

**Morgan County Planning Commission  
Meeting Minutes  
March 26, 2019  
Morgan County Commission Meeting Chambers**

**I. CALL TO ORDER**

Meeting was opened at 7:08 p.m.

Members present: Jack Soronen, Scott Swaim, Lori Hansroth, Robert White, Susan Parker, Eric LaRue, Justin Andrews.

Members absent: Carl Cowgill, George Didawick, Wayne Omms, Ken Reed.

Others present: Alma Gorse, County Planner.

**II. ELECTION OF OFFICERS**

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

On a S. Parker/E. LaRue motion, Jack Soronen was nominated for President of the Morgan County Planning Commission for 2019. Motion carried.

On an E. Larue/J. Andrews motion, Scott Swaim was nominated for Vice President of the Morgan County Planning Commission for 2019. Motion carried.

**III. MEETING MINUTES**

On an E. LaRue/S. Swaim motion, the December 4, 2018 Morgan County Planning Commission meeting minutes were unanimously approved.

**IV. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATION**

Wingert, Wayne and Lois

6024 Cold Run Valley Road, South side of Cold Run Valley, 300' west of intersection with Rt. 522 (Valley Road), Rock Gap District, Map 9, Parcel 13.5.

Project consists of construction of a 4,800 (50'x96') sq. ft. metal building for the storage of roofing material.

*Approved  
4.23.19  
AEG*

**MARCH 22, 2019 – PROJECT WAS WITHDRAWN FROM THE AGENDA BY THE OWNER AND RESCHEDULED FOR APRIL 23, 2019 PLANNING MEETING**

V. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION APPLICATION AND WAIVER REQUEST UPDATE AND POSSIBLE ACTION ON APPROVALS RECEIVED AT DECEMBER 4, 2018 MEETING

Coolfont Resort, LLC

Owned and developed by G. Larry Omps and family

Project description: 2,100 square feet addition constructed to an existing building located at 110 Michigan Lane, Berkeley Springs. This was the laundry building when Coolfont was in operation years ago. It is now being utilized as a brewery and brew pub.

Waiver Request: Developer has requested a waiver of the professionally prepared site plan requirement for construction projects larger than 2,000 square feet in size.

**Background Information:**

*December 4, 2018 Action Taken by Planning Commission:*

*Waiver Request:*

*On a S. Parker/L. Hansroth motion, the Morgan County Planning Commission approved the requested waiver of a professionally prepared site plan requirement for construction projects larger than 2,000 square feet in size provided that the developer address comments #4 through #7 of the engineer report dated November 14, 2018 on the handwritten site plan provided with their application.*

*Discussion: Planning member S. Swaim questioned whether there should be a deadline for providing the required information.*

*Amendment/Addition to motion: The approval of the waiver request is contingent upon receiving this information (addressing comments #4 through #7) by the next regularly scheduled planning meeting. If the information is not provided within this time frame, the waiver request is not approved.*

*Vote: 6 members, yea; 1 recusal (W. Omps).*

*Commercial Permit Application:*

*On a S. Parker/E. LaRue motion, the Morgan County Planning Commission approved the Commercial Improvement Location Permit for a 2,100 square feet addition to an existing building located at 110 Michigan Lane for Coolfont Resort, LLC contingent upon receipt of an approved WV Division of Highways entrance permit. Vote: 6 members, yea; 1 recusal (W. Omps). The comments to be addressed on the engineer report (as part of the waiver request approval) are also part of the permit approval.*

Staff had reported that the applicant had addressed the four outstanding items referenced on the November 14, 2018 engineer report satisfactorily and within the allotted time frame imposed. Staff also reported that the developer has met with the WV Division of Highways to address the requirement of an entrance permit for the brewery located on Michigan Lane.

The Planning Commission instructed staff to send a letter to the developer, Mr. Omph, stating that the WV Entrance Permit is required prior to issuance of the Improvement Location Permit, and the Planning Commission will review the status of this matter at their June 2019 meeting.

## VI. DISCUSSION – POTENTIAL UPCOMING PROJECTS

### Possible formation of committees

Planning President, Jack Soronen, shared a list of potential projects and/or discussion topics for the group to consider. Discussion points are as follows:

- Selection and hiring of Planning Commission engineer;
- Revisit/review the existing Nuisance/Noise Ordinance that is in effect;
- Progression of the Rt. 522 Bypass project;
- Warm Springs Run and flooding issues in town;
- West Virginia Department of Environmental Protection stream data provided by Sebastian Donner; and
- Water and sewer extension along Route 522 south.

## VII. ADJOURNMENT

The meeting adjourned at 8:35 p.m.