



**PLANNING COMMISSION
TOWN OF SHENANDOAH**

September 09, 2025

(7:00 p.m.)

Agenda

- 1) Call to Order
- 2) Roll Call - Quorum (4): Michael Lowe, Chairman
Arthur "Todd" Stroupe, Vice Chairman
Jonathan Comer
Karen Comer
Stephanie Richards
Tim Seal
MacKenzie Watson
- 3) Discussion/Motion to approve Meeting Minutes of March 11, 2025
- 4) Unfinished Business and/or New Business

Item # 1 – Andrew Meulenburg is requesting a rezoning request for address 506 Williams Avenue tax map numbers 102A1-A-54 and 102A1-A-54C from Industrial /Commercial to Residential R2.

- 4) Adjournment

**MINUTES
PLANNING COMMISSION
TOWN OF SHENANDOAH
REGULAR MEETING
March 11, 2025**

The Shenandoah Planning Commission held a regular meeting on Tuesday, March 11, 2025.

The meeting was called to order at 7:00 p.m.

ATTENDANCE

Council Members present were: Mayor Clinton O. Lucas, Jr.; Council Members Denise Cave; Lynn Fox; Brenda Haggett; I. Michael Lowe; and Christopher Reisinger.

Council Members absent were: Vice Mayor William Kite;

Planning Commission Members present: Chairman I. Michael Lowe; Vice Chairman Arthur "Todd" Stroupe Commissioners Jonathan Comer, Karen Comer, Stephanie Richards, and Timothy Seal.

Planning Commission Members absent: MacKenzie Watson.

Other Town Officials present were: Charles Jenkins, Town Manager; Rodney Hensley Lieutenant; and Angie Schrimsher, Town Clerk.

Citizens present were: Brittaney Sutherland and Prabhasa Ishaya.

Media Representatives: There were no media representatives present at this time.

CALL TO ORDER: Mayor Lucas opened the public hearing at 7:00 p.m. He stated this meeting was to discuss the consolidation of lots request for Benjamin Bonham at address (TBD) Pocahontas Avenue Shenandoah, VA, identified by tax map numbers 102A4-1-44-26 and 27.

Mayor Lucas inquired if there was anyone present to speak *for* the request?

Mayor Lucas inquired if there was anyone present to speak *against* the request?

Mayor Lucas asked if the Planning Commission wanted to discuss this request and make a recommendation to Council, or if they needed more time for review?

There being no questions, a *motion* was made by Commissioner J. Comer, *seconded* by Vice Mayor Aurthur "Todd" Stroupe to recommend approval of the consolidation of lots request from Benjamin Bonham for address (TBD) at Pocahontas Avenue, Shenandoah, VA, identified by tax map number 102A4-1-44-26 and 27.

Planning Commission Members Vote was as follows:

YEA: Chairman Lowe
Vice Chairman Stroup
Commissioner J. Comer
Commissioner K. Comer
Commissioner Richards
Commissioner Seal
Commissioner Stroupe

NAY: None

Abstain: None

Absent: Commissioner Watson

VOTE: Unanimous in favor of motion

ADJOURN

A *motion* was made by Commissioner K. Comer, *seconded* by Commissioner S. Richards to adjourn the meeting at 7:10 p.m.

Members Vote was as follows:

YEA: Vice Mayor Kite
Councilwoman Cave
Councilman Fox
Councilman Lowe
Councilman Pierce
Councilman Reisinger

NAY: None

ABSTAIN: Mayor Clinton O. Lucas, Jr.

