REGULAR PLANNING COMMISSION MEETING

Wednesday, December 18, 2024 @ 7:00pm
Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- November 20, 2024 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA

I move that the Planning Commission approve the Consent Agenda to publicly advertise for a public hearing in December as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2400673** – A Special Use Permit Application submitted by Pennoni Associates Inc. c/o Mike Artz for Multi-Family Apartments containing thirty-six (36) units in three (3) separate apartment houses containing twelve (12) units each and an office on a vacant parcel off of Royal Lane, identified by Tax Map 20A17-1-14B1. The property is zoned C-1, Community Business District. (*Consent to advertise for a public hearing at the January 15, 2025 regular Planning Commission meeting.)*

- **2400687** – A Rezoning application submitted by Skyline Realty Investments, LLC requesting an amendment to the zoning map to reclassify 10, a vacant lot, 30, 44, 60, and 52 on W. Strasburg Road identified by Tax Map 20A12, Section 3, Parcels 22, 23, 26, 27A, 31 and 31C from C-1, Community Business District to R-3, Residential District. (*Consent to advertise for a public hearing at the January 15, 2025 regular Planning Commission meeting.)*

VII. PUBLIC HEARING

- **2400599 –** A zoning text amendment to include performance standards for tobacco, smoke or vape shops in the Commercial and Industrial Districts within Town limits.

- **2400652 –** A Comprehensive Plan Amendment to amend the area between Strasburg Road and Duck Street to Rugby Street from a future land use designation of commercial to neighborhood residential.

VIII. NEW BUSINESS

- **2400641** – A request for Final Subdivision Plat approval for a major subdivision submitted by Jay McCarty, Neal McCarty, and Dennis McCarty to divide approximately 4.34 acres into thirty-four (34) lots and thirty-three (33) dwelling units (16 duplexes and 1 existing SFD) located at 344 W. Main Street. The property is zoned R-2, Residential District requiring a minimum lot size of 8,000 SF which can be further subdivided for duplexes to 4,000 SF.

- **2400642** – Sign Permit Application submitted by HTLC-5, LLC for construction of a new monument sign within the Entrance Corridor at 1303 N Royal Avenue, identified by tax map 20A3, section 4, block 55, parcel A (Hang 10 Carwash).

IX. OLD BUSINESS

- **2400523 –** A Special Exception Application submitted by COL Samuel R. Millar VFW Post 1860, Commander Jeffrey D. Cook for relief of existing parking Town Code requirements located at 654-B W. 11th Street, identified by Tax Map 20A1-2-3-3 and 4. The property is zoned C-2, Community Business District.

X. ELECTION OF OFFICERS

- Vice Chairman

XI. COMMISSION MEMBER REPORTS

XII. PLANNING DIRECTOR REPORT

- November Monthly Report

XIII. ADJOURNMENT