

Morgan County Planning Commission
Meeting Minutes
August 24, 2010

I. CALL TO ORDER

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

Members absent: Thomas Stinebaugh, Wayne Omps, Brad Close.

Meeting opened at 7:05 p.m.

II. MEETING MINUTES

On a Mary Ellen Largent/Amy Lane motion, the Planning Commission unanimously approved the July 27, 2010 meeting minutes.

III. DISCUSSION

- A. Laura Smith, President, Morgan County School Board
Nancy White, Financial Officer, Morgan County Schools
David Banks, Superintendent, Morgan County Schools

Ten Year Plan update for Morgan County Schools

The Planning Commission met with Laura Smith, President of the Morgan County School Board, Nancy White, Financial Officer for Morgan County Schools and David Banks, Superintendent of Morgan County Schools, to discuss the current revisions made to their ten year plan.

Planning Commission President Jack Soronen opened the discussion by thanking the School Board for being so gracious over the past four years and allowing the Planning Commission to utilize the school facilities for various public hearings. The School Board has been very accommodating with our needs and the needs of other county offices during the construction of the new courthouse.

The plan, which was drafted by architects, primarily focuses on the existing facilities with analysis on their function and ability to meet West Virginia Code requirements. Key points of discussion were:

- Some language in Plan regarding teaching programs
- Enrollment projections and the impact on the existing facilities; Projections appear to be high
- Plan recommends to maintain all existing facilities and improve on them (no closures of schools)
- Population projections and the capacity of existing facilities
- In the last three years there has been a decline in student enrollment
- Homeless numbers have increased (Families living with other families – no permanent address)
- Greenwood School area is area of possible concern should there be growth in the southern part of the county; Existing school is in need of repairs – School Board needs to consider whether to make the necessary repairs or plan for construction of a new school in that area
- Should the opportunity arise to construct a new school, the southern portion of the county would be a possibility
- Recommended that planning staff provide the School Board the building permit statistics on an annual basis
- Inclusion of four year olds to enrollment numbers and are also included in school state funding
- School Board has worked diligently to keep students enrolled in school by implementing new day programs
- Current student enrollment is 2700 and this has decreased over the past three years
- Capacity at the High School is at 90% - currently 747 students, capacity is 1044 students
- Approximately 100 students in county are home schooled
- Hired 20 new teachers this school year

B. Zoning Ordinance Update

At their meeting held August 5, 2010, the Morgan County Commission voted unanimously to place the zoning ordinance on the November 2, 2010 ballot.

IV. STAFF REPORT

A. Region 9 Planning and Development Counsel Stormwater Management Model Ordinance Update

Staff has been attending monthly workshops in Martinsburg to work on a model stormwater management ordinance that will incorporate mandates for compliance with the Chesapeake Bay initiative. The consultant facilitating the project is Delta Development Group from Mechanicsburg, Pa. The group is comprised of representatives

from all three counties in the Panhandle that include planners, engineers, utility representatives, contractors, attorneys, representatives from WVDEP and other interested individuals. Staff had reported that progression of the draft ordinance has moved along well and there has been good interaction with the consultant and the group. The model ordinance will reference the Virginia Stormwater Handbook Volumes I & II which provides a multitude of best management practices for developers to consider when complying with stormwater management requirements.

Jack Soronen has posed the question regarding the legality of referencing a handbook from a state other than West Virginia since this had previously been a legality question with the stormwater management regulations currently in effect for they reference the Maryland Stormwater Management Standards. Staff had stated that there will be a legal review of the ordinance upon completion and that they would forward this question to them for their consideration and response.

The project completion date is slated for early 2011.

B. Update on Site Inspections

War Memorial Hospital Site – currently under construction and in compliance with local regulations.

First United Methodist Church – currently under construction and in compliance with local regulations.

Larry Omps Commercial Building at entrance to Southridge Subdivision – Floodplain project – building and site work completed and staff will request an as-built of the site.

V. ADJOURNMENT

Meeting adjourned at 9:15 p.m.