

Morgan County Planning Commission  
Meeting Minutes  
January 23, 2018 – 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, Susan Parker, Justin Andrews, Robert White, George Didawick, Eric LaRue and Scott Swaim and Lori Hansroth

Members absent: Robert Ford, Carl Cowgill and Lori Hansroth

Others present: Alma Gorse, Ginger Johnson, Andy Coble and Tim Coble

**II. ELECTION OF OFFICERS**

Floor was opened for nominations for President and Vice President of the Morgan County Planning Commission.

On a W. Ompps/E. LaRue motion, Jack Soronen was nominated for President of the Morgan County Planning Commission for 2018 and Scott Swaim was nominated to serve as Vice President of the Morgan County Planning Commission for 2018. Motion carried.

**III. MEETING MINUTES**

On a S. Parker/E. LaRue motion, the Morgan County Planning Commission December 5, 2017 meeting minutes were unanimously approved.

**IV. COMMERCIAL IMPROVEMENT LOCATION PERMIT APPLICATION  
PUBLIC HEARING**

**Cobles Coal Fired Pizza Shop**

7 Friendship Lane

Owner/Developer: Andy & Tim Coble

Location: Route 9 East , across road from Hillbilly Heaven Restaurant

Allen District, Tax Map 12, Parcel 5.1, 1.36 Acres

**Project Description:** 36' x 65' building for restaurant with gravel parking area

**Background Information:** Public notice was posted as requested by the ordinance in the Morgan Messenger on 12.20.2017 & 1.3.2018. Sign was posted at the site 12.22.2017.

**Findings of Facts:**

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:

- Water approval from Morgan County Health Department 10.23.17
- Sewage approval from Morgan County Health Department 10.23.2017
- WVDEP NPDES Stormwater Permit- Not Applicable – less than 1 acre disturbed
- WV Fire Marshal Review
- WV Department of Highways Entrance Permit- Preliminary approval received
- Eastern Panhandle Conservation District sediment & erosion control review- letter stating that no longer provide this service. We do our own stormwater and sediment/erosion control review.

Engineer Report- January 2, 2018  
Arro Consulting- Scott Longstreth, P.E.  
Site Improvement Plan for Coble Pizza Shop

We have reviewed the resubmitted site plan received on January 2, 2018 for the Timothy and Andrew Coble Pizza Shop Plan for conformance to the County’s Ordinances and standard engineering practices. After review of the submitted plans, the project meets the minimum technical requirements of Morgan County ordinances.

The following are the final book-keeping items:

1. The Owner’s Certification needs to be signed and dated by the owner.
2. The Surveyor’s Certification needs to be signed, sealed and dated by the designer.

3. Please note that an Inspection and Maintenance Agreement of Private Stormwater Management Facilities will need to be completed and executed prior to final approval.

On a G. Didawick/B. White motion, the Planning Commission approves the Coble's Coal Fired Pizza Shop application for a Commercial Improvement Location Permit pending approval of lighting and signage. Motion carried.

#### **V. MORGAN COUNTY SUBDIVISION REGULATIONS**

The Morgan County Commission has scheduled a public hearing for approval of the Morgan County Subdivision Regulation final draft. The public hearing is scheduled for February 15, 2018 at 5:15 pm

#### **VI. ADJOURNMENT**

The meeting adjourned at 8:00 p.m.