

Morgan County Planning Commission
Meeting Minutes
July 22, 2014

I. CALL TO ORDER

Members present: Carl Cowgill, Wayne Omps, George Didawick, Jim Hoyt, Jack Soronen, Eric LaRue, Scott Swaim, Brian Carter.

Members absent: Susan Parker, Robert White, Stacy Dugan.

II. MEETING MINUTES

On a Jim Hoyt/Eric LaRue motion, the Morgan County Planning Commission unanimously approved the May 27, 2014 meeting minutes.

III. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT REQUESTS

A. First Communications

Site Location: D. Shaffer property – 8872 Valley Road

Project approved by Planning Commission in April, 2013 for the construction of a 194' cellular tower to replace existing tower; Fenced compound to remain the same. Replacement tower construction is complete. Developer is now requesting that both towers remain on the property.

In April 2013, the Morgan County Planning Commission, by motion, approved the construction of a 194' monopole cell tower at this site with the understanding that the existing 194' monopole cell tower was to be removed once all antennas have been relocated to the new tower. The developer, First Communication, is now requesting that the first tower constructed remain at the site.

Joe Floro, representing First Communications, informed the Commission that he is still waiting for the SHIPPO approvals from the West Virginia Historical Association to leave both towers at the site. All the existing carriers have been moved to the new tower except for Verizon. They have requested to stay on the original tower. Mr. Floro also stated that if our Office of Emergency Services needs space to install 911 equipment, they are welcome to use space on the original tower should the Planning Commission agree to leave both towers at the site.

On a Jim Hoyt/Scott Swaim motion, the Morgan County Planning Commission approved the request from First Communications to leave both towers at the D. Shaffer site, 8872 Valley Road.

Discussion: Planning member Scott Swaim stated that he was not in favor of leaving the original tower at the site. He does not like the aesthetics of it and also does not like that Verizon is driving us to make this decision when the new tower has utility to it.

Jack Soronen, Commission President, inquired about painting the tower poles. Mr. Floro explained that painting the towers is expensive and stated that the original grey color does blend in the best. Mr. Floro further explained that there was a need for the new tower. The old existing tower could not handle the capacity needed for all the different carriers and their antennas and upgrading the old tower was not feasible.

Vote: In Favor: C. Cowgill, G. Didawick, J. Hoyt, E. LaRue, B. Carter.

Opposed: S. Swaim

Abstained: W. Omps Motion carried.

B. Purslane Mountain Cellular Tower

Owned and developed by: Morgan County Commission

Site Location: 993 Gamble Lane, Valley High Timber Farms Lot 2

Property owned by Matt Grimley

Project: Construction of a 250' cellular tower with 100x100 compound

Engineer Report – June 23, 2014

Arro Consulting – Richard Parks, P.E.

Purslane Mountain Cell Tower CILP

993 Gamble Road, Great Cacapon

We have reviewed the site plan and SWM report for the above referenced project and have the following comments:

1. The SWM report references the Maryland 2000 regulations; Morgan County does not follow the Maryland regulations but rather its own SWM Ordinance.
2. The stormwater management concept includes infiltration. This is also a method favored by Morgan County. However, the design methodology must follow the West Virginia Stormwater Management Design Guidelines Manual, November 2012. Field tests must be done to confirm the actual infiltration rate of the soil. The depth to bedrock below the infiltration basin must be at least 2 feet. The design surface area, volume and depth must conform to the design criteria in the aforementioned Guidelines Manual, Chapter 4.2.6. Pretreatment is needed in the form of a grass filter strip, grass channel, fore bay, gravel diaphragm or sand filter. The type of stone in each layer must conform to Section 4.2.6 and observation well(s) are required.
3. A West Virginia DOT entrance permit is needed.
4. A permit from the FAA may be required since the height is greater than 200 feet. Please confirm.
5. Please include on Note 4, Sheet C.2.0, the horizontal and vertical datum used for the project (i.e. NAD83, NAVD88).

Engineer Report – July 3, 2014
Arro Consulting – Richard Parks, P.E.
Purslane Mountain Cell Tower
993 Gamble Road, Great Cacapon

We have reviewed the revised plans and stormwater management calculations resubmitted for the Cell Tower. After review, we find the plans meet the minimum requirements of the County's Commercial and Industrial Improvement Location Permit Ordinance. We have no further comments at this time.

After some discussion, the Planning Commission took the following action.
On a Carl Cowgill/Eric LaRue motion, the Morgan County Planning Commission approved the Commercial and Industrial Improvement Location Permit application for the Purslane Mountain Cellular Tower construction for this site will be an asset to the county's communications.
Motion carried.

IV. FINAL PLAT PUBLIC HEARING

- A. Parkside Estates Section III
Owned and developed by: G. Larry Omps
Location: East side of Rt. 522, 1800 feet north of Cold Run Valley Road off of Cannon Drive (at Dawson's Hardware)
Project: 10 lots totaling 31.389 acres with an average lot size of 3.1 acres

Engineer Report – June 16, 2014
Arro Consulting – Richard Parks, P.E.
Final Plat – Parkside Estates Section III
10 lots – Single Family Housing

We have reviewed the final plat submitted for the above referenced project. The final plat meets the minimum requirements of the County subdivision ordinance with the following provision.

1. Submission of As-Built road profiles is required after final inspection by the County.

Staff reported that a final inspection was conducted, road construction is completed and meets the requirements of the ordinance. Staff recommends approval contingent upon review and approval of the As-Built road profiles.

On a Carl Cowgill/George Didawick motion, the Morgan County Planning Commission approved the Final Plat for Parkside Estates Section III contingent upon review and approval by staff of the As-Built road profiles.

Vote: In Favor: Carl Cowgill, George Didawick, Jim Hoyt, Eric LaRue, Scott Swaim, Brian Carter.
Abstained: Wayne Omps. Motion carried.

V. STAFF DISCUSSION

A. North Berkeley Rail Trail

Staff had reported that the County Commission had received grant funds for the construction of a rail trail along the old railroad bed that runs along Warm Springs Run. It will start with a parking lot located on property owned by Susan Webster (Rt. 522 north) and cross at Jimstown Road where there will be some additional parking spaces, then following the rail bed to Sand Mine Road. The project consists of two bridges so Planning Commission staff will be reviewing for floodplain compliance. Staff will keep the group updated on the progression of this project.

B. Dollar General – Intersection of Rt. 522 South and Oakland Road

Staff has had preliminary meetings with MDG Corporation and Dollar General representatives regarding the possible construction of a Dollar General store at the intersection of Oakland Road and Route 522. This project involves property that had already been developed as a single family housing project. If the project moved forward, the developer will need to replat the existing subdivision as a Planned Unit Development to include commercial development along with complying with the Commercial and Industrial Improvement Location Permit Ordinance. The developer would hook up to the existing sewage system of Cacapon South Subdivision so a revision to this state permit would be required should the project move forward.

VI. ADJOURNMENT

The meeting adjourned at 7:55 p.m.