



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

February 3, 2005

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PRESENT: Commissioners Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioners Alcorn, Wilson

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON PCA 92-H-033 AND SEA 79-C-007-4, GENEVA ENTERPRISES, INC., TO A DATE CERTAIN OF MAY 5, 2005.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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RZ 2004-SP-001 - GHOLAMREZA KHAMESI
(Decision only - Public Hearing held on January 26, 2005)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2004-SP-001, SUBJECT TO THE PROFFERS DATED FEBRUARY 3, 2005.

Commissioners Hall and Hart seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson absent from the meeting.

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FDPA 82-P-069-13-09 - NATICK VA REALTY CORP.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-013-09, SUBJECT TO THE DEVELOPMENT CONDITIONS THAT WERE AMENDED AND BEFORE THE COMMISSION THIS EVENING DATED JANUARY 14, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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RZ 2004-MA-025 - HECHINGER ENTERPRISES

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF REZONING 2004-MA-025, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 18, 2005 WITH THE FOLLOWING MODIFICATIONS:

FIRST, THE DATE WILL BE MODIFIED TO FEBRUARY 2nd.

NEXT, IN PROFFER NUMBER 2, THE WORD "ADMINISTRATION DIVISION" WILL BE CHANGED TO "ADMINISTRATOR."

PROFFER NUMBER 3 OF THE PROFFERS WILL BE MODIFIED TO INSERT "THE USE IS" BEFORE THE WORD "OTHERWISE". THAT SENTENCE WILL NOW READ: "IN ADDITION, OTHER SPECIAL EXCEPTIONS AND SPECIAL PERMIT USES MAY BE APPROVED WITHOUT A PCA, IF A SPECIAL EXCEPTION IS APPROVED BY THE BOARD OF SUPERVISORS OR A SPECIAL PERMIT IS APPROVED BY THE BOARD OF ZONING APPEALS, AND PARKING REQUIREMENTS CAN BE MET ON-SITE AND THE USE IS OTHERWISE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THESE PROFFERS."

PROFFER NUMBER 8 WILL BE CHANGED WITH THIS ADDITION: "A LANDSCAPING PLAN INCORPORATING LANDSCAPING SHOWN ON SHEET 2 OF THE GDP WITH THE ADDITION OF A HEDGE TO MAINTAIN A 36 INCH HEIGHT ALONG THE WESTERN EDGE OF THE PARKING AREA."

AND FINALLY, NUMBER 12 IS CHANGED TO READ: "UPON ISSUANCE OF THE FIRST NON-RUP FOR BUILDING 1 OR UPON DEMAND BY THE COUNTY, WHICHEVER OCCURS FIRST, THE APPLICANT SHALL DEDICATE, AT NO COST TO THE COUNTY, IN FEE SIMPLE TO THE BOARD OF SUPERVISORS, RIGHT-OF-WAY MEASURING 57 FEET FROM THE EXISTING CENTER LINE AS SHOWN ON THE GDP."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 2-414 OF THE ZONING ORDINANCE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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The meeting was adjourned at 8:45 p.m.
Peter F. Murphy, Chairman