



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 March 18, 2026, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Neel called the March 18, 2026 meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

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

- February 18, 2026 – Regular Meeting

Commissioner Brooks moved, seconded by Commissioner Marshner to approve the regular meeting minutes from February 18, 2026 as written.

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

ROLL CALL



PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

Ted Kane, 231 Polk Avenue, Front Royal, VA. Mr. Kane said he has an Urban Agriculture permit to have rabbits and mentioned that he raises them for food. He explained that he has five (5) rabbits and if he were to breed all four he would have up to fifty (50) which then causes him to be in violation. Mr. Kane suggested changing the Urban Agriculture ordinance to allowing six (6) “adult” rabbits with the caveat of getting rid of the babies at 14-16 weeks. There’s a problem when the Town allows only six (6) rabbits but then they multiply. When an inspection occurs for his Urban Agriculture permit he is not in compliance due to the babies.

CONSENT AGENDA

1. **2600056** – A Special Use Permit Application to allow a Short-Term Rental, as defined in Town Code §175-3, submitted by Robert and Melissa Mitchell, and located at 1521 N. Royal Avenue, identified by Tax Map 20A3-3-66-21A. The property is zoned R-1, Residential District.
2. **2600105** – An application for a Zoning Text Amendment to define Firearms Retail Establishment and Firearms Manufacturing in Town Code 175-3 and amend Town Code 175-39.A & B to permit Firearms Retail Establishments by-right in the C-1 Community Business District and permit Firearms Manufacturing by Special Use Permit.

Vice Chairman Marrazzo moved, seconded by Commissioner Brooks that the Planning Commission approve the consent agenda to publicly advertise for a public hearing in April as presented.

VOTE: Yes – Marshner, Brooks, Neel, Marrazzo, Fedoryka

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

OLD BUSINESS

1. Planning Commission By-Laws.

Commissioner Fedoryka moved, seconded by Vice Chairman Marrazzo to accept the Planning Commission By-Laws.

VOTE: Yes – Neel, Marshner, Marrazzo, Fedoryka, Brooks

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE



2. 2025 Annual Report.

Ms. Kopishke noted that the 2025 Annual Report will be presented to Town Council at their regular meeting on April 27th.

Commissioner Brooks moved, seconded by Commissioner Fedoryka to accept the 2025 Annual Report.

VOTE: Yes – Brooks, Neel, Marrazzo, Fedoryka, Marshner

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

COMMISSION MEMBER REPORTS

There were no comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the February monthly report.

Summit will be coming in April to give an in-person presentation of the Draft Subdivision Ordinance and provide their methodology in writing the draft. Planning Commission members will be offered the opportunity to ask any questions they may have concerning the draft document. Summit will then introduce the next phase, which is staff and the Planning Commission looking at some type of form base regulations for the entrance corridor. The idea is to have the entrance corridor look attractive and not be so concerned with the interior use of the building.

ADJOURNMENT

Commissioner Fedoryka moved, seconded by Commissioner Marshner to adjourn the meeting.

VOTE: Yes – Neel, Marrazzo, Brooks, Fedoryka, Marshner

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting was adjourned at 7:12 p.m.

Approved by Planning Commission

Date: 4/15/2026