

**WINFIELD PLANNING COMMISSION
MINUTES
November 5, 2012**

President William Davis on November 5, 2012 at 7:01 PM at Winfield City Hall, Winfield, West Virginia, called the Winfield Planning Commission meeting to order.

Members Present:

William Davis, Jerald Murray, George Armstrong, Terri O'Connor

Members Absent:

Dale Vance, Diann Hodges, Chris Legg

Staff Present:

Randy Barrett - Mayor, Jackie Hunter – City Recorder, Jessie Parker – Town Engineer, Laura Cox – Planning Director, Tim LaFon – City Attorney,

Staff Absent:

No staff absent

Public Present:

No public present

Minute Approval:

Motion to approve the minutes of the October 1, 2012 meeting of the Winfield Planning Commission made by Jerald Murray. Motion seconded by George Armstrong. Motion carried.

Public Hearing (1) Opened: 7:05 PM Closed: 7:290 PM

Text Amendment Application 2012-2013-05

Article 1309 Infrastructure Improvements, Section 1309.01 Improvements at Subdivider's Expense

Change Sentence in current section be renumbered to 1309.01 (a)

Add New language to be included in Article 1309 as section 1309.01 (b)

(b) "Improvements of Existing Roads and Rights-of-Ways – When a subdivision borders or gains access from an existing road, the Planning Commission may require realignment, or widening, or improvement of the road and right-of-way. For the subdivision of property, an existing right-of-way, with the exclusion of county, state, and federal rights-of-way, must meet the minimum standards as set forth in these regulations. The applicant shall be required to improve, at his expense, such areas for widening or realignment of such roads and rights-of-way to the minimum standards set forth in this ordinance."

President William Davis opened the hearing at 7:02 PM and read the legal publication into record noting that no correspondence either pro or con was received in response to this legal publication.

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The commission voiced various concerns ranging from a typographical error that could misconstrue the meaning of the ordinance to the actual wording as being too optional. Attorney Tim LaFon advised rewriting the language of the ordinance to be uniform in definition of the term subdivision and completely non-discretionary in meaning.

President Davis declared the hearing closed at 7:29 PM. Mayor Barrett instructed Attorney LaFon to re-write the ordinance with the stated recommendations and present it at the next scheduled meeting for December 3, 2012. The commission will at that time either approve or disapprove the text amendment. No further action taken at this time.

Staff Actions/Reports:

Nineteen building permits issued from September 27 – October 31, 2012.

Old Business:

1. **Craigo – Drainage - Cash Lane – Attorney Report – Action, if any.**
Hearing to be held by the 15th, Trial set for February 2013. Attorney LaFon to submit demand by end of next week.
2. **Timbering Application No. 2012-2013-1, Ohio Valley Veneer, Inc. Discussion, Action, If any.**
Ohio Valley Veneer has hired John Hemple of Eei Geophysical of Elkins, WV to work with them on the proposed Winfield project. They have made request to stay on the agenda until the required documents can be submitted to the Planning Commission for approval.

New Business:

Good of the Order:

Mayor Barrett reported that the next phase of the sidewalk project is moving along. Laura Cox will be submitting for Phase 4 in the near future.

Adjournment:

Motion to adjourn Jerald Murray @ 7:45 PM until the next regular scheduled meeting for December 3, 2012 at 7:00 PM.

William Davis, President

Terri O'Connor, Secretary