



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

The Planning Commission meeting of the Town of Front Royal, Virginia, was held on December 18, 2025, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Marshner called the December 18, 2025 meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Connie Marshner, Chairman
Allen Neel, Vice Chairman
Megan Marrazzo, Commissioner

Absent: Teresa Fedoryka, Commissioner
Andrew Brooks, Commissioner

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator
George Sonnett, Town Attorney
Connie L. Potter, Executive Assistant / Planning Commission Clerk

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

APPROVAL OF MINUTES

- November 19, 2025 – Regular Meeting

Vice Chairman Neel moved, seconded by Commissioner Marrazzo to approve the minutes of the 19 November 2025 regular meeting as written.

VOTE: Yes – Marrazzo, Marshner, Neel
No – N/A
Abstain – N/A
Absent – Fedoryka, Brooks

ROLL CALL

**PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)**

There were no speakers present.

CONSENT TO ADVERTISE

1. **2500571** – A Special Use Permit Application, submitted by Gary Bunch, to allow an auto repair shop, located at 3 West 14th Street, identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63. The property is zoned C-1, Community Business District and is located in the Entrance Corridor.
2. **2500573** – A Special Use Permit Application, submitted by Property Connection, LLC, to allow a tow yard located on a vacant lot on Kibler Street, identified by Tax Map 20A4-4-5. The property is zoned C-1, Community Business District.
3. **2500581** – A Special Use Permit Application, submitted by AJM, LLC Front Royal VA, to operate a shopping center in the C-1 zoning district pursuant to Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7. The property is zoned C-1, Community Budiness District.

Commissioner Marrazzo moved, seconded by Vice Chairman Neel to approve the consent agenda to publicly advertise for a public hearing in January as presented.

VOTE: Yes – Marshner, Neel, Marrazzo
No – N/A
Abstain – N/A
Absent – Fedoryka, Brooks

ROLL CALL

COMMISSION MEMBER REPORTS

There were no comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the November monthly report.

Ms. Kopishke, Mr. Ware, Mr. Wells, and Mr. Mennard gave a presentation at the Citizens Academy held on December 17, 2025.



ADJOURNMENT

Commissioner Marrazzo moved, seconded by Vice Chairman Neel to adjourn the meeting.

VOTE: Yes – Marshner, Neel, Marrazzo

No – N/A

Abstain – N/A

Absent – Fedoryka

VOICE VOTE

The meeting was adjourned at 7:03 p.m.

Approved by Planning Commission

Date: 1/21/2026