

**MINUTES OF THE WORK SESSION OF THE TOWN OF VINTON PLANNING
COMMISSION HELD ON THURSDAY, MARCH 18, 2010, AT 5:30 P.M., AT THE VINTON
MUNICIPAL BUILDING, 311 SOUTH POLLARD STREET.**

WORK SESSION

MEMBERS PRESENT: Dave Jones, Chairman
Dawn Michelsen, Vice Chairperson
Bob Patterson

MEMBERS ABSENT: C.W. Pace, Jr.

STAFF PRESENT: Chris Lawrence, Town Manager
Anita McMillan, Planning and Zoning Director
Karla Turman, Associate Planner/Code Enforcement Officer
Julie S. Tucei, Planning and Zoning Coordinator
Barry Thompson, Treasurer

AGENDA

- I. Call to Order**
- II. CIP Requests for FY 2010 - 2011**
- III. Fencing Regulations**
- IV. Upcoming Meetings**
 - Downtown Revitalization Kick-off Meeting, March 25, 2010**
 - Downtown Visioning Workshop: April 14, 15, 16, 2010**
- V. Other Business**
- VI. Adjournment**

The meeting of the Vinton Planning Commission was called to order at 5:45 p.m. Three members were present including Chairman Jones, Vice Chairperson Michelsen, and Mr. Patterson. Mr. Pace was absent.

The first item on the agenda was the presentation of the Capital Improvement Projects (CIP) for FY 2010-2011. Mr. Lawrence gave a brief summary of last year's cuts from the CIP. He stated that there will be about \$440,000 less revenue next year than the current year. Next, he gave a brief summary of each item on the CIP list, a copy of which will be made a part of the permanent record for this meeting. There was quite a bit of discussion about the Walnut Avenue improvement project and also the downtown storm water improvements. Mr. Lawrence stated that the Town swimming pool is still in limbo. They are attempting to keep it open, but it needs to have a lot of work done on it. He stated that the pool is about 60 years old. He also said that the pool operates at about a \$40,000 loss each year. He recommended six items for funding in the General Fund: Police Lease of Vehicles for \$49,784; Four wheel drive Medic Unit for \$37,750; Roof replacement for the Fire Department for \$85,000; Corridor Study funds for \$10,000; Renovation of communications center to offices for \$15,000; and the Walnut Avenue Corridor Improvement for \$3,140. For the Utility Fund, Mr. Lawrence explained that those funds are all paid by the users of the system. He said this fund is in good shape. There are two items recommended for funding for utilities: a pressure reducing valve station for Montgomery Village; and a pressure reducing valve station for Feather Road. A motion to recommend funding for the CIP items as listed by Mr. Lawrence was made

**PLANNING COMMISSION
WORK SESSION
MARCH 18, 2010
PAGE 2**

by Mr. Patterson. The motion was seconded by Vice Chairperson Michelsen. A roll call vote was taken and all members present voted in favor of the motion.

Chairman Jones turned the meeting over to Ms. Turman for the fencing regulations discussion. Ms. Turman stated that she had contacted Mr. Eric Pedigo of Viking Fence Company and arranged to send him a copy of the Town's current fence regulations. Mr. Pedigo reviewed them and concluded that the Town is not as restrictive as Salem or Roanoke City. He also said that he didn't have any issues with the current fence regulations. Ms. Turman said that she and Mr. Pedigo discussed some of the cases that the Town has had with fences over the past 2 years, and based on those cases, he made some recommendations. For non-corner lots, Mr. Pedigo felt that any fence in front of the house should never be more than 4' tall. Also discussed was the issue where some houses are only 10' or 15' from the property line. Mr. Pedigo said that he feels that the Town should require a minimum 15' setback, so that if a house was closer to the property line than that, the fence still had to be 15' back before it could be 6.5' tall. If a house sits between 15' and 25' from the property line, the fence cannot be taller than 6' until it reaches the corner of the house. For corner lots, Mr. Pedigo felt that the above should apply to the front yard, and that a 15' setback from the edge of pavement (the curb if no sidewalk exists, and the edge of sidewalk closest to house if a sidewalk does exist) would be good for the street side yard requirement, as long as the fence is put on private property. Ms. McMillan stated that Mr. Pedigo always asks his customers to check with the Planning Department before any fencing work begins. Mr. Lawrence commented on the sight visibility triangle and sight distance, which Ms. Turman explained are already taken care of by the Town's current ordinance. Chairman Jones asked if Ms. Turman thought she had enough information to revise the fence regulations. She said she has enough information and gave a brief summary of what she would write-up. She and Ms. McMillan drew a diagram to explain how new regulations could work for corner lots, as well as interior lots. Ms. Turman said she would have to consult with the Town Attorney on the exact wording. Mr. Jones recommended that she proceed with it. She said Mr. Pedigo suggested for safety purposes to have a setback for the front yard for people backing out of driveways. He also suggested that they consider allowing four feet chain link fences on corner lot, but to keep in mind that they sometimes vines and weeds are allowed to grow up around them which affects sight visibility. Ms. McMillan said Ms. Turman could look at other localities to see how they do chain link fencing for the front yards and how they handle weeds and growth on the fencing. Also, the new regulations will require that a zoning permit be obtained for the installation of new fencing. Mr. Patterson asked that the new regulations be given to local fence companies for review.

Ms. McMillan reminded them of a couple of upcoming meetings including the Downtown Revitalization Kick-off Meeting on March 25, 2010. She explained the activities that are being planned for that meeting. Ms. McMillan also informed them of the Downtown Revitalization Visioning Workshop on April 14, 15, and 16, 2010, which will be part two of the planning process. The Commissioners also discussed scheduling future meetings for the 2nd Tuesday of each month, except for the April meeting. The April meeting will be held tentatively on April 27th since it is so close.

In other business, the members discussed current projects around Vinton including: the new O'Reilly Auto Parts store, the demolition of the old car wash on Hardy Road, the new Adams Place townhomes, and the demolition of former Lynn Haven Chevron.

**PLANNING COMMISSION
WORK SESSION
MARCH 18, 2010
PAGE 3**

There was no further business; therefore, Chairman Jones adjourned the meeting at 7:48 p.m.

Respectfully Submitted,

Anita McMillan
Planning Commission Secretary