

STAFFORD COUNTY BOARD OF ZONING APPEALS

January 28, 2025

The regular meeting of the Stafford County Board of Zoning Appeals (BZA) Tuesday, January 28, 2025, was called to order with the determination of a quorum at 7:00 PM by Chairman Steven Apicella in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Steven Apicella, Abraham Panjshiri, Everet Blaisdell, Steven Gorski, Tylor Underwood, Nathan Mowery (Alternate - Sitting), Tracy Petty (Alternate)

MEMBERS ABSENT: Jeffrey Spinnanger

STAFF PRESENT: Juan Bernal, James Staranowicz, Stacie Stinnette

DECLARATIONS OF DISQUALIFICATION

Mr. Apicella: I hereby call today's Stafford BZA meeting to order. Please silence your phone and any electronic devices. Staff, please call the roll and advise if we have a sufficient quorum.

Mr. Staranowicz: Steven Apicella.

Mr. Apicella: Here.

Mr. Staranowicz: Everet Blaisdell.

Mr. Blaisdell: Here.

Mr. Staranowicz: Steven Gorski.

Mr. Gorski: Here.

Mr. Staranowicz: Abraham Panjshiri.

Mr. Panjshiri: Here.

Mr. Staranowicz: Jeffrey Spinnanger. Tylor Underwood. Nathan Mowery.

Mr. Mowery: Here.

Mr. Staranowicz: Mr. Chairman, we do have a quorum.

Mr. Apicella: Are there any changes or additions to today's advertised agenda?

Mr. Staranowicz: Yes, there is a change, deletion to the agenda. At approximately 4:20 this afternoon, I received notification from the attorney's office for Curtis Office Development withdrawing their application.

Mr. Apicella: Thank you. Before we proceed any further, does any board member wish to make any declarations or statements concerning any matter being heard by the Board tonight? Seeing none, I'd now like to explain the roles and responsibilities of the BZA and its procedures. The BZA is a quasi-judicial body whose members are volunteers appointed by the Circuit Court of Stafford County. The

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purpose of the BZA, as authorized by the State Code and Stafford County Zoning Ordinance, is to hear and decide on special exception application requests, hear and decide upon request for a variance from the Stafford zoning ordinance when a little enforcement of the ordinance will result in unnecessary hardship to the owners of a property, hear and decide appeals from any order requirement decision or determination made by the zoning administration, sorry, Zoning Administrator and hearing on appeals will be conducted in two parts. The first will be a review of jurisdiction and standing, the second will be the hearing of the merits of the case as appropriate after review of jurisdiction and standing. The Stafford BZA consists of seven regular members and two alternate members. Alternate members may only participate when a regular member is unable to hear a case. The minimum quorum for the board to operate and take votes is four members. Let the record reflect that we have a total of six voting members. The regular members present and voting tonight are Steven Apicella, Everet Blaisdell, Steven Gorski, Abraham Panjshiri, and Tylor Underwood. Alternate members standing in for a regular member and voting tonight are Nathan Mowery. County staff is represented tonight by James Staranowicz and Juan Bernal. Today's public hearings will be conducted in the following order; the Chair will ask the BZA Secretary to read the case and notice of Appeal, and there is none tonight since it's been cancelled. BZA members can ask questions of County staff regarding the case. The Chair will then ask the applicant or their representative to come forward, state their name and address and present their case to the board. The applicant's presentation shall not exceed 10 minutes, unless additional time is requested to and granted by the board. Members of the BZA may ask questions of the applicant regarding their case. The Chair will open the public hearing and invite members of the public who wish to speak about the case to come forward and address the Board for no more than three minutes. The applicant will have an additional opportunity to address the public comments and ask any further questions by BZA members. After the applicant's final response, the Chair shall close the public hearing with no further public comments allowed, and bring the matter back to the board for further discussion and deliberation. The Board shall review the evidence presented, and the Chair shall seek a motion. After discussion of the motion, the Chair will call for a vote of the board. In order to be approved, at least four members of the board must vote in the affirmative. The procedure for addressing the BZA... inaudible. After coming to the podium, members of the public shall provide their name and address so the board can maintain an accurate record of the proceeding. We also ask that you sign the meeting register at the back of the room. As this is a quasi-judicial body, and auspices of the campus of the court would require all applicants, speakers, presenters and audience members to act with a level of decorum and respect appropriate a courtroom setting. If there are any disturbances, the Chair may call for a temporary recess. Please address your views to the board as a whole, and not to the applicant or other members of the public. In order to allow the Board time for appropriate review, the applicant or applicant's representative is required to submit relevant material to the Department of Zoning and Planning at least 10 business days prior to the hearing to be included in the staff report. The Board may accept to consider additional relevant material from the applicant or the applicant's representative prior to or during the hearing; however, large amounts of additional material may require a deferral, at the Board's discretion, on the behalf of the applicant to allow the Board time to consider that additional material. Members of the public and/or staff may also submit relevant material before or during the hearing. All applicants are reminded that there are six members voting present, and any application requires a minimum of at least four affirmative votes for approval. If you decide that there are not enough members present tonight to enable you to receive a fair hearing you have a right to defer your public hearing until another meeting. However, you may defer the hearing for this reason only once in any 12-month period. To request a deferral, you need to do so at the beginning of your presentation. Deferral requests are granted at the sole discretion of the board. Applicants may also withdraw their application prior to the closing of the public hearing on their matter, provided the applicant has not withdrawn a substantially similar application within the previous 12-month period. Also please be aware that the BZA will not hear any denied application for special exception or variance which is substantially the same request as

