

WINFIELD PLANNING COMMISSION

MINUTES

May 11, 2015

7:00 p.m.

Chairman William Davis called the regular monthly meeting of the Winfield Planning Commission to order on May 11, 2015 at 7:00 p.m. at Winfield City Hall, 3426 Winfield Road, Winfield, WV.

Members Attending: Bill Davis, Diann Hodges, Chris Legg, Pat Woodrum and Dale Vance. Dana Campbell was absent.

Staff Present: Mayor, Randy Barrett; Gloria Chapman, City Clerk/Treasurer; Angela Hodges, Secretary; City Attorney Tim LaFon, Laura Cox, Planning Director, and Jesse Parker, City Engineer.

Public Present: Greg Winter, Rene Winter, Eric Tarr, Joyce Cutlip and Julia Buckley

Approval of Minutes: Diann Hodges made motion to approve the minutes of the April 6, 2015 meeting. Motion carried.

Staff Action/Reports: 13 Building permits and 3 permit extensions issued from April 1, 2015 through April 30, 2015.

UNFINISHED BUSINESS

N/A

NEW BUSINESS

- 1. Subdivision Application No. 2014-2015-12 Public Hearing request by Thomas Bowyer/Stoneridge Development to subdivide 6.01 acres into four parcels (Tax Map 6, Parcel 14, Deed Book 189, Page 276). Parcels 1, 2 & 3 are zoned C1 and Parcel 4 is zoned C2. Property is situated on the west side of the Winfield Bridge on WV Route 817.**

Member, Dale Vance recused himself from the public hearing due to his association with Stoneridge Development.

Public Hearing Opened at 7:05 pm

Mr. Eric Tarr spoke on behalf of Bowyer Subdivision/Stoneridge Development and presented the case to subdivide the 6.01 acres into four parcels. Plans are to build 12 high-end townhomes on parcel #1 behind the Pizza Hut. The access street is located between the Pizza Hut and Generations Physical Therapy buildings. The townhomes will be two story with garages and will be a gated community.

Mr. Greg Winter, a homeowner near the parcels, voiced concerns with traffic congestion, the wetlands and plans for the other three parcels.

Mr. Dale Vance reported that he spoke to the DOH regarding traffic congestion; the DOH told him they had no concerns with additional traffic concerns.

Mr. Tim Lafon, City Attorney, reported that he was in contact with the WV-DEP with getting the sewer line requirements approved for the townhomes.

Ms. Laura Cox, Planning Director reported and read the staff report which recommends that the Planning Commission consider all public comment received in the public hearing. Staff further recommends that the Planning Commission approve this preliminary plat application and that this approval be based upon a finding by the Commission that it is in conformance with Article 1305.11 of the Zoning Ordinance.

Public Hearing Closed 7:20 pm

Before a motion for a vote could be presented, Ms. Julia Buckley wished to speak. Diann Hodges made a motion to reopen the public hearing.

Public Hearing Re Opened 7:21 pm

Ms. Julia Buckley voiced concerns about the main sewer line and the wetlands being disturbed by the access street for the townhomes. Mr. Greg Winter and Mr. Bill Davis informed her that the access street would be between the Pizza Hut and Generations Physical Therapy, which would not be near the sewer lines and wetlands.

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Mr. Jesse Parker, City Engineer, reported that the Army Corp of Engineers would be consulted before a building permit could be issued for construction near the wetlands.

Chris Legg made a motion to approve the pre plat subdivision application as presented. Motion Carried.

Public Hearing Closed 7:23 pm

Mr. Dale Vance, member of the Winfield Planning Commission, joined the meeting.

- 2. Text Amendment No. 2014-2015-13 Public Hearing to request to amend the Land Use Map of the 2011-2031 Winfield Comprehensive Plan for Parcels 151.3, 151.4, 162, 163, 164, 165, 165.1, 165.2, 167 and 2010. These parcels, designated in the current Plan for Low Density Residential Use, are being revised to allow Suburban/High Density Commercial Uses.**

Public Hearing Open 7:25 pm

Laura Cox, Planning Director reported that this change in the Comprehensive Plan, if enacted, would better reflect both the existing zoning designation and probably future development of the eastern portion of the area in question. It would also allow for adaptive reuse of one or more of the properties situated to the west of the Courthouse Complex.

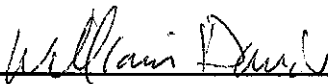
Dale Vance made a motion to send approve this text amendment and send it to City Council for approval. Motion Carried.

Public Hearing Closed 7:36 pm

GOOD OF THE ORDER

ADJOURNMENT

Chairman Bill Davis adjourned the meeting at 7:46 p.m. until the next regularly scheduled meeting.



William Davis, Chairman



Angie Hodges, Secretary