

UNAPPROVED MINUTES  
PLANNING COMMISSION

April 13, 2016

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on April 13, 2016, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, Samuel R. Carter, III, and Denise P. King (Bruce N. Thomasson – absent); with Vicki G. Daulton, Chair, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; Melinda J. Payne, Director of Planning & Development; William L. Simpson, Jr., Assistant City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; Mary Ellen Wines, Zoning Administrator; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

The January 13, 2016, work session and regular meeting minutes were approved as written.

In re: Hold public hearing to consider the request of Abraham Glick, property owner, for the issuance of a Special Exception Permit to allow a truck and construction equipment paint and body shop and used automobile dealership on the property located at 1015 Indiana Street (Tax Map #186-7-5)

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Abraham J. Glick, property owner, for the issuance of a Special Exception Permit to allow a truck and construction equipment paint and body shop and used automobile dealership on the property located at 1015 Indiana Street (Tax Map #186-7-5); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the March 31, and April 7, 2016, issues of the Salem Times Register; and

WHEREAS, staff noted the following: the subject property consists of one parcel of approximately .96 acres, located at the intersection of Ninth Street and Indiana Street, near the former Valleydale Meat Packaging Plant; the property is currently zoned HBD Highway Business District and is occupied by a small temporary office; this request is for a Special Exception Permit to allow Automobile Dealership, Used, and Automobile Repair Services, Major; the applicant states that he would like to develop the property for use as a truck and construction equipment body repair and painting facility; the development will include a 60' X 60' metal

building; in accordance with Section 106-400, this request will require a site plan to be approved by the city prior to any development commencing and will likely be subject to paved parking, landscaping, and stormwater requirements, among others; both Automobile Dealership, Used, and Automobile Repair Services, Major are subject to the Use and Design Standards found in Section 106-310.3, and 106-310.5 respectively; and

WHEREAS, Abraham Glick of 4601 Twelve O'Clock Knob Road, Roanoke, property owner, appeared before the Commission explaining the Special Exception Permit request; he noted that he buys and sells military trucks and equipment such as mini excavators, cargo trucks, Humvees, trailers, etc.; he noted that he is semi retired and kind of fell into the business; he found that he had lots of spare time and he was having a lot of fun buying, selling and renovating the equipment; he owns the Countryway Store on Route 221 and started parking them in the back of the property for a year or two but then it became overwhelming and he decided to look for a lot for the business; he purchased this lot for this purpose, and he believes that this area will do well for his business; he has already had a lot of local people stop by the property to see some of the vehicles to learn more about them and even some of them are interested in purchasing; he noted that he used to be in the auto paint and body business so he has a lot of experience in that; and

WHEREAS, Chair Daulton asked where he purchases the vehicles; Mr. Glick noted that he buys them at military bases all over the country; and when he sells one he usually hauls the vehicle to the buyer;

WHEREAS, Commissioner Carter asked if he was limiting himself to military vehicles or does he anticipate selling other types of vehicles; Mr. Glick noted that he did not want to get too zealous but if he finds a good deal and someone wants him to do something with it, then by all means; but he is mostly interested in the military vehicles which is working out pretty well; he noted that he might have sold 30 of them in the past two years; he might have sold a few farm tractors but he is not interested in doing that; and

WHEREAS, Commissioner King asked if he was aware that a portion of the property lies in the floodplain; he noted that he was aware of this; he noted that he was requested to get a survey and elevation certificate for FEMA which will be done in the next few days; he explained that he has a mobile office that he will be using in his initial plan request, which will be mounted on cinderblocks approximately 2' off the ground; the property will be paved and landscaped and it will be a nice site which he will take pride in; Commissioner Carter noted that it will look a whole lot better than it does now; and

WHEREAS, Commissioner Robertson asked if he would anticipate selling a lot of American-style cars or was he planning to concentrate basically on the military vehicles; Mr. Glick noted it would be basically military or construction-type heavy duty trucks; he feel this will be more apropos for this industrial zone; it is not really a used car lot which is not his interest anyway; he could possibly sell a crane construction vehicle or a boom vehicle but he is really focusing on the military trucks; and

WHEREAS, Commissioner Robertson noted he has a relative that has purchased a lot of this type of vehicles and has driven all over the country to get them; he uses them especially for snow removal; Mr. Glick noted that they are really good for this type of use especially the cargo trucks; and

WHEREAS, Commissioner Robertson asked Mr. Glick when he anticipated starting Phase 2 of the project, which would include the garage building; Mr. Glick noted that he just obtained the required permits for Phase 1; he plans to bring in the utilities, fix the mobile office, pave the front, install a handicapped access, and also landscape; he hopes to initiate Phase 2 in an early stage because it will be hard to work on the vehicles outdoors, especially in the winter time; this will need to be done in an enclosed area; but at the same time, he is not putting too much pressure on himself; and

WHEREAS, Commissioner Robertson noted that a site plan will be required for the construction of the metal building; he stated that he may need to consult with staff about the requirements for the parking of the vehicles on the lot such as areas of access, etc.; Mr. Glick noted that he understood this; Mr. Robertson noted that he will also need to make sure he is in compliance with the environmental aspect of paints, storage of paints, etc.; Mr. Glick noted that he was aware of this, i.e. the exhaust, the stack and the filtration will all have to be up to code; and

WHEREAS, Chair Daulton asked if staff will handle the site plan or would it come before the Commission again; it was noted that the site plan review would be handled by staff; and

WHEREAS, no other person(s) appeared related to said request; and

ON MOTION MADE BY COMMISSIONER KING, SECONDED BY COMMISSIONER ROBERTSON, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Abraham J. Glick, property owner, for the issuance of a Special Exception Permit to allow a truck and construction

equipment paint and body shop and used automobile dealership on the property located at 1015 Indiana Street be approved (Tax Map #186-7-5) – the roll call vote: all present - aye.