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determined by the board, as is currently under consideration, for at least one year from the date of its previous decision. Any persons who do not agree with the decision of the Stafford Board of Zoning Appeals shall have 30 days to petition the Stafford County Circuit Court to review the BZA's decision. The BZA requires that any person who wishes to speak before this Board shall be administered an oath. Therefore, anyone who wishes to speak tonight, please stand, if possible, raise your right hand and agree to the affirmative by saying I do after I read the following statement. So if you plan on speaking, please stand now. Do you hereby swear or affirm that all of your testimony before this Board shall be nothing but the truth.

Member(s) of the Public: I do.

Mr. Apicella: Thank you. You may be seated. All right, we'll move on to our only case tonight and I'll ask if the application and associated materials are complete.

Mr. Staranowicz: Yes, the application is complete.

Mr. Apicella: All right, in the absence of a current secretary I will ask the Vice Chairman to read the case please.

APPLICATIONS AND APPEALS

1. SE25-01/24156078; Isaak Walton League – A request for a special exception pursuant to Stafford County Code Sec. 28-351, "Grant and revocation of special exceptions," to allow a club/lodge/fraternal organization on Tax Map Parcel No. 8-16 (Property). The Property is zoned A-1, Agricultural, and is located at 2729 Garrisonville Road, within the Rock Hill Election District.

Mr. Panjshiri: The Board of Zoning Appeals is to consider a request for a Special Exception to allow for club, lodge or fraternal organization in accordance with Section 28-35, Table 3.1. The property is zoned A-1, Agricultural, and is located at 2729 Garrisonville Road within the Rock Hill Election District. The applicant is requesting a Special Exception to operate a club, lodge or fraternal organization for the purpose of bringing the existing use into compliance with the current County Code standards. The Izaak Walton League of America (IWLA) operates as a legal non-conforming use on the property, and can continue current operations. It has been located at 2729 Garrisonville Road for over 70 years, prior to establishment of zoning regulations. However, the Zoning Ordinance now permits club/lodge/fraternal organization through the issuance of a Special Exception. Acquiring a Special Exception will allow IWLA to make improvements to the property. The IWLA, since its inception in 1922, has been focused on the conservation of the land and water. As a membership-based organization, the IWLA allows members to utilize the property for hunting, fishing, and shooting activities. They also allow the Boy/Girl Scouts to utilize the property for overnight tent camping for the purpose of earning merit badges in land and water conservation. They also allow field trips for Stafford County Public Schools for students to learn how to conduct ground water and pond water testing. Tax Map Parcel No. 8-16 is zoned A-1, Agricultural, which has a single-family dwelling (caretaker's house), a clubhouse, and several out-buildings that were built in between 1950 and 2001. The outbuildings store maintenance equipment and range equipment. There is also a shooting range for both rifle and pistol, a skeet/trap shooting range, a turkey shoot range and an archery range. The current owner purchased the property in November 1950. The subject property is located on Garrisonville Road approximately 950 feet east of the Fauquier County Line. The driveway/entrance is approximately 2,895 feet east of the Fauquier County Line. The property also has road frontage along Tacketts Mill Road. The clubhouse, caretaker's quarters and

