

Morgan County Planning Commission
Meeting Minutes
August 23, 2011

I. CALL TO ORDER

Meeting was opened at 7:13 p.m.

Members present: Eric LaRue, Brian Carter, Scott Swaim, Brenda Hutchinson, Amy Lane, Mary Ellen Largent, Jim Hoyt, Susan Parker, Jack Soronen.

Members Absent: Carl Cowgill, Wayne Omps.
County Planner, Alma E. Gorse was absent.

Others present: Richard Parks.

II. INTRODUCTION OF NEW MEMBERS – Brian Carter

Planning Commission President Jack Soronen introduced the new member to the Planning Commission, Brian Carter. Mr. Carter is employed as a sanitarian at the Morgan County Health Department.

III. MEETING MINUTES

On a Mary Ellen Largent/Amy Lane motion, the Planning Commission unanimously approved the June 28, 2011 meeting minutes.

IV. FINAL PLAT PUBLIC HEARING – MINOR SUBDIVISION

- A. Windy Acres Subdivision
Owner: Phyllis Webster
West side of Highland Ridge Road, 370' north of intersection with Spriggs Road
1 lot subdivision totaling 2.71 acres
Waiver Requests:
 - Reduction of scale to 1"=100' (Section 13.3.a.1)
 - Reduction of plat size to 8.5"x14" (Section 13.3.a.1)

Engineer Report – July 27, 2011
Arro Consulting – Richard Parks, P.E.
Minor Subdivision – Windy Acres

Lot 5 for Phyllis Webster

We have reviewed the minor subdivision application to create a 2.71 acre Lot 5 on Rt. 8 (Highland Ridge Road). Lots 1-4 were previously created under an exemption. After review of the application and final plat, we find that all minimum requirements of the County Subdivision Regulations have been satisfied with the following conditions:

- 1. A waiver must be granted to reduce the size of the plat from 36"x24" to 8.5"x14" and the scale of plat to 1"=100' from the required 1"=50', per Article 13.3a.(1.) of the Subdivision Ordinance. We have no objection to granting the waiver requests.*
- 2. Property owner must sign the owners' certification statement on the final plat.*
- 3. The proposed well and septic reserve areas are shown with one location tie to a property corner. A second tie to another property corner should be added for both the well and septic reserve areas.*

*Engineer Report – August 16, 2011
Arro Consulting – Richard Parks, P.E.
Minor Subdivision – Windy Acres
Lot 5 for Phyllis Webster*

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- 1. A waiver must be granted to reduce the size of the plat from 36"x24" to 8.5"x14" and the scale of plat to 1"=100' from the required 1"=50', per Article 13.3a.(1.) of the Subdivision Ordinance. We have no objection to granting the waiver requests.*

On a Susan Parker/Brenda Hutchinson motion, the Planning Commission approved the waiver request for the reduction of plat scale to 1"=100'. Motion carried.

On a Susan Parker/Jim Hoyt motion, the Planning Commission approved the waiver request for the reduction of plat size to 8.5"x14". Motion carried.

On an Amy Lane/Jim Hoyt motion, the Planning Commission approved the final plat for Windy Acres – Lot 5. Motion carried.

V. OTHER DISCUSSION

Morgan County resident Eric Pritchard distributed a handout to the Planning Commission members expressing his views on the recently completed stormwater management model ordinance for West Virginia which includes restrictions within the riparian region of streams. The model ordinance was drafted by funding provided by the Region 9 Planning and Development Council.

VI. ADJOURNMENT

The meeting adjourned at 8:20 p.m.