ABSENT:

VOTE: Unanimous in favor of motion

APPROVED:

ATTESTED:

Vice Chairman Arthur "Todd" Stroupe

Angela Schrimsher, Town Clerk



Town of Shenandoah
426 First Street
Shenandoah VA 22849
(540) 652-8164

pd 8-7-25

REZONING APPLICATION

DATE: 8/6/2025

FEE: \$500.00

The applicant is the ☐ OWNER ☒ TENANT (check one)

OWNER'S Name Andrew Meulenburg *owner*

Address: PO Box 331 Licking MO 65542

Phone: ⁵⁴⁰573-742-3711 - Schupner

APPLICANT'S Name Zach and Lauren Schupner *540-421-4470*

Address: 310 4th Street Shenandoah, VA

Phone: 540-742-3711 *506 Williams Ave*

1. Address of property where business will be located: 506 William Ave
2. Size of property: 1.01 acres .26 acres
3. Tax Map number: 102A1-A-54 102A1-A-54C
4. Proposed Use: Residence
5. Property rezoning: FROM Indust/Comm TO Residential R-2

Adjoining, Adjacent, Across the Street and Abutting Property Owners Information:

NAME	ADDRESS
Plan Quest LLC	1977 Brookstone Rd Luray, VA 22835 <i>do not include</i>
✓ Page Memorial	200 Memorial Dr Luray, VA 22835
✓ RHB Real Estate	611 Williams Ave Shenandoah, VA 22849
<i>Jenna Shuler</i>	
✓ Rosazza & Shuler	226 North Fifth St Shenandoah, VA 22849

Continue on back if necessary. Names and address of Owners may be obtained at Town Hall.

I (we) the undersigned do hereby certify that the above information is correct and true. I (we) further understand that if this application is approved, the Town of Council will require that I (we) comply with all regulations of the Shenandoah Town Code of Ordinances.

Furthermore, as applicant for this Special Use Permit request, I (we) the undersigned, hereby acknowledge that I (we) have faithfully and correctly provided names and complete mailing addresses of all property owners that are adjoining, adjacent, abutting and across the street (or alley) from my property. **I (we) understand that I (we) am (are) responsible for notification of this Rezoning Request to all property owners adjoining, adjacent, abutting and across the street or alley from my property.** I (we) further understand that failure to notify ALL necessary property owners will result in additional costs and notices mailed and will delay the process until proper notification has been given to ALL required property owners.

Signature of Owner(s):		<i>Andrew Meulenber</i>	dotloop verified 08/07/25 3:16 PM CDT 67NB-AZY0-85TX-U4RI
Signature of Applicant(s):	<i>Zachary J Schupner</i>	<i>Lauren Schupner</i>	dotloop verified 08/06/25 4:59 PM EDT Z0AX-EETR-YGV7-PCZY

<p>OFFICE USE ONLY:</p> <p>Planning Commission and Town Council</p> <p>Dates Public Hearing Advertised: _____</p> <p>Date Public Hearing Held: _____</p> <p><u>Action of Planning Commission</u></p> <p><input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED</p> <p><u>Action of Town Council</u></p> <p><input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED</p> <p>_____</p> <p><i>Mayor</i></p>

Consideration and actual value: \$70,000.00

Title insured by Stewart Title Guaranty Co.

THIS DEED is made this 19th day of October, 2015 by and between NVA PROPERTIES, LLC, a Virginia limited liability company, Grantor, and **DONALD P. MUELENBURG**, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient consideration moving between the parties hereto at and before the delivery of this deed, the receipt of which is hereby acknowledged, the said NVA PROPERTIES, LLC, a Virginia limited liability company, Grantor, does hereby grant and convey with General Warranty and English Covenants of Title unto the said DONALD P. MUELENBURG, Grantee, the following property:

All those certain two (2) lots or parcels of land containing 0.263 acres, more or less, and 1.010 acres, more or less, together with all improvements thereon, and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, lying and situate on the south side of Williams Ave (T. 729) and on the east side of U.S. Route 340, located within the corporate limits of the Town of Shenandoah, Page County, Virginia, and known as LOT NOS. 54 and 54C on a survey of "SHENANDOAH MANOR" made by Gary A. Judd, C.L.S. dated September 15, 2005, a plat of which is recorded in the Clerk's Office of Page County, Virginia as Instrument Number 06-0000542.

