

Morgan County Planning Commission
Meeting Minutes
July 23, 2013

I. CALL TO ORDER

Meeting was opened at 7:03 p.m.

Members present: Carl Cowgill, Jim Hoyt, Susan Parker, Wayne Omms, Scott Swaim, Jack Soronen, Eric LaRue, Stacy Dugan.

Members absent: Brian Carter, George Didawick.

Others present: Richard Parks, Alma Gorse.

II. MEETING MINUTES

Planning Commission President Jack Soronen requested that staff amend the June 23, 2013 meeting minutes to reflect Planning member Wayne Omms recusal from discussion of the Parkside Estates project. Staff will make this change to the minutes.

On an Eric LaRue/Carl Cowgill motion, the Planning Commission approved the June 23, 2013 meeting minutes as corrected. Motion carried.

III. WAIVER REQUEST – MORGAN COUNTY SUBDIVISION ORDINANCE
SECTION 7.2 DEVELOPER TIME LIMITS – PHASED PRELIMINARY PLAT

- A. Creekside/Sleepy Creek Subdivision – Phased Preliminary Plat
Owned and developed by Sovereign Homes/Wade Clements
Property location: Intersection of Rt 522 and Snake Eyes Lane
(Between Fish Hatchery Road and Virginia line)

Developer is requesting an extension of time for the Preliminary Plat submittal for Phase I. The Phased Preliminary Plat for Creekside/Sleepy Creek Subdivision was approved in May 2009. An extension of the Preliminary Plat submittal for Phase I was approved 7.24.12.

Waiver Request: Requesting a waiver of the two (2) year time limit to submit a Preliminary Plat for the first phase of Creekside/Sleepy Creek Subdivision. Extensions permissible for up to one year. (Morgan County Subdivision Regulations Section 7.2 – Developer Time Limits – Phased Preliminary Plat)

Applicable to Section 7.3 Time Limits, Morgan County Subdivision Regulations; West Virginia Code Chapter 8A-5-12 Vested Property Right.

On a Jim Hoyt/Susan Parker motion, the Planning Commission approved a one year extension of the Preliminary Plat submittal for Phase I for Creekside/Sleepy Creek Subdivision, extending the submittal date until July 1, 2014. This will be the 5th year vested for this project. Motion carried.

IV. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT ORDINANCE APPLICATION REVIEW

- A. Cacapon Resort State Park
33,776 Square foot addition and renovations to existing Lodge
Location: Route 522 south at 9442 Valley Road (Entrance to Park)

Engineer Report – July 3, 2013
Arro Consulting – Richard Parks, P.E.
Commercial ILP Application
Cacapon Lodge Addition and Alterations

We have reviewed the site plan and related documents for consistency with the County's Commercial and Industrial Improvement Location Permit Ordinance and Stormwater Management Ordinance. The plans are generally in conformity with the minimum requirements of the ordinance. We do however have the following comments:

- 1. The site plan should show proposed inlets I-5 and I-6 since all other inlets and surface features are shown.*
- 2. The site plan legend does not match the shading types on the plan view.*
- 3. The ordinance provides guidance for the number of parking spaces for a particular use. The applicant should provide documentation relative to the adequacy of the number of parking spaces provided.*
- 4. The cross slope of the Hc parking is 5% which exceeds the 2% maximum permitted by ADA.*
- 5. The applicant should provide a statement on the plans that the site improvements are not located in any floodplain or non-tidal wetlands or show where they are located.*
- 6. The stormwater management report indicated that infiltration is not possible and therefore not implemented. The applicant should provide results of a geotechnical report indicating the actual infiltration rates recorded.*
- 7. The stormwater management report indicated a small increase in the 2-year post development discharge rates and therefore may not technically satisfy the waiver criteria for quantity control. In lieu of quantity control and recognizing the State wants to be a leader by example for stormwater quality enhancements, the applicant should investigate the feasibility of implementing bioretention, bioswales or other water quality Best Management Practices as provided in the State SWM guidelines. With landscaping already part of the plans, implementing these measures should have a negligible impact on the project budget.*

Staff had stated that the applicant had responded to all the comments raised and has met the minimum requirements of our ordinance. After some discussion, the Planning Commission took the following action.

On a Stacy Dugan/Jim Hoyt motion, the Planning Commission approved the Commercial and Industrial Improvement Location Permit application for Cacapon Resort State Park for the construction of an addition and alterations to the existing lodge. Motion carried.

V. OTHER DISCUSSION

A. Semi-annual Permitting Report

Staff had provided the Commission permitting statistics for the first half of 2013. Commission President Jack Soronen stated that this is to fulfill the annual reporting requirement to the County Commission as stated in West Virginia Code along with keeping the Planning Commission informed on permit activity.

B. Article regarding Marcellus Shale drilling in Wood County

Mr. Soronen had requested that staff provide the members a copy of an article regarding Marcellus shale drilling in Wood County and the issues that they are encountering relating to their floodplain ordinance.

C. Public Hearing Reminder

The Commission will be soliciting public comments on the revisions made to the Stormwater Management Plan at their public hearing scheduled for August 27, 2013 at 7:00 p.m. during our regularly scheduled meeting time.

VI. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