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activities areas are located approximately 635 feet south of Garrisonville Road. The property consists of approximately 210.511 acres, of which 3.511 acres is located within Fauquier County. The property is densely wooded. There are no wetlands, floodplain, or Critical Resource Protection Areas (CRPA) that would limit development or use of the property.

Mr. Apicella: Are there any questions for staff? I'll start with Mr. Blaisdell.

Mr. Blaisdell: I have no questions at this time.

Mr. Apicella: Mr. Gorski?

Mr. Gorski: Does the Fauquier County connection have anything to do with the... *inaudible*.

Mr. Staranowicz: No, sir, the section that's within Fauquier County is actually taxed by Stafford County.

Mr. Apicella: Mr. Panjshiri?

Mr. Panjshiri: Not at this time.

Mr. Apicella: Mr. Underwood?

Mr. Underwood: Yes, with the granting of the special exception, does the underlying non-conforming use terminate, or would that still be in existence if the special exception was granted... *inaudible*.

Mr. Staranowicz: If the special exception is granted, it would be terminated.

Mr. Underwood: Thank you.

Mr. Apicella: Mr. Mowery.

Mr. Mowery: Yes. *Inaudible*.

Mr. Staranowicz: We have not received any complaints from neighboring properties from the past... *inaudible*... years that I can speak of.

Mr. Apicella: Thank you. Would the applicant or their representative like to make a presentation to the board?

Mr. Scherr stated he is President of the Alexandria Chapter. Requesting a special exception for the purpose of bringing the existing use into compliance with the current County Code standards. The IWLA has been located at the present location for over 70 years. Would like to increase the rifle range from 100 to 300 feet in the youth pavilion. There are also future improvements that would like to be made to the property. There is a single-family dwelling on the property, along with a clubhouse and several out-buildings. There was also a shooting range for both rifle and pistol, a skeep/trap shooting range, a turkey shoot range, and an archery range. Boy/Girl Scouts utilize the property for overnight tent camping for the purpose of earning merit bades in land and water conservation. Other adults and youth groups and church groups, along with Stafford County Public Schools students also train and learn how to conduct ground water and pond water testing. On weekends there are up to 200 people typically. There is no traffic issue; all parking is onsite. There is a kids fishing day that attracts approximately 100 people.

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Mr. Apicella: Are there any questions for the applicant?

Mr. Gorski: I have one question. I know there's a lot of organizations around the country like yours. Just out of curiosity, how big is your organization compared to some of the others? Is yours... as far as paying members go.

Mr. Scherr: We're about fifth in the nation. We used to be second. Fairfax County had the, had the biggest. They still have the biggest. But we have, as of, I'll say two or three days ago when I checked it last, we have 832 active families as members. It's all family membership. So yes, the one adult may be the primary member, but the whole family is a member. So we have 832 families as members currently.

Mr. Apicella: Anyone else? All right, thank you, sir. I'll now open the public hearing on this item. If there are any members of the public who wish to speak in support of the application, please come forward now. All right, seeing no one. If there are any members of the public who wish to speak in opposition to the application, please come forward. All right, seeing none. Sir, you do have one last chance to provide any additional comments even though we didn't get any public comments; that's up to you. You don't have to.

Unknown speaker from audience: I think Mike covered it pretty well. *Inaudible, not at microphone.*

Mr. Apicella: All right. So, yes, sir.

Mr. Scherr: One other thing – we have two ponds.

Mr. Apicella: Can you, can you just so it can be caught up.

