

Planning Commission Meeting
October 6, 2011
Verbatim Excerpt

PCA 2009-MA-011 - BILL PAGE PLAZA, LLC
SEA 95-M-039-02 – BILL PAGE PLAZA, LLC

After Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing and recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. This case has staff's support. It also has Commissioner Hall's support and unfortunately she was not able to be here this evening, but I did have the opportunity to review with her the – particularly the trail issue, with which she is particularly familiar. And I think Ms. Abrahamson has addressed fully staff's rationale for going along with the trail waiver for functional and other reasons. And Commissioner Hall was in accordance with staff's view on that. This is a waiver that's already been approved by the Board of Supervisors in the previous iteration of a very similar package. Separate from the trail issue – and I will say as a former chairman of the Trails Committee, it – I always have – maybe not always – but I often have some pause with waiving trails. But I also recognize that if you look at a given site and a given application, there are reasons sometimes why the big picture on the plan doesn't really always make sense at this moment for this site. And this is one of those occasions where because of the topography, because of the existing vegetation, because of the site constraints, because of the alternate pedestrian routes around this, because of the transportation network, and a lot of other things it works if we don't have the trail there and I think staff has got this one right. Separate from the trail issue, this application is a relatively successful redesign of a site that's already been approved in a similar configuration. Moving the drug store to the corner probably makes more sense anyway than tucking it back by the stream where it was. Staff is in support of this and I think having talked this through, the only issue I think that was the subject of significant discussion was the trail – which again I think – we've gone through it. Staff has spent a lot of time with it. So has Commissioner Hall and I think we're ready to – this does have a Board date coming up on the 18th and I think we are ready to go forward with this. So with that explanation, Mr. Chairman, I'm going to have several motions. First, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2009-MA-011, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 5, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of recommending that the Board of Supervisors approve PCA 2009-MA-011, subject to the execution of the proffers dated October 5th, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 95-M-039-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of recommending approval of SEA 95-M-039-02, subject to the development conditions dated October 4, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT, IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP SEA PLAT.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of the motion as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I move – I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE FOLLOWING PREVIOUSLY APPROVED WAIVERS BE REAFFIRMED – I'm going to do them all together.

Vice Chairman Alcorn: Good.

Commissioner Hart: THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50, IN FAVOR OF THAT SHOWN ON THE GDP SEA PLAT; THE ON-ROAD BIKE LANE ALONG ROUTE 50; THE MINOR PAVED TRAIL ALONG TRIPPS RUN; AND THE PERIPHERAL PARKING LOT LANDSCAPING ADJACENT TO PARCEL 50-1 ((17)) G.

Vice Chairman Alcorn: Is there a second?

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion?
All those in favor of recommending approval of a reaffirmation of the waivers and modifications as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Hart.

Commissioner Hart: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY APPROVED MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ROUTE 50 ALSO BE REAFFIRMED.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion?
All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motions carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.)

JLC