

**CITY OF COLONIAL HEIGHTS, VIRGINIA**  
**Special Meeting of City Council**  
**Tuesday, June 7, 2016**

**1. Call to order.**

**Mayor Kochuba called the meeting to order at 6:00 P.M.**

**2. Roll Call**

**The following members of Council and Council's staff were present for roll call by the Clerk.**

**Present:** Councilman Kenneth B. Frenier  
Councilman W. Joe Green, Jr.  
Councilwoman Elizabeth G. Luck  
Councilman John E. Piotrowski  
Councilman John T. Wood (arrived late)  
Vice Mayor Diane H. Yates  
Mayor T. Gregory Kochuba

**Absent:** None

**Also Present:** Mr. Thomas L. Mattis, City Manager  
Mr. Hugh P. Fisher, III, City Attorney  
Mrs. Pamela B. Wallace, City Clerk

**3. Declarations of Personal Interest**

**A declaration was read by Mr. Frenier and filed with the Clerk.**

**4. Special Meeting for the purpose of holding a Work Session for the following purpose:**

**Mayor Kochuba advised that the purpose of the meeting was not a public hearing and the public would not be able to offer comments.**

- A. Report on a possible major increase in costs/rates for wastewater treatment services from South Central Wastewater Authority due to one member's failure to pay for services rendered.**

**Mr. Mattis advised of the ongoing issues with the City's membership with the South-central Wastewater Authority (SCWWA); the primary provider of wastewater services for Chesterfield, Colonial Heights, Petersburg, Dinwiddie and Prince George. Mr. Mattis advised the authority was facing financial difficulties.**

**Special Meeting Minutes**

**June 7, 2016**

**Page 2**

**Mr. Mattis shared information relative to the percentage of cost sharing responsibilities with Petersburg and Colonial Heights having the largest percentage. Mr. Mattis advised of the past history between the City and SCWWA and again advised of the difficulty presently facing the authority. Mr. Mattis advised that if full payment was not made by June 15, SCWWA would have little choice than to look to its other members to make up the shortfall from nonpayment by the City of Petersburg. Mr. Mattis stated that Colonial Heights could see its typical monthly wastewater treatment cost increase by approximately \$80,000 or 56% - an increase that would be extremely difficult to absorb and such a cost increase would likely require a significant rate increase for residents.**

**Mr. Mattis provided different scenarios instead of a rate increase. The worst scenario would be the City would have to pay the \$80,000 and wanted everyone to understand that the City had no other option.**

**There was much discussion between Council and staff with many members expressing their opinion relative to this being a regional effort and not just that of the City. There was additional discussion and planning to provide a press release after June 14. Additionally, Council will work to meet with state and local officials to address the regional dilemma.**

- B. City Council and Staff Discussion on Ordinance No. 16-18  
To amend and reordain §§ 286-200, 286-518.04, 286-530.24, and 286-612 of Chapter 286 of the Colonial Heights City Code, relating to the parking or storage of recreational vehicles, campers, commercial vehicles, utility trailers, boats and tractor-trailers in certain zoning districts.**

**After brief background comments relative to this item, Dr. Davis made a lengthy presentation beginning with recollection of Council's prior discussion beginning in January 2015. Dr. Davis stated advised of the ongoing effort to improve Code Enforcement to enhance the appearance of the City; specifically, in residential areas. He advised that staff was attempting to simplify and clarify rules and regulations for both the general public and City staff and further noted that the ordinance being discussed was less restrictive than the current City Code and provided property owners with more freedom. Dr. Davis did note that some responsibility for confusion lies with the City for failure to enforce its own code requirements.**

**Dr. Davis discussed at length the purpose of zoning ordinances and provided a summary of previous presentations by staff on zoning and property maintenance enforcement noting the following key topics:**

## **Special Meeting Minutes**

**June 7, 2016**

**Page 3**

- **Vehicles greater than 10,000 lbs. gross vehicle weight capacity (this applies to certain personal vehicles, RV's, tow trucks, etc.)**
- **Tractor trailer, tractor, or trailer**
- **Trucks used or intended for use, for commercial purposes, under 10,000 lbs. gross vehicle weight – one per lot in residential zoned district and located on side or rear year, behind principle building (this applies to certain tow trucks, trucks any business name, logo, etc.)**
- **Trailers**
- **Portable storage containers / Storage containers and buildings**

