**

**VII. Other Business**

**VIII. Adjournment**

The work session of the Vinton Planning Commission was called to order at 6:05 p.m. by Chairman Mayer. Roll was called and all members were present.

The first item on the agenda was the consent agenda for the next meeting scheduled for September 27, 2007. Ms. McMillan mentioned that the Walgreens application for rezoning was received first, and therefore their case will be heard first during the meeting. The second item on the consent agenda is to amend a portion of the zoning ordinance where a special use was inadvertently left off when the section was changed awhile back. The use that needs to be added under the RB Special Uses is Personal service businesses. This matter came to light when Express Alterations and Cleaners came into the Planning Office to apply for permits at a new location that is next door to their existing location. If the ordinance is amended to add Personal services businesses to special uses in RB, Ms. Studevart will have her request for a special use permit heard immediately thereafter.

The next item on the agenda was the discussion of the Planning Commission Bylaws. The two main points of

**PLANNING COMMISSION  
WORK SESSION  
SEPTEMBER 6, 2007  
PAGE 2**

the discussion were that members must state the reason(s) behind their votes as they are voting, and also that members must be residents of the Town of Vinton. The Commission will study the current bylaws and either adopt or amend them at a future meeting.

The next item on the agenda was the discussion of the changes to the Recreational Vehicles regulations. Ms. Turman mentioned that they had made some changes to the definition of Recreational Vehicles by adding some new types of these vehicles to the definition. She stated that Council would like these vehicles parked behind the front building line, not in the front yards or driveways and not on the streets. However, there would be an allowance made for parking on the street or in the driveway for 48 hours for loading and unloading supplies before and after trips. Sergeant Vaught, from the Vinton Police Department, addressed the parking of RV's on the street from the police department's standpoint and presented their proposed regulations. He said that some people camp every weekend, and they need time to load and unload items like frozen foods. Chairman Mayer asked about how many RV's were parked in Town now. Ms. Turman estimated about 50 to 75 RV's were parked in the Town. Ms. Drewery said she did not agree with the proposed regulations, unless the RV was causing a sight visibility problem for motorists. Sergeant Vaught pointed out that if the RV owners are forced to park their vehicles outside of Town, the Town will not be able to collect taxes on the vehicles. Mr. Altice said that the revenue from the RV's would not amount to much anyway. He also stated that he agreed with the 48 hour parking for loading and unloading the vehicles. Ms. Drewery pointed out a section of the Police Department's proposal that called for regulations on the appearance of the RV's. She said she did not agree with any regulations on the appearance of them because not everyone has a new RV. Ms. Michelsen mentioned she would not like to see any RV's parked in the front yard or on the streets. Chairman Mayer said the main issue with this revision seems to be section 5-23 (b). Ms. Drewery asked if the owners of RV's in the Town would be notified about these changes. Ms. Turman stated that she plans to ask the Vinton Messenger to put an article in the paper about it. It will also be advertised on Channel 3 and in a legal advertisement in the Vinton Messenger. Ms. Drewery asked if it could be placed on the Town's web site. Ms. Tucei stated that it could be placed on the web site like the Flood Plain Overlay District proposed regulations were a couple of weeks ago. Sergeant Vaught mentioned that if people have to park their RV's together in designated areas in Town, it could be an invitation for thieves to steal from them. Ms. Michelsen said she thought that allowing people to park their RV's at their homes for 48 hours was excessive and would be an enforcement problem. Sergeant Vaught said it could be lowered to a maximum of 24 hours. Ms. Drewery said she also did not agree with the height and length restrictions that are proposed. Ms. Turman said those restrictions were taken directly from Roanoke City's ordinance. Ms. Michelsen said she believed that section b of the proposed regulations was so complicated that it could be hard to enforce. There was some discussion of several different versions of motions that could be made in regards to the changes to the ordinance. Finally, Ms. Michelsen's motion was to adopt section a and delete all of section b except number 5. Mr. Jones seconded the motion. A roll call vote was taken, and Ms. Drewery and Mr. Patterson voted no, and Mr. Jones, Ms. Michelsen, and Chairman Mayer voted yes. Chairman Mayer stated that the motion carried.

The next item that was discussed was the Commercial Vehicles ordinance change. First, Ms. Turman made a correction to the information the Commission had been provided—she stated that the section number should be 5-24. She said that the biggest reason for the change is to add it to the Town Code. Also, commercial utility trailers were added so that they could be regulated, as was a 48 hour parking limit for moving companies etc. Chairman Mayer asked about vans and pickups. Ms. Turman stated that those would not be affected by the ordinance. Ms. Turman read aloud the definition of commercial vehicle for the Commission. Ms. Michelsen made a motion to accept the wording for section 5-24. Mr. Patterson seconded the motion. A roll call vote was taken, and all members voted in favor of the motion. Chairman Mayer asked Ms. Turman

**PLANNING COMMISSION  
WORK SESSION  
SEPTEMBER 6, 2007  
PAGE 3**

to discuss the Planning Commission's changes to the proposed revisions with the police department. As far as Article X Definitions, staff recommended that horse and livestock trailers be added to the definition of recreation vehicles. Ms. Michelsen made a motion to accept the definition as amended for livestock trailers. Mr. Patterson seconded it. A roll call vote was taken and all members voted in favor of the motion.

The next item discussed by the Planning Commission was the Sign Ordinance Amendment. Ms. Turman went over the proposed changes, some of them brought up by Keith Martin of Sav-On Signs. For Section 5-43.1 Signs in All Districts, she said one item Mr. Martin pointed out was that the ordinance only mentioned vinyl letters (section h) on windows, and not painted letters. Ms. Turman mentioned that she was still working on the wording for that particular section. She said they also added a provision that signs hanging within two feet of a window (section g) will count towards the 30 percent maximum coverage allowed. Ms. Drewery asked about Vinton Ford's many signs on their windows. Ms. Turman stated that the matter had been referred to the Town Attorney for an opinion as to how that should be handled. She said a provision had also been added to require a zoning permit for signs (section l) on the insides of glass or within two feet of a window. Chairman Mayer stated that he felt that a fee should not be charged for signs placed on the inside of windows. Ms. Turman said they are only adding that portion to the ordinance to make it clear. For Section 5-49 Signs in GB and M-1 Districts, wall sign sizes changed from a total of 32 square feet in area to 32 square feet for each wall sign. However, in the CB District, the total of all wall signs cannot exceed 32 square feet in area. Ms. Michelsen asked about signs on the sides of trucks. Ms. Turman stated that was already covered in the current version of the sign ordinance.

In other business, Ms. Turman mentioned the land use conference in Charlottesville in October and asked them to let her know if they were interested in going. Mr. Jones asked for copies of the handouts from the recent law seminar that Ms. Turman, Ms. Michelsen, Ms. Drewery, and Chairman Mayer attended. Chairman Mayer asked that Ms. McMillan be instructed to send those copies out as soon as possible, and not wait for the next Commission packet. Ms. Turman reminded them of the Walgreens' citizens meeting on September 13<sup>th</sup> at 6 p.m., and said it would be catered.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Anita McMillan  
Planning Commission Secretary