

Morgan County Planning Commission
Meeting Minutes
April 23, 2019
Morgan County Commission Meeting Chambers

I. CALL TO ORDER

Meeting was opened at 7:14 p.m.

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

Members absent: Wayne Omps, Carl Cowgill, Ken Reed, Robert White, George Didawick.

Others present: Alma Gorse, Cynthia Born, Wayne Wingert.

II. MEETING MINUTES

On a S. Parker/E. LaRue motion, the March 26, 2019 Morgan County Planning Commission meeting minutes were unanimously approved.

III. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATION

Wingert, Wayne & Lois

6024 Cold Run Valley Road, south side of Cold Run Valley, 300' west of intersection with Route 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 materials.

Waiver Request: Requesting waiver of paving and curb/gutter requirement for access road.

Section 4.6 Access Road, Commercial and Industrial Improvement Location Permit Ordinance.

Morgan County Planning Commission Meeting – April 23, 2019

April 15, 2019

Staff Report prepared by A. Gorse, County Planner

Commercial and Industrial Improvement Location Permit Application and Waiver Request

Approved
6/26/19
AGC

Wingert, Wayne & Lois

Owned and Developed by Wayne & Lois Wingert

Location: 6024 Cold Run Valley Rd, south side of Cold Run Valley Road, 300' west of intersection with Rt 522 (Valley Road), Rock Gap District, Tax Map 9, Parcel 13.5

Project Description: *The project consists of a 50'x96' (4,800) square foot metal building for the storage of roofing material. Public notice was posted two times in the Morgan Messenger on March 27^h and April 3rd, 2019.*

Waiver Request: *Requesting waiver of paving and curb/gutter requirement for access road. (Section 4.6 Access Road)*

Findings of Facts and Conclusions:

A completed application and a site plan have been received for the project. The requirements listed in Section 3.2 of the Ordinance are as follows:

Landscape plan – Building will be surrounded by woods on the south and east side of the building, no other landscaping proposed;

Fencing /Buffering – site partially wooded;

Exterior Lighting – on building;

Interior roadways and parking – parking on west side of building;

Pedestrian sidewalks and walkways – not applicable;

Provisions for solid waste collection – not shown;

Open space – wooded area surrounding portion of building;

Communications antennas- not applicable;

Signs – None proposed;

Proposed land uses, Building Location – Building location shown on drawing;

Location of Material Storage – in building;

Location of special facilities for refuse collection, mail delivery if applicable – not applicable;

Stormwater management provisions/Sediment and Erosion Control - not applicable (under 5,000 sq ft)

Traffic Flow and Control Devices – parking lot and entrance road shown; Owner using existing driveway as access to new building.

Other applicable permits/approvals required:

WVDOH Entrance Permit approval – preliminary approval received, Need to submit bond to finalize permit;

Water approval – not applicable -none proposed;

Sewage approval – not applicable - none proposed;

WVDEP NPDES Stormwater Permit not applicable, project less than 1 acre of disturbed area;

WV Fire Marshall Review and Approval – not indicated that a review was completed or necessary;

Stormwater Management – less than 5,000 sq ft impervious area.

Engineer Report
Wingert Commercial Site Plan
AAI Project #1903029.00
March 11, 2019

Review comments based on the following documents:

MCCI = Morgan County Commercial and Industrial Improvement Location Permit Ordinance

MCSO = Morgan County – An Ordinance Regulating the Establishment of Real Estate Subdivisions

General Comments:

1. If the finished floor of the building is 85', unless there is a 4' tall foundation in the rear to bring the slab up to the correct height, grading will need to be done between the building and the property line. Please advise what the foundation plan is going to be in this location.
2. Doors of the proposed building face north with the parking on the west. No indication of sidewalk or pavement to access the building's doors from the parking area or the existing driveway is shown on the plans. The 22' foot door indicates vehicular access is going to occur, yet no access to the door is provided and the site is graded at a 20% slope towards a ditch line straight out from the doors. A reasonably flat apron needs to be provided from the driveway to the area in front of the doors, and the ditch needs to be piped under the apron area.
3. Developer may wish to consider a finished floor of 83', in order to improve the grading issues.

Regulation Specific Comments:

4. What is the height of the building? If it is over 40' the setbacks will change. (MCCI Article IV Sec. 4.1). Height of building need to be added to the General Notes.
5. Show setback line on plans as applicable. (MCCI Article IV Sec. 4.1)
6. MCCI Article IV Sec. 4.6 states that new access roads for commercial sites shall be a 20' wide paved road plus 2 foot shoulders on either side (or curb and gutter). Since the driveway to this building is an existing shale roads, the Planning Commission should consider a waiver of the "new commercial road requirement", if it deems the existing drive to be adequate.
7. Provide one handicapped parking space per Americans with Disability Act design guidelines. (MCCI Article IV, Sec. 4.7)

MCCI Article III, Sec 3.2 refers to MCSO Article 13, Sec. 13.2 for Site Plan format and criteria:

8. Confirm that building will not be served by water and sewer systems (add to General Notes on Cover Sheet if this is correct). If a restroom is being provided, please provide locations of proposed well and septic tank and drainfield and Health Department Permit as per MCSO Article 13, Sec. 13.2, No.16.
9. Provide location for power utility and source as per MCSO Article 13, Sec. 13.2, No. 9.
10. Provide 2 benchmarks (MCSO Article 13, Sec 13.2, No. 18).

Staff had reported that all the outstanding items listed on the engineer report have been addressed by the developer and a preliminary approval was received from the WV Division of Highways for the entrance permit and the bond has been forwarded to them, but the permit has not been issued as of yet.

On a E. LaRue/S. Swaim motion, the Morgan County Planning Commission approved the waiver request for paving and curb/gutter requirement for the access road. Motion carried.

On a S. Parker/L. Hansroth motion, the Morgan County Planning Commission approved the Commercial and Industrial Improvement Location Permit application for a 4,800 square foot metal building contingent upon receipt of an approved WV Division of Highways Entrance Permit. Motion carried.

IV. GENERAL DISCUSSION/PROJECTS

Staff had provided copies of the permitting statistics for the first quarter of 2019.

There was no action taken on the WV Department of Environmental Protection water quality data and the review of the Nuisance/Noise Ordinance proposals.

L. Hansroth reported that the 522 Bypass Task Force had sent a letter to WV Division of Highways engineer and they are compiling the comments received from their last public meeting. No decision has been made regarding the t-intersections vs. round-a-bout proposals. She also noted that the WVDOH has 18 months remaining to sell the bonds for the project.

V. ADJOURNMENT

Meeting adjourned at 8:15 p.m.