**In re: Hold public hearing to consider the request of Hugh W. Killinger, III, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 201 Homeplace Drive (Tax Map #263-2-4)**

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Hugh W. Killinger, III, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 201 Homeplace Drive (Tax Map #263-2-4); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the March 31, and April 7, 2016, issues of the Salem Times Register; and

WHEREAS, staff noted the following: the subject property is located on Homeplace Drive; it consists of 6+ acres and is currently occupied by an existing one plus story home with a garage; the petitioner wishes to construct a garage with an area of 2,000 square feet; and a Special Exception Permit is required for structures exceeding 1,000 square feet; and

WHEREAS, Hugh Killinger, III, property owner, appeared before the Commission explaining the Special Exception Permit request; he noted that he had a storage building next to his house that has been used to store his lawn equipment as he has a big lot; he is planning on retiring in a couple of years and they want to purchase a recreational vehicle; he has a garage attached to the house that is 30 X 30, but he has two vehicles in there now plus he has two more vehicles; so they need a garage to house the vehicles plus the mowing equipment; he is hoping to put the garage where the storage building was located; and

WHEREAS, Chair Daulton asked if he planned to tear down the storage building; Mr. Killinger noted that he had sold the storage building to his nephew, and the building has been moved already; he noted that he had pictures and a set of plans for the garage that he can show the Commission; and he presented the pictures and plans to the Commission and explained where the garage would be located on his property; and

WHEREAS, Commissioner King asked Mr. Killinger if he could explain to the Commission where the garage would be located on the plat; he pointed out the location of the house and

the proposed garage; he also showed them pictures of what the garage might look like; and

WHEREAS, Commissioner King asked Mr. Killinger if he would be using the building for any type of commercial or residential uses; Mr. Killinger noted that the garage would not be used for commercial or residential uses; he noted that his business is located on St. John Road, right behind the General Electric facility; he further noted that he is trying to get out of business; and

WHEREAS, no other person(s) appeared related to said request; and

ON MOTION MADE BY COMMISSIONER CARTER, SECONDED BY COMMISSIONER ROBERTSON, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Hugh W. Killinger, III, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 201 Homeplace Drive (Tax Map #263-2-4) be approved – the roll call vote: all present - aye.

In re: Hold public hearing to consider the request of Donald E. Hale, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 357 Red Lane (Tax Map #87-6-4)

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Donald E. Hale, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 357 Red Lane (Tax Map #87-6-4); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the March 31, 2016, and April 7, 2016, issues of the Salem Times Register; and

WHEREAS, staff noted the following: the subject property is located on Red Lane near the intersection with McClung Street; it consists of .244 acres and is currently occupied by an existing one story home; the petitioner wishes to construct a garage with an area of 1,400 square feet; and a Special Exception Permit is required for structures exceeding 1,000 square feet; and

WHEREAS, Donald E. Hale, property owner, appeared before the Commission explaining the Special Exception Permit request; he noted that this is all about boys and their toys and he wants to build a nice garage including a bathroom; it will not be for commercial use as he does not work on cars, it is just for his collection; Chair Daulton asked if it would be used for residential, and Mr. Hale noted that it would not be used for residential; and

WHEREAS, Mr. Hale discussed the construction of the garage and noted that it will be prettier than anything on this end of the block including the houses; Mr. Carter noted especially the one located directly to the south of him; Mr. Hale noted that he waited until he knew that situation would be resolved before he sinks a considerable amount of money into this garage; he further explained the construction of the garage and also noted that he is currently remodeling the house so he wants the garage to tie into the house; and

WHEREAS, Commissioner King noted that it looks like he is planning to have three entrances on one side and one entrance on another side for pulling an RV through; he noted that his wife does not think the other entrance is necessary, but they will figure it out; it will be extra expense, but it will also be pretty nice; and

WHEREAS, Commissioner Robertson asked if he was going to have a driveway around to the one door, and Mr. Hale noted that the driveway will be beside the house; it will be offset over to one side in order to use the door on the end; and

WHEREAS, no other person(s) appeared related to said request; and

ON MOTION MADE BY COMMISSIONER ROBERTSON, SECONDED BY COMMISSIONER CARTER, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Donald E. Hale, property owner, for the issuance of a Special Exception Permit to allow a detached garage in excess of 1,000 square feet on the property located at 357 Red Lane (Tax Map #87-6-4) be approved – the roll call vote: all present - aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:22 p.m.

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Executive Secretary

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Chair