Mr. Scherr: We have two ponds for fishing, no swimming. But one of the big things that we have, and one of the big things we have coming up, is we have to improve the ponds. There's been a lot of silt come down, but not enough rain water to flush it away. But that's one of our big activities is bringing in kids to fish and everything in accordance with the state laws, as far as fishing licenses and stuff. We don't... we do that. Kids fishing day, no licenses are required by the state. But we have a lot of conservation. We've been planting trees indigenous to this area so that we can improve the wildlife on the property. We do have one bear that comes on through, but that's all we have in that end of Stafford County. Lots of deer and a lot of other wildlife that comes out there. So it's a pretty active place as far as the wildlife is concerned, and we try to keep it that way. But conservation is one of the really big deals that we have, and we try to monitor water and soil condition twice a year. So just as an example, this is a compliment to Stafford County, our water runoff is drinking water standards. We test at drinking water standards, not run off water standards, except for the iron. And if you look at the red soil, that's the iron, and that's naturally occurring. We filter that out for our kids and stuff like that. But conservation is very big. We check heavy metal contamination, everything else, because if there's any issue with what we do out there and that starts to show up, then we'll take remedial action. But there hasn't been and it hasn't been for 70 years, so. We keep a very close eye on it.

Mr. Apicella: Thank you, sir. All right, I'll now close the public hearing and bring this matter back to the Board for discussion and deliberation, including discussion of the proposed conditions. Anyone like to jump in? Mr. Mowery?

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Mr. Mowery: I do. I wanted to discuss one of the conditions that were listed here, which is number nine, approval for the special exception shall expire when the applicant owners vacate the property and is non-transferable. This particular use of the property seems like something we would absolutely want in Stafford County, and they're also giving up, as we heard a moment ago, their non-conforming use status in order to pursue this special exception. I think that we might want to consider making the approval of the special exception transferable to future owners, conditioned on it being similar use of the property.

Mr. Apicella: I appreciate that sentiment. What I would say is that's a fairly standard condition, and one concern might be it runs with the property otherwise. A hundred years from now, it might be Joe's Club, not the Isaak Walton League, not that they ever would give up this site, but if it were transferable, and it's Joe's Club, and we don't have that condition in there, then Joe can do whatever he wants to with the property. So that's typically why we have that particular condition in there. And if Joe wants to come in and change these conditions, he certainly can in a hundred years, if that's what he chooses to do. So I appreciate where you're coming from, and this is obviously a very great organization that's been here for a long time. We just don't know what the, in my opinion, we just don't know what the future holds, so.

Mr. Mowery: Can we make that... essentially, if we're, if we're not making it transferable, we're putting a additional burden in place for another organization to come in and continue the good work there. So if we instead make it transferable conditioned on similar use, and make it subject to notification and review by the Zoning Administrator, would that ease your concerns? Because it would require some sort of review to determine that yes, this is a similar use, and yes, it is what we're intending for, what we, what we want it to be used for, that special exception can continue without the additional financial and paperwork burden of the new organization seeking a special exception.

Mr. Apicella: Again, I hear where you're coming from. I'd be a little concerned about, about doing that, because we don't know for certain, and I don't even know if that... *inaudible, being talked over*.

Mr. Panjshiri: I was going to ask staff if we're even allowed to have it be transferable, because we have it in the, in the packet that it says that special exceptions don't run with the land, so. Are we, would it even... I think it'd be fine to not have it, in my opinion, because it's the owner/applicant either on both sides are, one's a corporation and one's incorporated or something, and then the other one's the... it's backwards on here, but.

Mr. Apicella: Yeah, I'm just gonna go, again, sorry to belabor the point, but standard condition, not knowing what the future holds, and we don't know that that new entity might have the same goals and objectives and history that this great organization has. I personally would be uncomfortable taking it out. I don't think it's a big lift for somebody to come in and, how much is a special exception? Is it \$1,500, \$2,000 today? Who knows what it is 100 years from now.

Mr. Staranowicz: Today, it's, I'm sorry, I was trying to look for something in the code. I believe the applications today are \$1,300, \$1,375.

Mr. Apicella: Yeah, so with inflation, let's just say it's going to be \$3,000 in 100 years. I just don't think that the burden is, is negated by the risk of not knowing what the future holds. And I'd probably have a hard time supporting it if we took out that one condition. That's, that's just my, my view, but. Anybody else want to chime in?

