



AGENDA

Planning Commission Meeting

7:00 PM

April 9, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. Minutes from the March 12, 2025 Planning Commission meeting
- V. **Public Presentations** - Public Presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues and not intended as a question-and-answer period.
- VI. **Public Hearings:**
 - A. **CUP2025-02-02 - Campground - Carl & Jennifer Ey** - A request for a conditional use permit for a campground. The properties are located at 1406 Panhandle Road, (0) Panhandle Road, (0) Panhandle Road, 1408 Panhandle Road and 1090 Panhandle Road and are identified on tax map 35 as lots 5-1, 5-2, 5-3, 5B-1, and 10A. The properties are zoned Agricultural (A) and are located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
 - B. **CUP2025-03-01 - Short-Term Tourist Rental - Christopher Phair** - A request for a conditional use permit for a short-term tourist rental. The property is located at 295 Donna Court and is identified on tax map 15D, section 2, block 5, as lot 278. The property is zoned Residential-One (R-1) and is located in the Shenandoah Farms - River View subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
 - C. **CUP2025-03-02 - Short-Term Tourist Rental - Garrett McNamara** - A request for a conditional use permit for a short-term tourist rental. The property is located at 16 Trillium Trail Road and is identified on tax map 24B, section 2, block 6, as lot 269. The property is zoned Residential-One (R-1) and is located in the Blue Mountain subdivision in the Shenandoah Magisterial District. - Kelly Wahl, Planner
 - D. **CUP2025-03-05 - Short-Term Tourist Rental - Vesta Properties (Theophilos Perperidis)** - A request for a conditional use permit for a short-term tourist rental. The property is located at 101 Crowfoot Ct and is identified on tax map 26A, block 7A, as lot 35. The property is zoned Residential-One (R-1) and is located in the Thunderbird Ranch subdivision in the Fork Magisterial District. - Kelly Wahl, Planner
 - E. **CUP2025-03-06 - Short-Term Tourist Rental - Rufino Maltez** - A request for a conditional use permit for a short-term tourist rental. The property is located at 283 Sunset Village Road and is identified on

tax map 27D, section 3, as lot J1. The property is zoned Residential-One (R-1) and is located in the Junewood Estates subdivision in the Fork Magisterial District. - Chase Lenz, Zoning Administrator

- F. SV2025-03-01 - Subdivision Variance - Michael and Tina Litwin** - A request for a variance from Warren County Code §155-3.B(1)(b) of the Subdivision Ordinance to allow the voluntary transfer of a proposed family subdivision lot to an immediate family member within the required five (5) years of having held fee simple title to the property. The property is located at (0) Bordentown Lane and identified on tax map 35, as lot 33. The property is zoned Agricultural (A) and located in the John F. Payne Properties subdivision adjacent to the railroad in the South River Magisterial District. - Matt Wendling, Planning Director
- G. Request for Withdrawal from Rockland Ag-Forestal District - Milldale Farm, LLC** - A request for withdrawal from the Rockland Agricultural - Forestal district. The properties are located at 959 Milldale Farm Rd. and is identified on tax map 7, as lots 1A and 2. The properties are zoned Agricultural (A) and are located in the Milldale Farm - John W. Warner - Catherine Conover land in the Shenandoah Magisterial District. - Matt Wendling, Planning Director

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2025-04-01 - Short-Term Tourist Rental - Gustavo Rosales** - A request for a conditional use permit for a short-term tourist rental. The property is located at 311 Golden Russet Dr and is identified on tax map 22B, block T, as lot 32. The property is zoned Residential-One (R-1) and is located in the Apple Mountain Lake subdivision in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- B. CUP2025-04-02 - Short-Term Tourist Rental - Chris King-Archer** - A request for a conditional use permit for a short-term tourist rental. The property is located at 471 Shady Tree Lane and is identified on tax map 16A, section 1, block 2, as lot 59A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2025-04-03 – Short-Term Tourist Rental - Gillian Greenfield & Richard Butcher DBA 2MEXICO, LLC/B Allen Richards, LLC** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 209 Luchase Road and is identified on tax map 23A, section 4, block 10, as lot 7A. The property is zoned Residential-One (R-1) and is located in the Happy Creek Magisterial District. - Kelly Wahl , Planner

VIII. Commission Matters

- A. Planning Director** - Update on Planning related items and moving forward post-Comp Plan approval. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - - Jordan Bowman, Legal Counsel
- D. Clerk to the Planning Commission** - - Allison Mutter, Office Manager
- E. Planner** - - Kelly Wahl , Planner
- F. Zoning Administrator** - - Chase Lenz, Zoning Administrator

IX. Adjournment