

Morgan County Planning Commission  
Meeting Minutes  
August 22, 2017 – 7:00 p.m.  
Morgan County Commission Meeting Chambers

**I. CALL TO ORDER**

Meeting was opened at 7:10 p.m.

Members present: Jack Soronen, Robert Ford, Wayne Omps, Susan Parker, Justin Andrews and Scott Swaim

Members absent: Robert White, George Didawick, Carl Cowgill, Lori Hansroth and Eric LaRue

Others present: Alma Gorse, Ginger Johnson and Matt Grimley.

**II. MEETING MINUTES**

On a S. Parker/S. Swaim motion, the Morgan County Planning Commission July 25, 2017 meeting minutes was unanimously approved.

**III. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT ORDINANCE  
WAIVER REQUEST- SITE PLAN REQUIREMENTS (ARTICLE III)**

Great Cacapon Volunteer Fire Company, LLC  
218 Spring Street  
Great Cacapon, WV 25422  
Cacapon District, Tax Map 8A, Parcel 77  
2.27 acres

Applicant is requesting a waiver of the professionally prepared commercial site plan requirement for construction of a 100'x60' building and addition to the existing building. Applicant supplied the Planning Commission with a drawing using a survey from August 2016 when first building was constructed. Applicant has acquired an engineering firm to do the stormwater analysis for the site and proposed construction.

**Staff Report – August 3, 2017**

Prepared by A. Gorse, County Planner

**Project Discription:** Construction of 100'x60' building to house fire equipment plus addition to existing 50'x60' building that was permitted in September 2016.

Officers of the GCVFD are requesting a waiver of the Morgan County Commercial and Industrial Improvement Location Permit Ordinance site plan requirements for the new construction being

proposed. They have obtained an engineer to do the stormwater analysis for the site. This report will be reviewed by staff and comments forwarded to the Planning Commission for review. Staff will assist the officers with modifying the existing plan from 2016 to reflect the placement of the new building and additions.

**Background Information:** In August 2016, the Officers of the GCVFD requested a waiver of the Morgan County Commercial and Industrial Improvement Location Permit Ordinance requirements for the construction of a 3,000 sq ft (50'x60') building to serve as housing for fire equipment. A site plan was presented to the Planning Commission that reflected the location of the new building, contours and overall site layout. An approved WV Division of Highways entrance permit was submitted as well.

The Planning Commission approved the waiver of all the requirements of the Commercial and Industrial Improvement Location Permit Ordinance and approved the issuance of the permit with the understanding that the requirements of the ordinance will be met in the future. The site plan submitted conforms to the requirements of the Ordinance.

**Findings of Facts:** Waiver request completed and received 7.28.17; ad ran one time as required by the Ordinance on 8.2.17. GCVFD does have an engineer working on the stormwater report for the site and will submit that for review when completed. Staff will assist with modifying the site plan from 2016 to depict new building locations.

On a B. Ford/J. Andrews motion, the Planning Commission approves the waiver for the professionally prepared commercial site plan with the exclusion of stormwater management. Motion carried.

#### IV. DISCUSSION

##### MORGAN COUNTY SUBDIVISION REGULATIONS

##### Proposed updates to the Ordinance

Planning Commission President Jack Soronen requested that the group focus on Article 6- Waiver Section of the Morgan County Subdivision Regulations.

The Planning Commission discussed proposed updates to this section and referenced below are the discussion points.

##### **Waiver Section: (revisions in Bold)**

###### Section 6.0 General

The Planning Commission shall **be authorized** to waive any provision of this Ordinance when evidence is presented showing that such a waiver shall not affect the implementation of the intent of the Ordinance and the **Planning Commission determines** hardships or practical difficulties may result from strict compliance with these regulations or that the purposes of these regulations may be served to a greater extend by an alternative, innovative and beneficial proposal.

###### Section 6.1

In considering waiver applications, the Planning Commission shall determine and make written findings of fact that all of the following conditions are met.

1. The granting of the waiver will not be **demonstrably** detrimental to the public safety, health or welfare or have a significant negative physical impact on other property.

Staff made note of the changes and will have final draft ready for approval at next meeting.

**V. ADJOURNMENT**

The meeting adjourned at 8:05 p.m.