

Morgan County Planning Commission
Meeting Minutes
October 24, 2017 – 7:00 p.m.
Morgan County Commission Meeting Chambers

I. CALL TO ORDER

Meeting was opened at 7:05 p.m.

Members present: Jack Soronen, Wayne Omph, Susan Parker, Justin Andrews, Robert White, George Didawick, Eric LaRue and Scott Swaim

Members absent: Robert Ford, Carl Cowgill and Lori Hansorth

Others present: Alma Gorse, Ginger Johnson, Judy Decker, Brian Decker, Stephen Sokol, Jim & Jackie Michael, Lin Dunham, Commissioner Ken Reed, Kelly Smith, Assistant Superintendent, Cacapon State Park and Scott Fortney, Superintendent, Cacapon State Park

II. MEETING MINUTES

On a S. Parker/E. Larue motion, the Morgan County Planning Commission September 26, 2017 meeting minutes were unanimously approved as amended.

III. PUBLIC HEARING FOR COMMERCIAL IMPROVEMENT LOCATION PERMIT APPLICATION

WV Department of Natural Resources- Cacapon State Park

Timber Ridge District, located at 818 Cacapon Lodge Drive, Berkeley Springs Entrance to State Park is located on the west side of Route 522 south at 9442 Valley Road.

The proposed commercial project consists of renovations to existing lodge and construction of a 33,776 sq. ft. addition that will include 78 new guest rooms, meeting space, kitchen, dining room and pool.

Waiver Request: Request extension of time for submission of an approval from WV Department of Highways

Waiver Request Recinded: WV Division of Highways approved existing entrance with no improvements required

Project Description: Renovations to existing lodge and construction of a 33,776 sq. ft. addition that will include 78 new guest rooms, meeting space, kitchen, dining room and pool

Background Information: Commercial Improvement Location Permit application originally approved by Planning Commission 7.23.2013, funding unavailable at that time. WV Division of Natural Resources resubmitting same design for Planning Commission approval once again.

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 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:

- WV DOH Entrance Permit- Existing Entrance approved
- Water & Sewer- has own systems
- WVDEP NPDES Stormwater Permit
- WV Fire Marshal Review and Approval- previously reviewed

Note: The Stormwater Management Plan is the only ordinance change since 2013.

Findings of Facts

Public Notice was posted as required by the Ordinance in the Morgan Messenger on September 27, 2017 and a sign has been posted at Cacapon State Park lodge.

On a S. Parker/E. Larue motion, the Planning Commission approves the WV Department of Natural Resources application for a Commercial Improvement Location Permit for Cacapon State Park contingent upon the recognition of the temporary parking shown on the plans as permanent with appropriate lighting for a parking area and inclusion of an all-season walkway for the shortest route, which is also illuminated, between the overflow parking at the golf course and the appropriate lodge entrance. Motion carried.

IV. DISCUSSION

MORGAN COUNTY SUBDIVISION REGULATIONS-FINAL DRAFT

Staff has not received any public comments regarding the proposed changes to the Morgan County Subdivision Regulations. The public hearing is scheduled for November 7, 2017 @ 7pm.

V. UP-COMING PLANNING COMMISSION MEETING DATES

November 7, 2017- 7:00 pm- Public Hearing to receive public comments on the proposed updates to the Morgan County Subdivision Regulations

December 5, 2017- 7:00 pm- November/December regular meeting

VI. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

