



City of Manassas
Manassas City Council
Economic/Community Development & Land Use Committee
Regular Meeting Minutes
Thursday, September 28, 2017
City Hall, 2nd Floor Conference Room, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Ian Lovejoy, Chair
Councilmember Mark Wolfe

MEMBERS ABSENT: Councilmember Sheryl Bass

STAFF PRESENT: Pat Pate, City Manager
Bryan Foster, Deputy City Manager
Patrick Small, Director of Economic Development
Steve Burke, Director of Public Works
Monica Boehringer, Refuse and Recycling Coordinator
Matthew Arcieri, Planning and Zoning Manager
Kelly Davis, Senior Planner

GUESTS PRESENT: Gifford Hampshire, Blankingship and Keith
Todd Holtzman, Holtzman Oil
Ben Rose, Bowman Engineering
Bryan Ailey, People Inc.
Keith Fleury, People Inc.
Don Scoggins, American Legion
Bill Thompson, Planning Commission

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm. A quorum was established.

Adoption of Minutes of July 6, 2017

Councilmember Wolfe moved adoption of the Minutes of July 6, 2017. **Councilmember Lovejoy** seconded. Motion passed 2/0.

Presentation: Holtzman Oil SUP

Mr. Hampshire updated the Committee that Holtzman Oil has selected a new location for its propane distribution facility, at 10399 Central Park Drive and is seeking feedback from the Committee prior to submitting a new SUP request. The Committee discussed the proposed height of the tanks (14-feet) and commented on the need for heavy landscaping and screening of the facility from the road.

Presentation: Manassas American Legion Site

Representatives from People Inc. and Manassas American Legion Post #114 presented a proposal to rezone and redevelop the Post's property on Prince William Street. The rezoning would include a new post building as well as up to 31 multifamily units for affordable housing. The Committee discussed the need to emphasize the veteran housing component of the proposal. People Inc. clarified that it intended to manage the property, once developed, for at least 30 years.

Solid Waste Code Revision and Limited Commercial Collection Service

Ms. Boehringer updated the Committee on efforts to review and amend the Solid Waste Ordinance (Chapter 98.1). Improvements include:

- Enhanced response to citizen complaints;
- Establish commercial collection expectations;
- Clarified definitions;
- Updates that conform and allow for updates to State Code.

A limited commercial collection service for businesses in Historic Downtown Manassas is also introduced in a separate document that has been through consultation with businesses and residents in the designated area. The Committee directed the staff to clarify the definition of bulk waste and the schedule of civil penalties. The Committee asked for additional information and the locations of the businesses outside the Historic Downtown that will be impacted by the elimination of City commercial collection. These revisions will be brought back to the Land Use Committee for further review in October.

Closed Session: Consideration of a Resolution Authorizing a Closed Session on Subjects in Accordance with the amended Freedom of Information Act and Certification after the Closed Session has occurred.

Councilmember Wolfe moved at 6:45 pm that the Land Use Committee of the City Council convene in closed session to discuss a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has made of the business' or industry's interest in locating or expanding its facilities in the City, since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City as permitted by Virginia Code 2.2-3711 Paragraph A (5) for which the Virginia Freedom of Information Act permits discussion in closed session. Seconded by **Councilmember Lovejoy**. Included in the Closed Session were the Committee, the City Manager,

Deputy City Manager, Economic Development Director, Planning and Zoning Manager, and the Senior Planner.

Roll Call	
Chairperson Lovejoy	Y
Councilmember Wolfe	Y

Councilmember Wolfe moved at 6:55 pm that the Land Use Committee of the City Council did certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and 2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion. Seconded by **Councilmember Lovejoy**.

Roll Call	
Chairperson Lovejoy	Y
Councilmember Wolfe	Y

ADJOURNMENT

Councilmember Lovejoy moved to adjourn. Seconded by **Councilmember Wolfe**. Motion carried. The regular meeting of the Land Use Committee adjourned at 6:56 pm.