Page County Tax Map Nos.
102A1-(A)-54 and 54C

prepared by

 **Clint Sellers**
ATTORNEY AT LAW
REAL ESTATE • CIVIL TRIALS • WILLS • SMALL BUSINESS
Harrisonburg, Virginia • VSD NO. 48760

This a portion of that certain 6.412 acre parcel that was conveyed to Charles E. Llewellyn and Debra A. Llewellyn, husband and wife, by a deed dated March 7, 2005 of record in the aforesaid Clerk's Office as Instrument Number 050000982. The two parcels described herein are a portion of the property conveyed to NVA Properties, LLC, a Virginia limited liability company, the Grantor herein, by a deed dated October 21, 2010 from Shaheen & Shaheen, P.C., Trustee, recorded in the aforesaid Clerk's Office 10002454.

This conveyance is made expressly subject to any and all easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property herein conveyed which have not expired by limitation of time contained therein or otherwise become ineffective and to matters visible upon inspection.

Reference is hereby made to the aforesaid instruments for a more particular description and derivation of title to the property herein conveyed.

[signature on following page]

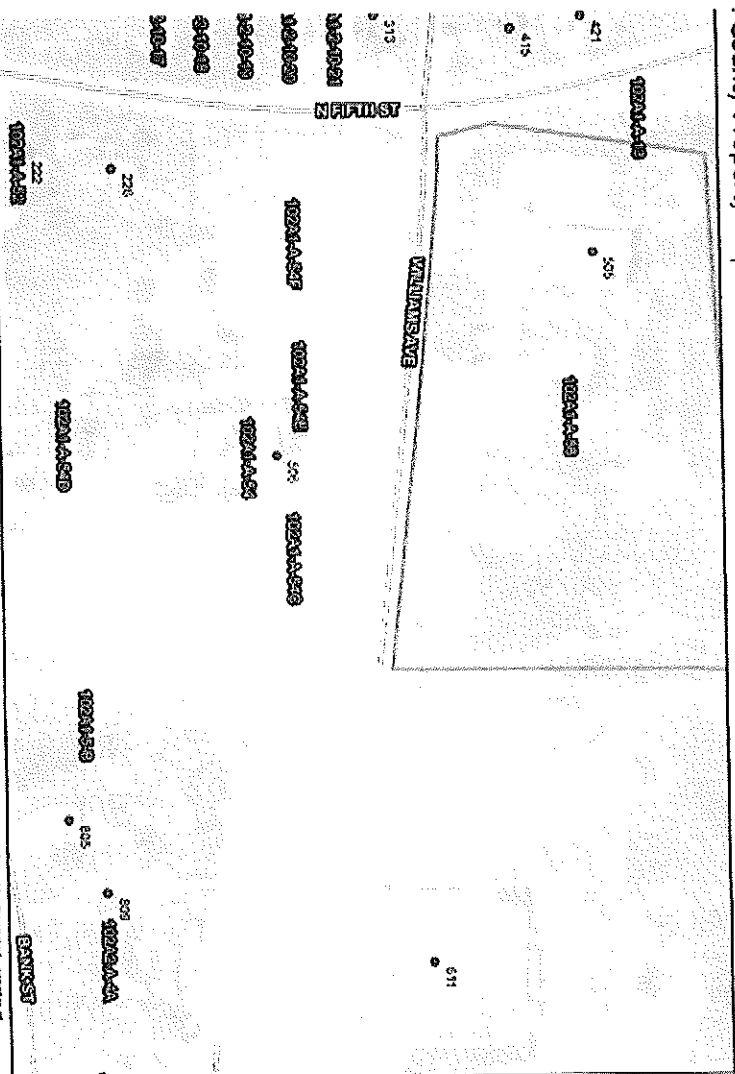
Date: 8/06/25 Cash Register: 001 PAGE COUNTY 13:26:40
 Cshr: SHEILA M SUTPHIN Account#: 000016543 Cust.Transactions:
 Type: PAY Dept/Bill#: RE2025 00136510001 P/I Date: 8/06/2025 8/06/2025
 Name: MUELENBURG DONALD P Bill Date: 4/25/2025 Half: 1
 Nam2: Due/PstDt: 6/05/2025
 Addr: %ANDREW MEULENBURG PAdr: 506 WILLIAMS AVE
 PO BOX 331
 LICKING MO
 Zip: 65542 - 0000 Map#: 102A1 A 54
 Desc: PLAT06-542 INST#10-2454 P MMMIIDDDBBBBBLLLLLS
 ARTIALLY ZONED I AND C IN Acre: .26 Dist/Cls 05 / 01 Status
 ST#15-2383 ALSO MAP 102A1 MrtgCo:

