

Morgan County Planning Commission
Meeting Minutes
Morgan County Commission Meeting Chambers
June 23, 2020 – 7:00 p.m.

I. OPEN MEETING

Meeting was opened at 7:17 p.m via a Zoom Conference Call.

Members present: Jack Soronen, Justin Andrews, Scott Swaim, Susan Parker, Eric LaRue, George Didawick, Lori Hansroth

Members absent: Wayne Omps, Ken Reed, Carl Cowgill, and Robert White

Others present: Amy Schumaker, County Planning/GIS Director, Alex Moore, County Planning/GIS, Cindy Born, and Harold Divel.

II. MEETING MINUTES

On a S. Parker/L. Hansroth motion, the Morgan County Planning Commission unanimously approved the March 24, 2020 meeting minutes.

III. MORGAN COUNTY COMMERCIAL & INDUSTRIAL
IMPROVEMENT LOCATION PERMIT ORDINANCE SECTION 3.1
MORGAN COUNTY STORMWATER MANAGEMENT ORDINANCE

Property Owner: Roger Taylor/ Harold Divel/ Sonny's Produce
3693 Valley Rd
Berkeley Springs, WV 25411
Bath District, Map 11, Parcel 20.3

Waiver Request: Applicant is requesting a waiver of the Morgan County Commercial & Industrial Improvement Location Permit Ordinance Section 3.1: Site Plan, which has the same format and requirements as the Morgan County Subdivision Regulations Section 13.2. The applicant is also requesting a waiver of the requirements of the Morgan County Stormwater Management Ordinance for commercial sites, as adopted by the authority of the West Virginia Code 8A-1-1 to 8A-11-2 seq. (Morgan County Subdivision Regulations Section 6.0- Waivers).

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Prepared by A. Schumaker

June 11, 2020

Property owner is seeking approval of a waiver of the requirement for a professionally drawn site plan and the waiver of the stormwater management requirements.

Waiver request: Applicant is requesting a waiver of the Morgan County Commercial & Industrial Improvement Location Permit Ordinance Section 3.1: Site Plan, which has the same format and requirements as the Morgan County Subdivision Regulations Section 13.2.

The applicant is also requesting a waiver of the requirements of the Morgan County Stormwater Management Ordinance for commercial sites, as adopted by the authority of the West Virginia Code 8A-1-1 to 8A-11-2 seq. (Morgan County Subdivision Regulations Section 6.0- Waivers).

Project History:

Property is described as Bath District, Map 11, Parcel 20.3—1.84 acres.
3693 VALLEY RD, Berkeley Springs WV 25411.

In 2014 Harold Divel for Sonny's Produce proposed a commercial project that consists of a 30'x95' (2850 sqft) plastic greenhouse. They requested a waiver of the site plan requirements, that request was run in the paper. They were granted a waiver of a site plan as the structure was listed as not a permanent structure. The waiver of the stormwater management requirements was not run in the paper but was approved on the waiver. They were granted a highway entrance permit by the Division of Highways.

On 9.19.2016 the addition of a 20'x50' (1,000 Sqft) greenhouse and the replacement of a 30'x40'(1,200 sqft) stand was approved.

On 5.18.2020 Sonny's Produce submitted an application for the addition of a new 52'x96' (4,992 sqft) greenhouse and the movement/addition of the original 30x'95'greenhous to a 48'x96' (4,608 sqft) greenhouse. Upon review of the application it was found that the total square footage of the proposed and existing buildings will reach 11,856 square feet. This information prompted the waiver requests that were made.

Findings of Facts/Conclusions:

Public Notice was posted as required by the Ordinance in the Morgan Messenger on May 27, 2020.

The Morgan County Commercial & Industrial Ordinance and the Morgan County Subdivisions Ordinance require that commercial buildings and/or improvements 5000 square feet or larger of impervious area have the following: pre application form and checklist completed, professionally prepared site plan addressing all requirements of the Commercial Ordinance, Stormwater Management requirements addressed, checklist and Environmental Impact Forms completed, county planner to review and forward to engineer for technical review, and a public hearing scheduled after the engineer approval.

The pre-application form was completed and submitted along with the waiver request of the professionally drawn site plan and the waiver request for the Stormwater Management requirements.
No checklists or Environmental Impact Forms were submitted.

On a S. Parker/J. Andrews motion, the Morgan County Planning Commission approved the waiver of the Morgan County Commercial & Industrial Improvement Location Permit Ordinance Section 3.1: Site Plan, which has the same format and requirements as the Morgan County Subdivision Regulations Section 13.2, with the ruling that a new site plan must be submitted to the planning office by the applicant that more clearly shows the current building layout and the proposed layout. Motion Carried.

On a G. Didawick/ S. Parker motion, the request for the waiver of the requirements of the Morgan County Stormwater Management Ordinance for commercial sites, as adopted by the authority of the West Virginia Code 8A-1-1 to 8A-11-2 seq. (Morgan County Subdivision Regulations Section 6.0- Waivers) was deferred until the applicant could provide best practice calculations by a qualified professional of the stormwater runoff. Motion Carried.

V. ADJOURNMENT

On a S. Parker/S. Swaim motion, the meeting adjourned at 8:34 p.m.