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Mr. Mowery: Have we done any before without that condition in there? In your opinion, would it be unwise to remove it?

Mr. Staranowicz: Every special condition that, or special exception that I've seen, that I've seen, has had the condition that it's non-transferable. I believe the reasoning it's in there is that in this case, with the Isaak Walton League, if a private company comes in that's not conservation based, it's not a fraternal organization, and they decide to purchase the property, how are they going to handle it? If we let them have this and they're not running an organization there, what are we going to do then? That's where that would cause the problem of it being transferable.,

Mr. Mowery: Okay. And the notification review process may not be sufficient in order to catch something like that?

Mr. Staranowicz: Once the sale is made, there's, you know, it's made. And that's, you know, if they were to sell the property, and if they sold it to, off to a private, you know, they can come in and wind up subdividing the property if they wanted to.

Mr. Mowery: I mean, to say, if we simply altered the condition to say that it would be transferable subject to notification and review by the Zoning Administrator, which would mean that it wouldn't automatically transfer...

Mr. Apicella: To do what?

Mr. Staranowicz: We always had, had it where if another person came in, same thing with the commercial kennel we just had out in another part of the County, is that there, they were made to come in and get the, a new special exception because it was transferred from the previous owner for the same use on. I mean, it was the same use.

Mr. Apicella: I'm getting lost on it's transferable subject to review. Well, it's transferable. There's no review. If a review came back and said, well, they're not doing what they said they were going to do, they still have the special exception. You can't not have the special exception going forward. It's there.

Mr. Mowery: Wouldn't that be a condition that they would be in violation of and it could be rescinded then?

Mr. Apicella: No. They have... if it's in perpetuity...

Mr. Mower: No, I wouldn't say in perpetuity.

Mr. Apicella: It is in perpetuity, though, because it runs with the land. So it's a hundred years, it's a thousand years, it's whatever.

Mr. Mowery: If at any point they violate one of the existing conditions, say, fireworks are used, it could be rescinded.

Mr. Apicella: Right. But they're still not a conservation organization. They're not doing the same thing. It's, it could be a completely different entity doing a completely different focus.

Mr. Mowery: Yeah.

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Mr. Apicella: And so saying it's subject to review, what's the standard of review and what, what does that review get you because they still have the special exception.

Mr. Mowery: Sure, you'd have to define it a little bit more about what the review would... *inaudible*.

Mr. Apicella: Right. So I go back to one of my concerns, and I'm not asking for a change, is, what if they had a thousand people every day on the site? We've not set a condition here. I'm going on faith that these folks are limited to 200 people, but somebody in the future might do something different and might have a different approach and a different threshold and a different business model than these folks have. We can't know that. So that's, it protects the, it protects the County, but more importantly it protects the surrounding people, because we've established... these conditions are here to mitigate the impacts on this, on the neighbors.

Mr. Mowery: Sure.

Mr. Apicella: And and so we... it's not a, these conditions aren't arduous based on the organization that's in front of us, but if it were a different organization, we might want different conditions based on what, what they want to do on that site. That's my opinion.

Mr. Mowery: Sure, that makes sense. My only thought was that with them giving up the non-conforming use status, that there might be some minor way for us to incentivize that type of work to continue if it ever did need to transfer. And by including the special exception, as long as it was under a similar use, that we could influence that indirectly by not requiring a new organization to come in and go through that burden of the special exception. But if it, if it appears to be too wieldy and too risky, then I certainly understand the hesitation to do it.

Mr. Apicella: All right. Anyone else have any thoughts about the conditions? Mr. Underwood?

Mr. Underwood: Yeah, so that was actually the reason that I asked that specific question, because that was also my concern. But I feel as though, if the applicant is willing to accept that condition, it seems like a wise direction to go for the future of the County. So I have no issue with it left as is.

Mr. Apicella: Anyone else, or does anyone have a motion on the special exception?

Mr. Panjshiri: I'll make a motion to approve the special exception.

Mr. Apicella: Okay, thank you, Mr. Panjshiri. Is that a second, Mr. Blaisdell? All right, any further comments, Mr. Panjshiri?

Mr. Panjshiri: Nope, not at this time.

