

Morgan County Planning Commission  
Meeting Minutes  
Morgan County Commission Meeting Chambers  
October 27, 2020 – 7:00 p.m.

I. OPEN MEETING

Meeting was opened at 7:00 p.m. via a Zoom Conference Call and members present at the Courthouse.

Members present: Jack Soronen, Justin Andrews, Scott Swaim, Susan Parker, George Didawick, Lori Hansroth, Ken Reed, Bob White, William Clark, Gary Easton, Jeff Davison, and Mary Schultz.

Members absent: Wayne Omps, Carl Cowgill, and Eric LaRue

Others present: Amy Schumaker, County Planning/GIS Director, Alex Moore, County Planning/GIS, Richard Gay, Jeff Vogts, and Chris Harzer.

II. MEETING MINUTES

On a S. Parker/G. Didawick motion, the Morgan County Planning Commission unanimously approved the August 25, 2020 meeting minutes with corrections.

III. MORGAN COUNTY ORDINANCE REGULATING THE ESTABLISHMENT OF REAL ESTATE SUBDIVISIONS.

Property Owner: Dark Hollow Hunting Club, LTD.  
Cacapon District, Map 30, Parcel 4  
Cacapon District, Map 14, Parcel 5

Waiver Request: Applicant is requesting a waiver of the 40 foot right of way provision set forth in Section 3.2(1 & 2) of the Morgan County Ordinance Regulating the Establishment of Real Estate Subdivisions.

The applicant is also requesting a waiver of the well and septic area requirements and the DOH entrance permit requirements set forth in Section 3.3 (B) of the Morgan County Ordinance Regulating the Establishment of Real Estate Subdivisions.

Morgan County Planning Commission Meeting – August 25, 2020  
Prepared by A. Schumaker

October 7, 2020

Applicant is requesting a waiver of the 40-foot-wide right of way provision of Section 3.2 (A) (1&2) and a waiver of the well and septic requirements and the DOH entrance permit provision of Section 3.3 (B) of the Morgan County Ordinance Regulation the Establishment of Real Estate Subdivisions.

Waiver request: Applicant is requesting a waiver of the 40-foot-wide right of way provision set forth in the Morgan County Ordinance Regulating the Establishment of Real Estate Subdivisions, Section 3.2 (A) (1&2).

Applicant is requesting a waiver of the well and septic requirements and the DOH entrance permit provision set forth in the Morgan County Ordinance Regulation the Establishment of Real Estate Subdivisions, Section 3.3 (B).

Project History:

Property is described as Cacapon District, Map-112, Parcel-325  
Cacapon District, Map – 203, Parcel-365

The Dark Hollow Hunting Club, LTD, was formed on June 11, 1980.  
The hunt club originally had 315.94 acres that were acquired on July 10, 1980.  
The hunt club acquired an additional 150.59 acres on April 9, 2003.

The original tract of 315.94 acres has remained as one parcel since its purchase in 1980.  
The property that was acquired on April 9, 2003 remained the same parcel of land since before the 1993 adoption of the ordinance.  
Therefore, both properties have all of their exemptions remaining.

Findings of Facts/Conclusions:

Public Notice was posted as required by the Ordinance in the Morgan Messenger on October 7, 2020.

The waiver request meets all of the requirements set forth in Section 6.1 of the Subdivision Ordinance.

Staff Recommendation:

I recommend to approve the waiver request for this project, because all of the subdivision waiver conditions listed on page 9 of the subdivision ordinance Article 6: Waivers Section 6.1 Conditions are met.

Robert White abstained from discussion.

Dark Hollow discussion included information about the 12-foot Jeep trail, the block hunting building with a porta john, and 15 foot right of way from the water company. Plan to keep in the managed timber program, no plans to develop. Future owners of the property will have to go through the Planning Commission before anything else can be done with the property.

On an G. Didawick/S. Parker motion, the Morgan County Planning Commission approved the waiver of the right of way requirements. They also approved the waiver of the well, septic and Department of Highways entrance permit requirements. Both of these decisions were made with the consideration of the size of the plots of land that are being created.

Motion passed unanimously.

IV. New member introductions.

Group welcomes new members William Clark, Gary Easton, Mary Schultz, and Jeff Davison.

V. Planning Commission By-Law change considerations.

Changes are proposed for Article II- II.A Composition.

Group consists of members appointed by the County Commission.

Changes are proposed for Article IV- IV.F Quorum.

Quorum consists of a majority of the full membership

By-Laws need to read “As Amended (date)” at the top.

S. Parker/J.Andrews motion to accept these changes following the proper procedure. All approve.

Nov/Dec meeting date selected as December 8, 2020.

On a G.Didawick/J.Soronen motion, the meeting adjourned at 8:10 p.m.