

PLANNING COMMISSION REPORT for May 3, 2016
Kathy Kalinowski, Mac Arnold, Jennifer Heilmann, Terry Winkowski, Michelle Stein, Susan Yantis, present. Pat Pline absent

1. A duly authorized and advertised public hearing was held jointly by the Town Council and the Planning Commission on April 5, 2016 for the special use permit application of Peterson's Ice Cream Depot, located at 7150 Main Street, Clifton, VA. As a result of the public hearing, discussion by the Planning Commission of the application, and communications with the applicant at previous Planning Commission meetings, other meetings and emails, the Planning Commission has voted unanimously to recommend approval of the special use permit, with the following conditions:
 - A. That the Peterson's Ice Cream Depot, which has an ABC license for beer and wine continue to operate as a restaurant/ice cream business serving ice cream, food, wine and beer.
 - B. That the times and hours of operation are as follows: March 1-December 1, Sunday – Saturday, 9AM-10:30 PM, with occasional early opening at 8 AM for Town Events.
 - C. That a maximum of 8 employees be on site at any one time, excluding the owners, Jean and Tom Peterson while they live on site.
 - D. That the restaurant/ice cream business have a maximum of 36 seats.
 - E. That 15 parking spaces are required for the location and business as follows:
 - 9 parking spaces for the 36 seats;
 - 4 parking spaces for the maximum 8 employees on site at any one time;
 - 2 parking spaces for residential use at that location;
 - F. That 7 parking spaces be located on site and that employees and residents are required to park at the onsite, stacked parking spaces.
 - G. That the 7 onsite parking spaces be located at 7150 Main Street, as set forth on the attached plat and that they be delineated with marked lines on the existing pavement, of the size required for parking spaces by the Clifton Code.
 - H. That 8 parking spaces be located at the Clifton Baptist Church parking lot for the use of the patrons of the business pursuant to the agreement between the business and the Church dated January 25, 2016. That a renewed parking agreement be filed every year indicating the same number of allowable spaces, with the Town Clerk, and if not renewed or filed, parking for the business shall be reduced accordingly.
 - I. That the 8 spaces at the Clifton Baptist Church be delineated by parking stops on the pavement.
 - J. That no outdoor music be allowed.

- K. That no additional lighting of any type to the outside of the property used for the restaurant/ice cream business be added without review by the Planning Commission and that all such lighting shall be extinguished no later than closing time for the business.
- L. That a parking sign at the Clifton Baptist Church be placed indicating that parking for Peterson's Ice Cream Depot is allowed at that location.
- M. That a sign be located on 7150 Main Street on the front of the premises indicating parking for the business around the corner.
- N. That any truck deliveries be made outside of the approved business hours, thereby not requiring a loading space at the business.
- O. That only signage approved by the ARB shall be located at the property.
- P. That the new kitchen structure be enclosed as required by the ARB.