

Morgan County Planning Commission
Meeting Minutes
May 25, 2010

I. CALL TO ORDER

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

Members absent: Brad Close, Thomas Stinebaugh.

II. MEETING MINUTES

On a Scott Swaim/Carl Cowgill motion, the minutes from the April 27, 2010 meeting were unanimously approved.

III. FINAL PLAT PUBLIC HEARING

- A. Kesecker Knoll Section II
Developer: Doris Kesecker
Located: East side of Johnson Mill Road, 0.27 miles north of Henry O. Michael Road
7 lots totaling 16.25 acres
Average lot size is 2.32 acres

Engineer Report – April 27, 2010
Arro Consulting – Richard Parks, P.E.
Final Plat – Kesecker Knoll Section II
Lots 4-10, inclusive

We have reviewed the final plat submitted and have determined the plat meets the technical requirements of the County's subdivision ordinance subject to the following conditions:

1. The owner should sign the owner's certificate in lower left corner of Sheet 1.
2. If granted any waivers, a listing of those waivers and dates approved should be shown on the plat.

Staff had stated that a final inspection was conducted prior to the meeting and had no concerns with the site. Street signs are in place, all sediment and erosion control measures have been met and the entrance has met the requirements of the West Virginia Department of Highways. Staff also indicated that there were no waivers requested with this submittal.

On a Carl Cowgill/Jim Hoyt motion, the Planning Commission approved the final plat submittal for Kesecker Knoll Section II. Motion carried.

IV. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATIONS

- A. Tri-County Baptist Church
Owned by: Tri County Baptist Church
Located: West side of Route 522 across from Industrial Park
40'x30' addition to existing church
Waiver Request: Waive stormwater management requirements
Increase in 2 year peak runoff does not increase more than 10%

Engineer Report – April 8, 2010
Arro Consulting – Richard Parks, P.E.
Tri County Baptist Church
40'x30' addition
Stormwater management waiver

We have reviewed the stormwater management request and concur with the engineer's calculations that the increase in the 2-year post-development peak flow is less than 10% increase from the pre-development flow, and that the impact in the receiving area will be minimal. Therefore, we recommend granting the SWM waiver pursuant to Section 3.(d)(i) of the stormwater management ordinance. With respect to the site plan itself, we have no comments that would require a revision.

Planning Commission member Jim Hoyt posed some questions regarding the current stormwater facility that is current on the site located near Route 522. This facility was installed when the initial church construction was underway. Mike Crawford, representing Tri County Baptist Church, stated that this facility was large enough to handle the runoff from the site with the expansion.

On a Thomas Swaim/Susan Parker motion, the Planning Commission granted the request to waive the stormwater management requirements for Tri County Baptist Church expansion project for the increase in the 2-year peak runoff does not increase more than 10%. Motion carried.

On a Thomas Swaim/Carl Cowgill motion, the Planning Commission approved the Commercial and Industrial Improvement Location Permit application for the Tri County Baptist Church addition. Motion carried.

- B. Tri Lake Park Football Camp
Owned and Developed by: Eric Carper, Tri Lake Holdings, Inc.
Located: Timber Ridge Road at intersection of Fish Hatchery Road

Proposed project consists of 360'x160' football field; 46 – 20'x30' camping cottages; 60'x120' pavilion; 30'x60' bathhouse/nurses station.

The engineer for the developer, Dirk Stansbury, requested that this project be removed from the agenda and rescheduled for next months meeting to be held on June 22, 2010.

V. OTHER BUSINESS

A. Commercial and Industrial Improvement Location Permit Ordinance Update on proposed changes

Staff reported that the County Commission had held a public hearing on May 13, 2010 to receive public comments on the revisions to the Commercial ILP Ordinance. Hearing no opposition, the Commission adopted the amended Commercial ILP Ordinance effective immediately. The updated ordinance is available on the county's website and hard copies are available at the office.

B. Region 9 Steering Committee member

Region 9 Planning and Development Office has received grant funds to hire a consultant to draft a model stormwater management ordinance for the tri-county area. There will be a steering committee formed consisting of planners, engineers and any other individuals interested in participating with the project. Alma Gorse, County Planner and Richard Parks, Engineer for the Planning Commission, will be attending monthly meetings in Martinsburg for the next nine months. Should any Planning Commission members wish to participate in this forum, please contact the Planner at her office.

C. Land Use Committee Update and scheduling of special meeting

Jack Soronen, President of the Planning Commission and Chairman of the Land Use Committee, updated the group regarding the progress of the Land Use Committee's work on the Zoning Ordinance. He stated that the ordinance addresses the four issues as instructed by the County Commission and that the committee attempted to implement the minimum amount of regulation necessary to address these issues and also provide the maximum opportunity for the citizens of Morgan County to continue utilizing their land and/or home business. The ordinance is currently being reviewed by legal counsel for compliance with West Virginia Code and expects the results from this review very soon.

The Land Use Committee is scheduled to meet on June 3, 2010, 7:00 p.m. to review the final results of the legal review and review the changes to the document. The mapping is expected to be completed by June 3rd as well. Once the Land Use Committee has reviewed and approved all the proposed changes, it will then need to go before the Planning Commission for their review and approval to forward to the County Commission. A special meeting of the Planning Commission will need to be scheduled

for June 8th or June 9th, 2010, depending upon the progression of the Land Use Committee.

The Planning Commission is currently scheduled on the County Commission meeting agenda for June 10, 2010, 5:00 p.m. to submit to them the completed report on zoning which includes the required mapping.

Staff will notify the members once the time schedule for the progression of the proposed changes becomes clearer.

Staff will forward a copy of the draft document to all the members upon completion of legal review changes.

VI. ADJOURNEMENT

The meeting adjourned at 8:10 p.m.