

**GREENE COUNTY PLANNING COMMISSION
MAY 21, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 21, 2025, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: John McCloskey, Vice Chairman
Angela Hawkins, Member
Mark Kelpé, Member
David Mastervich, Member
Peter Wajda, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Cristy Snead, Permit Technician/Secretary

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. Mastervich
Mr. Wajda
Mr. McCloskey

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. McCloskey stated they would start the meeting with the Pledge of Allegiance and a moment of silence.

ELECTION OF OFFICERS

Mr. McCloskey asked if there were any nominations for Chairman.

Mr. Kelpé nominated Mr. McCloskey as the Chairman.

Ms. Hawkins seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. Wajda – Aye
Mr. McCloskey – Aye

With a vote of 5-0, Mr. McCloskey was elected Chairman.

Mr. McCloskey asked if there were any nominations for Vice Chairman.

Mr. Mastervich nominated Mr. Kelpé for Vice Chairman.

Ms. Hawkins seconded.

Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. Wajda – Aye
Mr. McCloskey – Aye
Mr. Kelpé – Aye

With a vote of 5-0, Mr. Kelpé is Vice Chairman.

PUBLIC HEARINGS – No Public Hearing

WORK SESSIONS

Mrs. Golon opened with a summary of the three ordinance revisions work sessions. She then asked for the commission to start the discussion.

OR25-001 Accessory Structures

There was a discussion regarding mobile homes being used as a shed/accessory structure. They discussed only allowing it in certain zoning districts. They stated that in the growth area and the residential areas, it may not be as acceptable; however, in the agricultural district, it should be allowed.

Mr. Frydl asked if they would like this to be by the zoning district or by the size of the parcel.

The commission discussed that. They also discussed how to convert a mobile home into real estate, and instead of personal property (like a motor vehicle).

Mr. Frydl explained the new language proposed to add to Article 22, Definitions for Mobile Home and Accessory Use or Structure.

The commission discussed the business districts some more.

The commission discussed allowing mobile homes as accessory structures in A-1, C-1 if the parcel is five acres or more. The use would be allowed in M-1, M-2 without restriction. In all other districts, they are not allowed.

Mr. Frydl stated that no one signed up to speak during the comments session.

OR25-003 Indoor Recreational Facilities

Mr. Frydl explained the changes in zoning ordinance language for indoor recreational facilities.

The commission discussed adding health and fitness centers to the zoning ordinance. Mr. Frydl added that this is only added in PUD, all Business districts, TRFD, M1, M-2, and in Article 22 Definitions.

The commission agreed that they are ready for a public hearing on this ordinance revision in June.

Mr. McCloskey asked if anyone would like to speak.

No one wished to speak.

OR24-002 Solar Panels

There was a discussion regarding proposed special use permit performance standards. Staff and the commission also discussed the additional definitions for the zoning ordinance.

The commission and staff discussed the site plan and bonding requirements proposed for solar panels.

Mr. McCloskey asked if anyone wished to speak.

There was no one signed up to speak.

OLD/NEW BUSINESS – The joint meeting regarding Agritourism with the BOS will be moved to July 27th.

MINUTES

April 16, 2025, County Planning Commission minutes.

Mr. Kelpe stated that two small things on page three need to be corrected.

Ms. Hawkins motioned to approve the April 16, 2025, minutes with the two corrections on page three.

Mr. Mastervich seconded.

Mr. McCloskey asks that all commissioners who approve state' aye' with the one correction.

April 16, 2025, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl and the commission discussed what the RAC will work on in the coming months.

Town of Stanardsville – Mr. McCloskey stated that the town has a BZA now and will hold a hearing next week. Mr. Frydl stated that they are working on updating their ordinance.

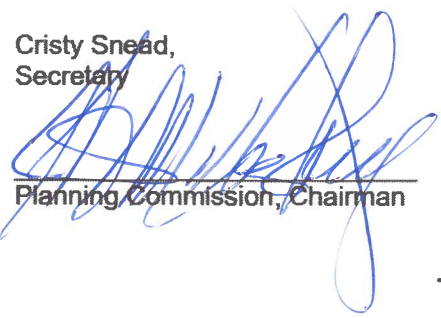
Development Activity – The commissioners have the development activity memo in their packet.

Next Month's Agenda – Mr. Frydl stated that we will bring these three ordinance revisions back for a public hearing.

ADJOURNMENT

Respectfully submitted,

Cristy Sneed,
Secretary



Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpe
Ms. Hawkins

Mr. Mastervich
Mr. Wajda
Mr. McCloskey

ELECTION OF OFFICERS

Mr. McCloskey asked if there were any nominations for Chairman.

Ms. Hawkins nominated Mr. McCloskey as the Chairman.

Mr. Kelpé seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. Wajda – Aye
Mr. McCloskey – Aye

With a vote of 5-0, Mr. McCloskey was elected Chairman.

Mr. McCloskey asked if there were any nominations for Vice Chairman.

Mr. Mastervich nominated Mr. Kelpé for Vice Chairman.

Ms. Hawkins seconded.

Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. Wajda – Aye
Mr. McCloskey – Aye
Mr. Kelpé – Aye

With a vote of 5-0, Mr. Kelpé was elected Vice Chairman.

MINUTES

April 16, 2025, County Planning Commission minutes.

Mr. Kelpé stated that two small things on page three need to be corrected.

Ms. Hawkins motioned to approve the April 16, 2025, minutes with the two corrections on page three.

Mr. Mastervich seconded.

Mr. McCloskey asks that all commissioners who approve state' aye' with the one correction.

April 16, 2025, minutes were approved 5-0.

Mr. McCloskey adjourned.

Respectfully submitted,
Cristy Snead,
Secretary



Town of Stanardsville Planning Commission, Chairman

