

Morgan County Planning Commission  
Meeting Minutes  
March 24, 2015

I. CALL TO ORDER

Meeting was opened at 7:00 p.m. by Vice President Scott Swaim.

Members present: Scott Swaim, Carl Cowgill, Jim Hoyt, Susan Parker, Wayne Omps, George Didawick, Eric LaRue, Brad Close, Jack Soronen .

Members absent: Robert White.

Others present: Alma E. Gorse, County Planner.

II. MEETING MINUTES

On a Eric LaRue/Susan Parker motion, the Planning Commission unanimously approved the minutes from the February 17, 2015 meeting.

III. PRESENTATIONS

- A. Matthew Pennington, Region 9 Planning and Development Counsel  
Town of Bath – Development in Warm Springs Run Watershed Green Infrastructure Grant Program

Mr. Pennington stated that the Town of Bath was awarded \$40,000 to conduct a green infrastructure retro fit study within the Warm Springs Run Watershed. This study encompasses areas outside of the Town of Bath municipal limits. He opened the discussion by describing the focus points of the study and the integration of Best Management Practices (BMP) designed to filter pollutants from water and air. Thrasher Engineering has been hired to identify potential areas subject to flooding and areas where BMP's could be put in place to reduce flooding and improve water quality.

Some of the examples used were the addition of plantings around the existing cell tower at the Pines and adding green medians to the gravel parking lot across from the Courthouse on Fairfax Street.

- B. Larry Lower – Town of Bath Planning Commission and Streetscapes Committee  
Town of Bath Comprehensive Plan Update  
Streetscapes Project

Mr. Lower first discussed the Town of Bath Comprehensive Plan update. The Town of Bath Planning Commission, which he serves as President, started the project about one year ago and just completed a series of public listening sessions and survey. They hope to have a draft available for public comment sometime this summer. County Planning Commission members Jack Soronen and Eric LaRue serve as county representatives for this project.

Mr. Lower then updated the Commission on the next phase of the Streetscapes project. This phase encompasses the first block of Washington Street across from the State Park and includes the resurfacing of that section of Fairfax Street. The existing yellow bricks will be replaced with pavers. The sidewalk portion of the project will incorporate green infrastructure that includes the installation of infiltration and detention planters. This project is on schedule to be bid out in its entirety in late fall/early spring 2015/2016.

#### IV. STAFF DISCUSSION

##### A. Commercial Applications currently being reviewed by Staff

###### 1. McDonald's renovations and minor additions – Second drive thru

Staff reported that McDonald's Corporation has made application for improvements and renovations to be done at the restaurant located on Route 522 south and Morgan Square. The project consists of two small additions to the dining room area and storage area, plus the inclusion of a second drive thru lane at the north end of the building. The total project falls under the 2000 square foot threshold for Planning Commission review so staff will be reviewing and approving the permit application.

###### 2. Rite Aid Pharmacy – Interior Renovations

Staff reported that Rite Aid Corporation has made application for interior improvements to be made to their store located on Route 522 South at the intersection of Gayle Drive. The application consists of interior modifications to the restrooms, addition of a consultation room, new flooring, paint and shelving. Staff will be reviewing and approving this application.

##### B. Permitting process for Completion of Oakland Overlook PUD/Dollar General Store Construction

Staff had prepared and included in the Planning Commission members packets an outline detailing the requirements for the completion of the Oakland Overlook project. When all required permits and documentation has been submitted, this outline details the process for completion. This outline was prepared prior to the filing of the lawsuit against the Planning Commission.

Vice President Scott Swaim stated that in order to proceed with the discussions with legal advisors and others in connection with the lawsuit that was filed on March 19, 2015; Susan Parker, George Didawick along with President Jack Soronen will serve as the Legal Committee representing the Morgan County Planning Commission.

Morgan County Commissioner Brad Close stated that the West Virginia Risk Pool is the insurer for the County and legal services are covered under this. The lawsuit will force the County to incur a \$5,000.00 fee for such services.

- C. E-911 Addressing and Mapping Ordinance – Public Hearing scheduled for April 16, 2015, 10:00 a.m.

Staff reminded the group of the scheduling of the second public hearing for the proposed Addressing and Mapping Ordinance. Because the Subdivision Regulations require signage to be put in place upon approvals of subdivision applications, staff will keep the group updated on the progress and possible adoption of this Ordinance.

- D. Morgan County Fair – Participation Application  
July 25-26, 2015

Staff will prepare and submit the application for participation in this year's fair and should any of the members have an idea for the theme for the booth display, please let staff know.

#### V. ADJOURNMENT

In closing, County Commissioner Brad Close addressed the members in regards to the recent lawsuit filing by stating that the County Commission stands behind the Planning Commission members and their decision and that if the County Commission can assist in any way to please ask. He commended President Jack Soronen and Vice President Scott Swaim for their leadership.

Meeting adjourned at 8:13 p.m.