



City of Harrisonburg, Virginia

Planning Commission Meeting

May 11, 2016

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the April 13, 2016 regular meeting.

2) New Business

Public Utility Application – 331 Vine Street (Rockingham County)

Consider a request from Randy Cosner (Cosner Construction, Inc.) per Section 7-2-4 of the City Code for the City to provide water and sewer service for a residential townhouse development within Rockingham County. The property is located in the 300 block of Vine Street, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 109A-(1)-L45.

Alley Closing – 1,814 +/- sq. ft. Undeveloped Public Alley Adjacent to 40-U-4 and 4-U-9 through 11

Consider a request from H2 Investments, LLC with Steve Balzer and Associates, Inc., to close 1,814 +/- square feet of undeveloped public alley located between 634 Collicello Street and 113 & 123 Third Street. The undeveloped alley is 10 feet wide by 181 feet long and is located adjacent to tax map parcels 40-U-4 and 40-U-9, 10, & 11.

Preliminary Plat – 632 & 634 Collicello Street (Variance to Allow Lots to Not Have Public Street Frontage)

Consider a request from H2 Investments, LLC with Steve Balzer and Associates, Inc., to preliminarily subdivide two lots totaling 0.838 +/- acres into four parcels with a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow two of the lots to not have public street frontage. The properties, zoned R-2, Residential District, are addressed as 632 and 634 Collicello Street and identified as tax map parcels 40-U-2 and 3.

3) Unfinished Business

None.

4) Public Input

5) Report of secretary and committees

6) Other Matters

None.

7) Adjournment

Staff will be available Tuesday June 7, 2016 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 8, 2016 agenda.