Mr. Apicella: Mr. Blaisdell?

Mr. Blaisdell: I don't.

Mr. Apicella: Anyone else? All right, there's a motion to approve the Isaak Walton League special exception to allow a club/lodge/fraternal organization on Tax Map Parcel Number 8-16. All those in favor signify by saying aye.

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All members: Aye.

Mr. Apicella: Opposed? That motion carries 6-0. Congratulations and thank you for all the great work that you do in Stafford County.

Mr. Scherr: Thank you.

Unknown speaker from audience: And thank the board.

Mr. Apicella: Yes, sir. Just, just to let you know, the County will be following up with a letter regarding the disposition of your case. All right, we'll move on to the next agenda item, which is Unfinished Business – I don't think there's any. Zoning Administrator's Report.

2. A25-01/24156081; Hirschler Fleischer – On behalf of Curtis Office Development, LLC – A request for an appeal pursuant to Stafford County Code Sec. 28-349, "Appeals to the board generally," of a Zoning Administrator's Determination related to Tax Map Parcel No. 36-24B (Property). The Property is zoned A-1, Agricultural, and is located on Warrenton Road, within the Hartwood Election District.

UNFINISHED BUSINESS

NONE

ZONING ADMINISTRATOR'S REPORT

Mr. Staranowicz: Just a couple items. First of all, I'd like to introduce our new Zoning Administrator, Juan Bernal. He's, his first day was actually yesterday, so he's here observing tonight, and he will be running the meetings in February, starting in February. I will be here until, through the February and March meetings, if we have one in March. We do have two cases scheduled for February. One is a special exception for a Home Business II, and the other one is a variance for setback requirements. I'd also like to introduce Tracy Petty sitting in the audience there. She's our new alternate member. She has not been sworn in yet, so as soon as she does, we'll get her, get her working. And that's about it for me.

Mr. Apicella: Thank you, and welcome aboard Ms. Petty and Mr. Bernal. I look forward to working with you both. Okay, next item of business is Adoption of Minutes. Is there a motion and a second to approve the minutes from the October 24, 2024 BZA meeting?

ADOPTION OF MINUTES

3. October 22, 2024 Board of Zoning Appeals Meeting Minutes_DRAFT

Mr. Gorski: Mr. Chairman, can I make a suggestion?

Mr. Apicella: Yes.

Mr. Gorski: Even though I'm very proud of my ability to be present and absent at the same time, I was present at that meeting and not absent. So if you look at the members, present and absent.

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Mr. Apicella: Okay.

Mr. Gorski: Thank you.

Mr. Apicella: I think we can get that fixed.

Mr. Gorski: Thank you.

Mr. Apicella: Any other changes? All right, with that change, is there a motion to move forward with those minutes? So motion, okay, I think I caught Mr. Gorski first, and then Mr. Blaisdell second. All those in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? That motion carries unanimously. Other business, BZA Annual Report. Hopefully everyone's had a chance to take a look at it. Any comments, suggestions, or motions?

OTHER BUSINESS

4. 2024 Board of Zoning Appeals Annual Report_DRAFT

Mr. Mowery: Is there anything that we want to mention in the Issues section about funding for training for new members?

Mr. Apicella: We do have, we do have funding, right?

Mr. Staranowicz: Yes.

Mr. Apicella: Okay. And it's not insubstantial as far as I can, I last found.

Mr. Staranowicz: The last, last time the board had granted \$5,000 with some of the court cases that had came up, the appeals and other things that happened. We had a total bill come back from the attorney's office of over \$36,000 so we had to go back in and ask the board for additional funding, which they granted us \$50,000 to help cover those costs. That money is still available, from my understanding, until June of this year. That will go away, and then we've also requested that they increase our funding to \$7,500 for this coming fiscal year.

Mr. Apicella: Just, while we're on the same subject, not to take us off task here, is everybody who's currently a member gotten their certification?

Mr. Staranowicz: No.

Mr. Apicella: No. How many people still need to get their certification?

Mr. Staranowicz: Mr. Mowery still has to obtain his.

Mr. Apicella: Okay.

Mr. Staranowicz: Mr. Gorski, you've already got yours or you are getting ready to attend?

