



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 June 17, 2026, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Neel called the June 17, 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
Andrew Brooks, Commissioner
Teresa Fedoryka, Commissioner

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

None.

APPROVAL OF MINUTES

- May 20, 2026 – Regular Meeting

Commissioner Brooks moved, seconded by Vice Chairman Marrazzo approve the regular meeting minutes from May 20, 2026.

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

ROLL CALL

PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

None.



CONSENT AGENDA

1. **2600273** – A Special Use Permit Application, submitted by the Rotary Club of Front Royal for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street, identified by Tax Map 20A8-6-C 3. The property is zoned C-2, Downtown Business District.

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

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

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

PUBLIC HEARING

1. **2600139** – A Special Use Permit Application, submitted by Andres A. Montesinos, on behalf of the property owner Eagle Sky Industrial Park, LLC to allow an Automobile Graveyard “Junkyard”, located at 508 Kendrick Lane, identified by Tax Map Number 20A1-3-4. The Property is zoned I-2, Industrial Employment District.

Mr. Ware explained the application request was for a “Junkyard” located at 508 Kendrick Lane. The property is located in the I-2, Industrial Employment District. He then provided the Town Code definition of “Junkyard.” Mr. Ware provided a virtual presentation of the property to include an aerial map, vicinity map, and the floodplain map of the area of 508 Kendrick Lane. He proceeded to explain drainage from the property location and its impact on the Shenandoah River. At the previous Planning Commission work session twelve (12) questions were posed by Commission members that were forwarded to the applicant. As of today, (June 16, 2026) those questions have not been answered by the applicant.

The applicant was not present at the meeting.

Chairman Neel opened the public hearing.

There were no speaks and Chairman Neel closed the public hearing.



Vice Chairman Marrazzo moved, seconded by Commissioner Marshner that the Planning Commission forward a recommendation of denial for Special Use Permit #2600139 for an Automobile Graveyard “Junkyard” located at 508 Kendrick Lane, identified by Tax Map #20A1-3-4 due to drainage concerns, proximity to the river, and lack of details regards to land use and contamination mitigation.

Commissioner Brooks expressed that he was reluctant to deny the application outright because the applicant may have to come back a year later if they want to pursue this. He was anticipating asking the applicant the questions posed by the Planning Commission as discussed at their previous work session and receiving feedback from the applicant at the meeting. Commissioner Brooks said he understood staff’s concerns with regard to the floodplain, and the management of that. He would like to see more interaction with the applicant and the Planning Commission to better gauge the plans for mitigation rather than outright denying the application, however he agrees that approval at this point is not suitable.

Chairman Neel felt that in order to make this possible it would be a herculean effort of mitigation with the slopes and the soils and the karst region and he does not see how it would be possible economically or viable.

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

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

None.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the May Planning and Zoning monthly report.

ADJOURNMENT

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

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting was adjourned at 7:15 p.m.

Approved by Planning Commission

Date: 7/15/2026