

Morgan County Planning Commission  
Meeting Minutes  
April 26, 2016 – 7:00 p.m.  
Morgan County Commission Meeting Chambers

I. CALL TO ORDER

Meeting was opened at 7:04 p.m.

Members present: Jack Soronen, Scott Swain, Wayne Omps, Robert Ford, Susan Parker, Jim Hoyt and Eric LaRue.

Members absent: Robert White, George Didawick, Carl Cowgill.

Others present: Richard Parks, P.E.

II. MEETING MINUTES

On a Jim Hoyt/Susan Parker motion, the minutes from the March 22, 2016 Planning Commission meeting were unanimously approved.

III. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATION

Tractor Supply Retail Store

Owner/Developer: 3PP Berkeley Springs, LLC

Project Location: West side of Route 522/Valley Road at intersection with Greengate Road  
3720 Valley Road, Berkeley Springs

Project Description: Construction of a 150' x 125' retail store with fenced area and paved parking.

**Staff Report:**

**Morgan County Planning Commission Meeting – April 26, 2016**

April 15, 2016

Commercial and Industrial Improvement Location Permit Application

Tractor Supply Retail Store

3PP Berkeley Springs, LLC

To be located: 3720 Valley Road

Berkeley Springs, WV

Rock Gap District, Tax Map 1, Parcel 14

**Project Description:** Construction of a 150'x125' retail store with paved parking area and fenced compound.

Approved 5.24.16  
AFG

**Background Information:**

Public notice was posted two times as required by the Ordinance in the Morgan Messenger on March 30, 2016 and April 6, 2016. Sign was posted at the site on March 28, 2016.

A completed application has been received and the site plan addresses the requirements listed in Section 3.2 of the Ordinance, specifically:

- Landscape plan;
- Fencing /Buffering;
- Exterior Lighting;
- Interior roadways and parking;
- Pedestrian sidewalks and walkways;
- Provisions for solid waste collection;
- Open space;
- Communications antennas- not applicable;
- Signs;
- Proposed land uses, Building Location;
- Location of Material Storage;
- Location of special facilities for refuse collection, mail delivery if applicable;
- Stormwater management provisions/Sediment and Erosion Control;
- Traffic Flow and Control Devices;

Other applicable permits/approvals received are:

- WVDOH Entrance Permit approval ;
- Water approval from BSWW;
- Sewage Permit from WSPSD;
- WVDEP NPDES Stormwater Permit;
- WV Fire Marshall Review and Approval;
- EPCD sediment and erosion control review – Letter received stating they no longer provide this service – We do our own stormwater and sediment & erosion control review.

**Engineer Reports:**

Arro Consulting – Richard Parks, P.E.

March 7, 2016

Engineer Report – Site Plan and SWM Review for Tractor Supply

WE have reviewed the applicant’s stormwater management calculations and plans for the Tractor Supply Store and offer the following comments:

1. Outside agency permits are needed for NPDES Stormwater permit; Army Corps of Engineers/DEP Non-Tidal Wetlands permit; WV DOH Access Permit; Town of Bath Water Service; Warm Springs PSD Sewer Connection.
2. The grading plan lacks proposed contours in the areas outside of the stormwater management facilities.
3. Show the 42” storm drains on the driveway entrance profile, sheet C-12.

4. Landscaping in the bioretention area should be shown on the landscaping plan.
5. Provide a profile of the 42" storm drain and all storm drains, water mains, sewer mains.
6. Clarify on the Title Sheet the name, address and contact information of the Owner.
7. Indicate the name, L/F and use (res.com) of the adjacent properties.
8. Suggest increasing the density of vegetation to screen the loading, dumpster areas from neighboring properties.
9. Please provide a rationale based on your geotechnical study of the site for not using "infiltration" as a means for stormwater management, since this method must be used unless discounted based on poor soil infiltration rates.

Arro Consulting – Richard Parks, P.E.

March 29, 2016

Engineer Report – Tractor Supply Site Plan at Rt 522 (2<sup>nd</sup> Review)

We have reviewed the revised plans received on March 29, 2016 for the Tractor Supply Store. The plans meet the technical requirements of the Commercial and Industrial Improvement Location Permit Ordinance.

**Public Comments:**

M. Brooks: Does the bioretention area drain into the run? The bioretention area is part of the stormwater detention basin, which eventually discharges into the 42" culvert that encompasses the headwaters of Warm Springs Run.

M. Brooks: The small tributary that crosses Rt 522 south of this lot, did the stormwater calculations include this tributary? Yes.

**Planning Commission action:**

On a S. Swaim/E. LaRue motion, the Planning Commission approved the Commercial and Industrial Improvement Location Permit application submitted by 3PP Berkeley Springs, LLC for the construction of a 19,000+ square foot Tractor Supply Store at property located at the west side of Valley Road and Greengate Road intersection.

Vote: 5 in favor; one abstention (W. Omps-potential conflict of interest.)

IV. ADJOURNMENT

Meeting adjourned at 7:25 p.m.