**Dr. Davis presented the following goals asking if it was Council's desire that they be primary or secondary; and asking that the policy decision be what was right or important for the community:**

- **Revitalize and build sustainable neighborhoods through codes to assist in enhancement or maintain property**
- **Homeowner's occupational needs**
- **Homeowner's recreational needs/wants**
- **A balance between all of the above**

**Dr. Davis presented the following relative to staff's opinion:**

- **Redraft the entire code section**
- **Keep tractor trailer, tractor, or trailer as written**
- **Increase the vehicle weight for personal vehicles**
- **Do away with vehicle weight all together**
- **Make stipulations for vehicles used for commercial purposes to be limited to one per lot in residentially zoned district and must be parked in the rear yard or behind the front plain of the principle structure.**
- **Make all recreational vehicles stored in the rear yard or behind the front plain of the principle structure**
- **Trailers – omit commercial districts and rewrite to only be parked in rear yard or behind the front plain of the principle structure**
- **Remove storage containers all together as addressed in §286-530.24 and if needed update the section.**

**In summary, Dr. Davis advised that the Code had never been fully enforced as written and needed additional clarity. Dr. Davis advised that the first step in addressing this issue was the need for Council's goal to be what was right or important for the community; second step, for a policy decision to be made; and thirdly, redraft and approve a new Code section.**

**Special Meeting Minutes**

**June 7, 2016**

**Page 4**

**At this time, Mr. Mattis presented four main policy questions at which time both he and Dr. Davis addressed questions and comments from Council relative to each specific policy.**

- 1. Should there be a limit on the number of such vehicles, trailers, permitted in residential areas?**

**VOTE: 7-0**  
**Yes: Frenier**  
**Green, Jr.**  
**Luck**  
**Piotrowski**  
**Yates**  
**Wood**  
**Kochuba**

- 2. Should there be a limitation on the size of such vehicles, trailers, permitted in residential areas?**

**VOTE: 0-7**  
**Yes: None**  
**None: Frenier**  
**Green, Jr.**  
**Luck**  
**Piotrowski**  
**Yates**  
**Wood**  
**Kochuba**

- 3. Should all such vehicles be required to be located behind the front line of the house/main structure?**

**VOTE: 4-3**  
**Yes: Luck**  
**Wood**  
**Yates**  
**Kochuba**  
**No: Frenier (must be parked on a driveway)**  
**Green (must be parked on a driveway)**  
**Piotrowski (must be parked on a driveway)**

- 4. Should we allow commercial vehicles to be parked in residential areas? If so, how many?**

**Special Meeting Minutes**

**June 7, 2016**

**Page 5**

**It was the consensus of Council to allow commercial vehicles to park in residential areas; however, discussion ensued as to the number allowed.**

**VOTE: 5-2**  
**One: Green**  
**Luck**  
**Wood**  
**Yates**  
**Kochuba**  
**Two: Frenier**  
**Piotrowski**

**At the conclusion of this part of the presentation, Mr. Mattis advised of the upcoming Planning Commission Meeting and the Public Hearing regarding this item. Mr. Fisher advised that all public members be allowed to speak to fully vet these items.**

**Continuing to the second part of Dr. Davis's presentation, he provided information relative to fees associated with Code Enforcement and recommended fee changes. Dr. Davis advised of the recent fee study and comparison of compatible localities with those fees imposed by the City. Dr. Davis provided Council with a list of current Planning/Zoning Fees as well as the proposed increases to such fees. Dr. Davis advised that the changes would accomplish administrative costs and services to the City, be a better use of general fund dollars, a more streamlined fee structure, and update long outdated fees.**

**There was discussion relative to Dr. Davis's presentation but not formal vote was taken.**

**4. Adjournment**

**There being no additional discussion, a motion was made by Mrs. Luck, seconded by Mrs. Yates, to adjourn the meeting. Motion carried unanimously on voice vote at 8:42 P.M.**

**APPROVED:**

---

**T. Gregory Kochuba, Mayor**

**Special Meeting Minutes**  
**June 7, 2016**  
**Page 6**

**ATTEST:**

---

**Pamela B. Wallace, City Clerk**