



TOWN OF OCCOQUAN
Town Hall – 314 Mill Street, Occoquan, VA 22125
MEETING DATE: 2021-09-07

MEETING TIME: 6:00 PM

Present: Chairperson Eliot Perkins, Commissioners Darryl Hawkins, Ann Kisling, Ryan Somma

Town Staff: Kirstyn Jovanovich, Town Manager; Sara Fila, Zoning Administrator

1. Call to Order

The Planning Commission Public Hearing was called to order by Eliot Perkins on 2021-09-07, at 6:00 p.m.

Secretary for Meeting

Ryan Somma took minutes for the meeting.

2. Action Items

a. Request to make Recommendation to Town Council on Site Plan SP-2021-005, 126 Mill Street (Occoquan Beer Garden)

Sara Fila gave a presentation on the site plan. The development will use permeable material with the appearance of grass. There will be a dumpster location, additional parking spaces, and a widening of Poplar alley. The development will be adding six trees and saving an existing tree. There will be access via Mill and Poplar streets. And the developer will be purchasing nutrient credits for stormwater quality. Town Staff Recommend bonds be posted for improvements to the property.

Eliot Perkins asked the applicant to, in terms of landscaping, please use native trees as much as possible. He expressed appreciation for how the applicant really worked with a local resident to add parking spots in a way to not impact an existing tree and preserve shade for existing property owner. They moved the dumpster and lowered fence height to prevent impact to view for existing property owner.

Ryan Somma moved to recommend approval of Site Plan SP-2021-005 dated July 1, 2021, last revised August 25, 2021. Anne Kisling seconded. The motion passed unanimously by voice vote.

b. Request to make Recommendation to Town Council on Site Plan SP-2021-008, 301 Commerce Street

Sara Fila said the applicant will be adding a drain. That the area of disturbance is 400 square feet. They will be changing surface material, and the existing surface material is considered impervious. Staff is recommending approval of the site plan subject to execution of a license agreement for the encroachments on this site within the Town right-of-way. The Town will obtain a licensing agreement

to allow these encroachments within the Town property. Kirstyn Jovanovich said the Town is bringing properties into this licensing agreement for such encroachments.

Daryl Hawkins asked if the drainpipe is an existing pipe. The applicant answered yes and that it outputs to Commerce Street.

Ann Kisling moved to recommend approval of Site Plan SP-2021-008 dated July 22, 2021. Ryan Somma seconded. The motion passed unanimously by voice vote.

3. Adjournment

The meeting was adjourned at 6:17 p.m.

Eliot Perkins: Perkins
Chair, Planning Commission

Submitted by Ryan Somma, Planning Commission Secretary