

Morgan County Planning Commission
Special Meeting Minutes
January 8, 2010

I. CALL TO ORDER

Meeting was opened at 7:10 p.m.

Members present: Jack Soronen, Mary Ellen Largent, Amy Lane, Susan Parker, Scott Swaim, Wayne Omps, Thomas Swaim, Carl Cowgill, Jim Hoyt.

Members absent: Thomas Stinebaugh, Brad Close.

II. DISCUSSION

A. Discussion and possible approval of draft zoning study

Chairman Jack Soronen did a brief recap of the progress made thus far by the Land Use Subcommittee and Citizen's Advisory Group and expressed that the draft Zoning Study document was well written and thorough.

Mr. Soronen indicated that the County Commission had elected to bid out the requirements for a consultant and that the consultant should be selected by the next Land Use Subcommittee meeting scheduled for the 19th of January. The group will proceed with the preparation of the zoning ordinance at that time.

Staff had prepared a preliminary time schedule and deadline for the completion of the zoning ordinance, taking into consideration the time constraints given by the County Commission and mandated public hearing requirements as depicted in the West Virginia Code. The draft copy of the zoning ordinance will need to be completed by August 1, 2010 to enable its inclusion on the November 2010 election ballot.

Mr. Soronen requested that the Planning Commission focus on the draft zoning study and discuss whether or not the group is prepared to release the document for public comment.

Planning Commission member Amy Lane posed a few questions regarding a handout submitted by Barbara Tutor dated December 8, 2009. Other members of the Commission requested that the draft study not be revised at this time and to place the document as written, out for public comment. After public comment is received, revisions to the study could be considered.

Planning Commission member and County Commissioner Thomas Swaim stated that he feels that the majority of citizens in Morgan County are opposed to zoning, including

himself but that he is not going to vote against the study for the Planning Commission needs to move forward with the process.

On a Susan Parker/Jim Hoyt motion, the Planning Commission approved to adopt the current draft of the Zoning Study for the purposes of receiving public comment; after receiving public comment and a review is completed by the Land Use Subcommittee, the Planning Commission will consider the final draft for adoption.

Comments: Planning Commission member Scott Swaim posed a question to Commissioner Brenda Hutchinson to confirm that the zoning ordinance will be placed on the November 2010 ballot for citizens to vote on. Commissioner Hutchinson stated that that is and has always been her intent.

Planning Commission member Wayne Omps asked if the Planning Commission can expect changes to the document. Mr. Soronen stated that there could be changes made after the public comments are received and reviewed.

Vote: Motion carried.

B. Scheduling of Public Hearing to receive public comments
And rescheduling of Land Use Subcommittee meeting

Mr. Soronen stated that he was hopeful that a consultant could attend the next Land Use Subcommittee meeting but now that decision has been delayed until the next County Commission meeting to be held on January 14, 2009. Mr. Soronen requested volunteers from the Planning Commission to serve on a subcommittee to review the bids once reviewed by the County Commission. Planning Commission members Susan Parker, Wayne Omps and Scott Swaim will serve on the subcommittee. Staff will notify these members as to what time this topic will be discussed on the 14th.

The Land Use Subcommittee meeting scheduled for January 12, 2010, 7:00 p.m. has been moved to January 19th, 2010 at 7:00 p.m. to be held in the County Commission meeting room.

The public hearing dates selected to receive public comments on the proposed zoning study are as follows:

February 2, 2010 – Morgan County Middle School or Intermediate School

7:00 p.m. in the cafeteria

February 9, 2010 – Paw Paw Senior Center, Paw Paw, WV

7:00 p.m.

These dates and locations are tentative due to availability.

III. OTHER DISCUSSION

Planning Commission Chair Jack Soronen distributed maps of Morgan County to each of the Planning Commission members and requested that they start thinking about the four issues to be addressed in the zoning ordinance and relating them to an area in the county.

Citizen's Advisory Committee member Barbara Tutor posed a question as to the sequence and/or process comments are to be considered by the subcommittee for inclusion in the study.

Mr. Soronen reiterated that once the public comments are received, the Land Use Subcommittee and Citizen's Advisory Committee will be reviewing all of those comments first, consider what is to be included in the draft zoning study, then once completed, the Planning Commission will then consider final draft for adoption.

IV. ADJOURNMENT

The special meeting adjourned at 8:22 p.m.