

Planning Commission Meeting
February 16, 2011
Verbatim Excerpt

SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC.

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Ms. Hall.

Commissioner Hall: Thank you, Mr. Chairman. I am surprised that we weren't made aware of this before because this is not the first Special Exception application or addendum that we've received, but it's never too late to bring things to our attention. I would request that Ms. Strobel get her - - Ms. Forsman's information and make sure that - - that you go ahead and contact her and make sure that her issues that can be addressed are addressed or exactly get back to what's going on there. I've never thought of that area as having a water problem, but I've never been in her backyard because there are a lot of mature trees in this area. It's quite - - it's definitely grown so it's supporting that and not killing trees because there's standing water or something. The application does enjoy the support of the community and the Mason District Land Use Committee. It came there twice. And I cannot think of any reason why I would not move on this application this evening because I have no doubt that the school will address our speaker's concerns to the best of their ability. It's - - it's just not a school that we receive complaints about. And I don't know what kind of condition we could craft to address it. So, I think we're going to move forward with what we have. With that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 84-M-121-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 20, 2011.

Chairman Murphy: Is there a second to the motion?

Commissioner Donahue: I'll second it.

Chairman Murphy: Mr. Donahue seconds it. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 84-M-121-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Alcorn: Abstain.

Chairman Murphy: Motion carries. Mr. Alcorn abstains.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION REAFFIRM ALL PREVIOUSLY APPROVED WAIVERS AND MODIFICATIONS, WHICH INCLUDES THE FOLLOWING:

- A MODIFICATION OF TRANSITIONAL SCREENING BARRIERS ALONG THE SOUTHERN AND NORTHERN BOUNDARIES, IN FAVOR OF THAT DEPICTED ON THE SE PLAT;
- A MODIFICATION TO THE BARRIER REQUIREMENT ALONG ALL SIDES OF THE SUBJECT PROPERTY TO ALLOW THE EXISTING SIX-FOOT-HIGH WOOD FENCE AND OTHER EXISTING FENCES TO SERVE AS BARRIERS; AND
- REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE USABLE OUTDOOR RECREATION AREA SHALL BE LIMITED TO THE AREAS OUTSIDE THE LIMITS OF THE REQUIRED FRONT YARD.

Commissioner Donahue: Second.

Chairman Murphy: Seconded by Mr. Donahue. Is there a discussion of that motion? All those in favor - -

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Lawrence: Just one comment. I note that we had previously approved screening and that in this case the applicant is reinforcing and extending that screening. Is that correct? Did I read that right? One of these?

Commissioner Hall: I think that - - I'll let staff respond to that.

Kristen Abrahamson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ): Yes, that's correct. In places, there's actually supplemental vegetation going into the transitional screening.

Commissioner Lawrence: It's reinforcing the transitional screening?

Ms. Abrahamson: Yes.

Commissioner Lawrence: Thank you. Thank you, Mr. Chairman.

Chairman Murphy: All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Alcorn: Abstain.

Chairman Murphy: Mr. Alcorn abstains.

Commissioner Hall: Thank you, Mr. Chairman. And I want to thank Miriam Bader for coming to Mason District. Thank you very much. I hope you enjoy your - - your time here.

Miriam Bader, ZED, DPZ: Thank you.

Commissioner Hall: Right. Bye.

Chairman Murphy: Good job.

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(The motions carried by votes of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Harsel and Sargeant absent from the meeting.)

KAD