

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for April 5th, 2010**

### **Members Present:**

R.B. Anderson, Meagan Bradshaw, Henry Blessing, Elmer Chewning, John Dodson, Deborah Looney, David Taylor

### **Members Absent:**

Jim Baker, Guy Boone, Stephen Kelley, Jerry Mercer

### **Others Present:**

Joel K. Cagle, Planning Commission Secretary; Willie Howlett, Bland County Administrator;

### **CALL TO ORDER**

At 6:00 PM, Secretary Cagle called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office; Bastian, Virginia. The Invocation was given by Chairman Anderson and allegiance was pledged to the flag of our country by everyone present.

### **ROLL CALL**

Planning Commission Secretary Joel Cagle took the roll call and announced that a quorum was present.

### **APPROVAL OF MINUTES**

Secretary Cagle invited a motion to approve the meeting minutes of March 1st, 2010. Commissioner Chewning made the motion to approve the meeting minutes of March 1st, 2010; Commissioner Looney provided the second, and the motion passed unanimously.

### **PUBLIC HEARINGS**

-Mr. Ronald Dalton of Sibley Communications, LLC approached the Planning Commission on his application requesting a Conditional Use Permit on Tax Map No.: 11-A-3, to erect a 120' self-supporting communication tower; a permitted use with a CUP, number (42). The property is located in the Rocky Gap District on top of East River Mountain, accessed off of State Route 598 near the West Virginia/Virginia Line.

Mr. Dalton explained his proposed use. After a brief question and answer period, Secretary Cagle invited a motion to open the public hearing. A motion to open the public hearing was made by Commissioner Anderson, a second was provided by Commissioner Dodson, and the motion passed unanimously.

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There being no registered speakers, a motion was made to close the public hearing by Commissioner Dodson, it was seconded by Commissioner Anderson with an unanimous ballot taken.

After some discussion, a motion to recommend to the Bland County Board of Supervisors the approval of the CUP with the twenty preset conditions of Section 62-134 of the Bland County Code to apply with the following amendments was made by Commissioner Dodson, with a second provided by Commissioner Looney:

12) All tower structures must be dismantled by the owner of the structure if not properly maintained and if unused for a period exceeding 24 consecutive months. The board of supervisors ~~may~~ require<sup>s</sup> the posting of surety by the applicant in an amount sufficient to cover the costs of dismantling, and the surety shall be submitted to the county prior to the issuance of the conditional use permit.

19) The owner of the tower shall provide Bland County antenna space on the tower, at no cost to the County, at an elevation of 130' (rad. Center) or at another height to be determined jointly by the owner of the tower and the County's Emergency Services Staff to accommodate the County's Emergency Services and other County Communications needs.

A unanimous vote for approval was taken.

-Proposed definition change for Cottage Industry was again presented. A motion was made by Commissioner Anderson to open a public hearing on the proposed definition change for Cottage Industry; a second was provided by Commissioner Dodson and the motion passed unanimously.

Mr. James Bogle, addressed the Planning Commission on his view of the proposed definition change. He stated that he was against the change.

There being no one else to speak, a motion to close the public hearing was made by Commissioner Anderson, with a second provided by Commissioner Dodson; a unanimous vote was taken.

After discussion on the issue, Secretary Cagle invited a motion to recommend to the Board of Supervisors the proposed definition change to Cottage Industry. After the third call and with no motion tendered, the motion died. The Commission requested that the definition be reworded to make the items more clear.

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**OLD BUSINESS**

-Mr. Hank Seltzer from BP addressed the Commission on the benefits of wind energy. The Commission asked several questions as well as requested a trip to see a working wind farm.

**ITEMS TABLED FROM PREVIOUS MEETING**

None

**ADJOURNMENT**

There being no further business to come before the Planning Commission at this time, Commissioner Chewing made a motion to adjourn the meeting; Commissioner Dodson provided the second, the motion passed unanimously and the meeting adjourned at 7:45PM.

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland