

WINFIELD PLANNING COMMISSION

MINUTES

July 3, 2017

7:00 p.m.

Chairman William Davis called the meeting of the Winfield Planning Commission to order on July 3, 2017 at 7:00 p.m. at Winfield City Hall, 12448 Winfield Road, Winfield, WV.

Members Attending: Bill Davis, Pat Woodrum, Dana Campbell, Dale Vance and Sean Loyd

Members Absent: Diann Hodges

Staff Present: Randy Barrett, Mayor, Jackie Hunter, Recorder, Angie Hodges, Secretary; Tim Lafon, City Attorney and Jesse Parker, City Engineer/Planning Director

Staff Absent: None

Public Present: Stephanie Mayberry

Approval of Minutes: Dana Campbell made a motion to approve the minutes of the June 5, 2017 meeting. Motion carried.

Staff Action/Reports:

9 Residential Building permits, 1 Commercial Building Permit and 0 Permit Extensions were issued between May 30, 2017 through June 27, 2017.

NEW BUSINESS

1. Application 2016-2017-14 by First State Bank. First State Bank requests rezoning of .65 acres, located at 19 Valley Street, from R1 Residential to C1 Suburban Commercial.

Public Hearing Opened at 7:05pm

Stephanie Mayberry, spoke on behalf of First State Bank and presented the purpose of the rezoning request is to allow the property to be marketed as commercial property. First State Bank originally loaned money and has been paying county taxes based on the property being zoned commercial. She stated there had been a buyer but they backed out and to date, there is not any interested parties.

Mayor Barrett stated that the property lost its commercial zoning after one (1) year of vacancy; it reverted back to residential.

Angie Hodges, Planning Commission Secretary, reported that there has not been any verbal or written questions or concerns from any of the adjacent property owners.

Jesse Parker, Planning Director, presented the staff report which included the following comments: (1) The property has historically been commercial in nature and the property's commercial status was grandfathered into the Official Zoning Map of the Town of Winfield's Comprehensive Plan. (2) The properties across Valley Street are the WV State Police and Putnam County Commission, which are government/commercial properties, the properties to the west are residential and properties across WV 817 are zoned C-2 Commercial.

Staff recommends that the Planning Commission consider all public comment received in the public hearing. Staff also recommends that the Planning Commission recommend approval of this application to the City Council for the rezoning of this parcel from R-1 Residential to C-1 Commercial.

Public Hearing Closed at 7:15pm

Dale Vance made a motion to recommend approval of the rezoning application to city council, Sean Loyd, seconded the motion. Motion carried.

UNFINISHED BUSINESS

1. Discussion of Ordinance 1717.11 Building Permit Fees.

Mayor Randy Barrett asked the commission to consider adjusting the plan review fee for new projects based on the time the city building inspector spends reviewing construction plans. The current plan review fee charged is \$100; the building inspector spends 2 to 3 hours performing a review. The mayor made a suggestion of raising the fee to \$150.00 for up to 3200 square foot projects and \$200.00 for 3200 or more square foot projects. Member, Dana Campbell made a motion to recommend raising the fees, according to the mayor's suggestion, and send to city council for approval. Motion carried.

GOOD OF THE ORDER


Mayor, Randy Barrett reported on the new sewer plant; Thrasher Engineering was approved by the Sanitary Board as the new contractor for the plant. Police Chief, Bobby Eggleton resigned and new candidates are being interviewed. Contractor bids for the new park would be opened July 7, 2017.

ADJOURNMENT

Bill Davis made a motion to adjourn at 7:33 pm until the next meeting. Motion carried.



William Davis, Chairman



Angie Hodges, Secretary