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Mr. Gorski: April.

Mr. Staranowicz: April. And then we'll have to get Ms. Petty.

Mr. Apicella: Okay. And that comes out of that same pot?

Mr. Staranowicz: No, there's a training fund that that comes from.

Mr. Apicella: So that's separate from any other training.

Mr. Staranowicz: That's separate from the legal, yes, the legal services, that's separate.

Mr. Apicella: Okay. So let's just put that on hold for a second, because let's talk about training. Because in reaching out to our council, he's offered to provide some training, but it might make more sense to have a discussion about that after we adjudicate this item. So did you have anything else in terms of suggestions for the Annual Report?

Mr. Mowery: No.

Mr. Apicella: Anyone else? Is there a motion to approve the annual report? Anyone?

Mr. Blaisdell: I make a motion.

Mr. Apicella: All right, Mr. Blaisdell; is there a second?

Mr. Panjshiri: Second.

Mr. Apicella: Mr. Panjshiri. All right. All those in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? That motion carries unanimously. Onto the schedule. So right now, what staff is indicating is that there are two meetings where we probably need to either change the date or come up with a date. So notwithstanding the other days, let's just kind of address March 25th. So apparently the Board has a meeting on the same day. It is possible to do the ABC room, but that's not always conducive to have two meetings at the same time, so we'd probably prefer to do it on a different date. Staff has advised that May 17 and May 31st would work. I'm sorry, yes, different month with an M. March 17 or 31st. Does anyone have a preference? March 17 or March 31st.

5. 2025 Board of Zoning Appeals Meeting Schedule_DRAFT

Mr. Mowery: March 17th is St. Patrick's Day if that matters to anybody.

Mr. Apicella: Well, we'll just bring some green beer.

Mr. Panjshiri: The 17th, I'll go for the 17th, if we're choosing just those two dates.

Mr. Apicella: Okay. Everyone comfortable with that? All right, November, so again, back to having a discussion with staff, they indicated that either Monday the 17th or Wednesday the 19th would work.

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Anyone have a preference? Wednesday would give you another day or two, because typically we get the package...

Mr. Mowery: Yeah. Wednesday sounds good.

Mr. Apicella: Okay, so Wednesday, November 19th. With those changes, everyone comfortable with the proposed meeting schedule? All right, all in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? That motion carries unanimously. All right, so I'll add Other Business – training. Our council has indicated that he's willing to offer some training in addition to the certification training that everyone has gotten or will get. I haven't gotten a cost, but I could work through staff to kind of get a sense of what that might look like and how much that might cost. My, my sense is it would probably be better for everyone to get their certification first and then, and then get some additional training.

Mr. Mowery: One of the reasons I was trying to bring it up for the Annual Report is, is what is the hold up on it? Is it funding related?

Mr. Apicella: The certification training? I think it's a matter of when it's available.

Mr. Staranowicz: It's a matter of when it's available I think they're only offering the BZA certification twice a year. One is what they call in-person, where you go in for two days, then you've got, like, eight weeks of at home work, and then you go back in for the last day. And the other one is all virtual, which is everything is done online. So it's a matter of when we can get, get the dates. So right now, we don't have dates any further than, than yours. Mr. Mowery.

Mr. Mowery: I don't have anything set.

Mr. Staranowicz: You don't have anything set yet.

Mr. Mowery: That's right.

Mr. Apicella: Who's offering the training? Where does it come...?

Mr. Staranowicz: It comes from VCU.

Mr. Apicella: So in Richmond?

Mr. Staranowicz: Down in Richmond.

Mr. Apicella: I gotta tell you, my preference, my sense is going in person, if you can do it, is much better than doing it virtually, because there's, it's interactive, right? And you can also work...

Mr. Staranowicz: Yeah, I attended it a couple, a few years ago, and it's, and I did the in-person portion of it. I think it's, to me, I prefer in-person anyway, because I get too distracted if I'm sitting looking at a screen all day. That's, that's my preference. But then again, it's going to only be the first two classes that will be online, and then the rest of it is self-paced on your own until the last day. So that's, that's the

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only thing... so a lot of it is self-paced with a lot of reading that you do on your own. We're not sure if they had assignments.

