

Morgan County Planning Commission  
Meeting Minutes  
September 23, 2014

I. CALL TO ORDER

Meeting opened at 7:02 p.m.

Members present: Wayne Omps, Robert White, Carl Cowgill, Jim Hoyt, Susan Parker, George Didawick, Stacy Dugan, Eric LaRue, Scott Swaim, Jack Soronen.

Members absent: Brian Carter.

Others present: Richard Parks, Alma Gorse, Mike Crawford.

II. MEETING MINUTES

In regards to the August 26, 2014 meeting minutes, Planning Commission member Susan Parker requested that language be added to the minutes regarding the question of public access and the maintaining of Brosius West Lane relating to the Stonewall Hill Subdivision. These topics were discussed at the meeting but the minutes do not reflect any resolution. Staff inserted the following sentence on Page 5 of the August 26, 2014 Meeting Minutes.

“Staff had clarified that there are deeded rights-of-ways allowing public access on Brosius West Lane and that the covenants and restrictions had been modified to include language stating that the lot owners will be responsible for maintaining the road.”

On a George Didawick/Susan Parker motion, the minutes from the August 26, 2014 meeting were unanimous approved as amended.

III. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATION

A. Ridersville Cycle

Owners: Harold & Dawn Unger

Location: West side of Route 522 south, 0.13 miles south of Greengate Road  
Intersection

75 Good Times Drive, Berkeley Springs

Project: 82' x 26' Addition (2045 square feet) to existing building

*Engineer Report – September 12, 2014*

*Arro Consulting – L.R. Hawkins/Richard Parks, P.E.*

*Ridersville Cycle Addition*

*CILP Application*

*We have reviewed the permit application and preliminary site plat that was submitted for the above referenced addition. The proposed project is to expand the existing building 2,132 square feet total. We offer the following comments for the applicant's guidance in meeting the minimum requirements of the County's Commercial and Industrial Improvement Location Permit Ordinance.*

- 1. Since the general use of the building is being maintained and the overall number of spaces is consistent with the ITE manual, we concur with the applicant's number of parking spaces. We assume the property owner believes the number of spaces is adequate based on his knowledge of historical use of this particular location.*
- 2. The proposed exterior lighting is to be directed downward and will not emit objectionable glare observable from surrounding properties and roads.*
- 3. Number of restrooms should be the same for a commercial site.*
- 4. There is an overhead door shown on the west side of the new addition, presumably for loading and unloading of merchandise. There are parking spaces and an asphalt drive next to the door area and limited turning radius for maneuvering. The engineer should clarify the traffic flow for loading/unloading of the vehicle and the adequacy of available space.*
- 5. SWM is already available and it should be verified that it can handle the additional impervious area being added.*
- 6. Section 3.2 of the ordinance requires the following information to be shown on the site plan:*
  - a. Type of land use on adjoining property*
  - b. Distance of the property line*

*Engineer Report – September 18, 2014  
Arro Consulting – Richard Parks, P.E.  
Ridersville Cycle Addition  
CILP 2<sup>nd</sup> Review*

*We have reviewed the re-submittal of the site plan for 2,045 SF addition to the Ridersville Cycle Building on Rt. 522. The resubmitted plans addressed our concerns and we find the plan meets the minimum requirements of the Commercial and Industrial Improvement Location Ordinance.*

Staff had indicated that the original buildings were built in 2003, two additions in 2006 and a small (approx. 1600 SF) addition added in 2013. This addition will be utilized for a new line of slingshot vehicles.

On an Eric LaRue/Stacy Dugan motion, the Planning Commission approved the Commercial and Industrial Improvement Location Permit application for Ridersville Cycle for an addition of 2,045 square feet. Motion carried.

#### IV. OTHER BUSINESS

- A. Mountain Springs Public Utility  
Sovereign Homes/Sleepy Creek LLC  
WV NPDES Permit WV0105911 originally issued 3.11.09  
Reissued: 9.2.14

Staff discussed with the group the recent revision made to the WV Department of Environmental Protection NPDES Discharge Permit for the Sleepy Creek LLC/Snake Eyes Lane Development. The existing permit was legally challenged and the WV Environmental Quality Board issued a final order instructing WVDEP to rewrite the permit. The permit has been modified to reflect the conclusion of the Environmental Quality Board's Final Order.

The permit is no longer a NPDES permit and has been rewritten as a WV Water Pollution Control Permit which only authorizes the construction of the wastewater treatment plant. All references to anything related to a discharge or the operation of the wastewater treatment has been removed from the permit. An additional WVDEP permit will be required to operate the wastewater treatment plant once constructed.

#### V. ADJOURNMENT

The meeting adjourned at 7:20 p.m.