Payment History Inquiry						
Date	Typ	Drw	Trns#	Check Number	Trans. Amount	Balance
4/25/2025	CHG				\$437.64	\$437.64
5/08/2025	PRE	MLF	2		\$.08CR	\$437.56
6/09/2025	PAY	SMS	51507	MIT 1391	\$437.56CR	\$.00
						Bottom

F3=Exit

F13=Comments/Value/Refund Reason

1-0157

[illegible]

County, Virginia

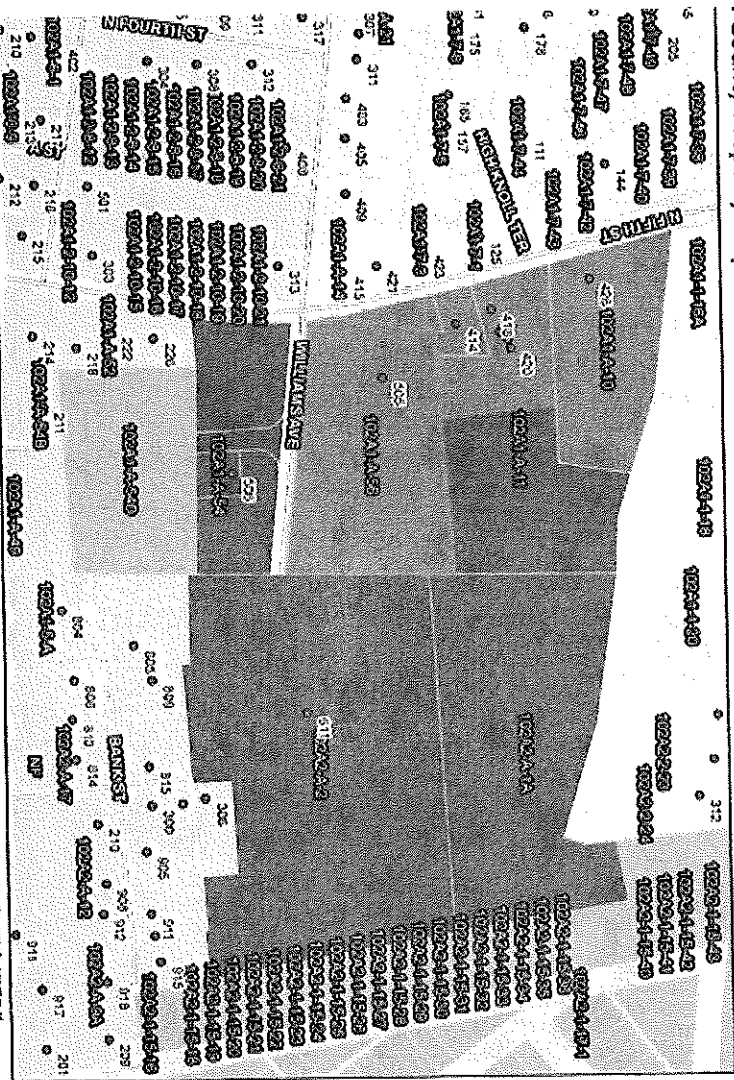
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TOWNS

Library

Study

County Property Map



County, Virginia

Zoning - Page County

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