Mr. Mowery: We're just waiting for those schedules to be available in order to...

Mr. Staranowicz: We're just waiting for the new schedule to fall so we can get you guys, get you scheduled.

Mr. Mowery: And our funding is sufficient to cover the three of us here, plus any new member that might get appointed to the vacancy.

Mr. Staranowicz: Well, Mr. Gorski's training has already been approved and paid for.

Mr. Mowery: Okay.

Mr. Staranowicz: We do have dates for yours. I believe it's going to be August.

Mr. Mowery: Okay.

Mr. Staranowicz: But we just haven't, we're waiting for the new fiscal year in order to get the funding to take it out of the new fiscal year.

Mr. Mowery: Okay.

Mr. Staranowicz: And then we'll also get Ms. Petty's scheduled as soon as we can...

Mr. Apicella: So we don't have funding... that's the hold up right now is the funding for the...? I'm a little confused. I'm sorry.

Mr. Staranowicz: Well, typically we only send one person per class. It's, it's a little over \$500 per class.

Mr. Apicella: Okay. So...

Mr. Staranowicz: That's what they're, since this is also training funds that are coming from the Planning Department, so there's also the VAZO training, the Zoning Certification training, APA has their classes, so that we're making sure everybody gets training, and it's spread out so that...

Mr. Apicella: I'm just not clear. What's the benefit of... In my opinion, to be effective, it's best to get your training as soon as possible, right?

Mr. Staranowicz: I understand, sir.

Mr. Apicella: So if it costs... if Mr. Gorski's already paid, and we've got three people, we're talking about \$1,500, right?

Mr. Staranowicz: That's right.

Mr. Apicella: So why, why can't we send three people at the same time, assuming it's available in-person sooner rather than later?

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Mr. Blaisdell: *Inaudible, microphone not on.*

Mr. Apicella: All right, another...

Mr. Staranowicz: I understand. It's just the way that they've been setting them up.

Mr. Apicella: Who is they?

Mr. Staranowicz: I give the information to Vicki, and she, she gets the classes scheduled, and set up.

Mr. Apicella: Can we just work with Vicki to see if we can get it all done at the same time? And if we have to...

Mr. Staranowicz: I can talk to her about getting them, getting them done. I know it's going to be too late to get them in April, so it'll probably have to wait till the August class, the August session, to get the...

Mr. Mowery: I think as long as we can aim for everybody who needs it in August to get it done, and an agreement for that, it might be beneficial, because otherwise they might schedule me, they might schedule Tracy, but we may have a new permanent member join the board, and they may have to wait all the way till next year to actually get it done, which it wouldn't be fair to prioritize the two alternates ahead of a full time member.

Mr. Staranowicz: Right.

Mr. Apicella: All right, so we'll try to move forward with...

Mr. Staranowicz: I will talk with Vicki next, I'm off tomorrow, so I'll talk to her later this week.

Mr. Apicella: All right, so if Mr. Gorski is having training in April, maybe we should try to shoot for late spring, early summer, for some, some other training. Again, can we work with Andrew and see what, what he might be able to offer, and how much it might cost? And as part of that, maybe some BZA specific FOIA training as well. All part of the same...

Mr. Staranowicz: Okay.

Mr. Apicella: ... timeframe. Okay. Does that work? Great. All right, I don't see that we have any other business, so do I hear a motion to adjourn, or do you have something else?

Mr. Mowery: Yeah, do we need to address the lack of a secretary and vote in a new secretary?

Mr. Apicella: Can we do that next month? Because we would, we would normally do that in February anyhow, so realizing that that person doesn't actually take...

Mr. Staranowicz: Yeah, next month you have your elections.

Mr. Mowery: Okay, I withdraw my comments.

ADJOURNMENT

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Mr. Apicella: Okay, do I hear a motion to adjourn?

Mr. Mowery: So moved.

Mr. Panjshiri: Second.

Mr. Apicella: All those in favor?

All members: Aye.

Mr. Apicella: Great. We're adjourned. Thank you, everybody.

At 7:47 PM, Chairman Apicella adjourned the January 28, 2025, Stafford County Board of Zoning Appeals meeting.