

**WINFIELD PLANNING COMMISSION**

**MINUTES**

**November 6, 2017**

**7:00 p.m.**

Chairman William Davis called the meeting of the Winfield Planning Commission to order on November 6, 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, Diann Hodges and Sean Loyd

**Members Absent:** None

**Staff Present:** Randy Barrett, Mayor, Angie Hodges, Secretary; Jesse Parker, Planning Director

**Staff Absent:** Jackie Hunter, Recorder

**Public Present:** James Payne of Courtyard Developers LLC

**Approval of Minutes:** Dale Vance made a motion to approve the minutes of the July 3, 2017 meeting. Motion carried.

**Staff Action/Reports:**

65 Residential Building permits and 3 Commercial Building Permits were issued between June 28, 2017 through October 31, 2017.

**NEW BUSINESS**

1. Pre Subdivision Application 2017-2018-2 Courtyard Developers LLC-Phase III of Courtyard Estates. Requesting to subdivide to create 11 lots in Courtyard Estates (Lots 1 through 6 and 41 through 45). The Property is zoned R 1 Residential and situated on Boxwood Drive within Courtyard Estates.

Public Hearing Opened at 7:02pm

James Payne, representing Courtyard Developers LLC, reported that his father's home (which is included in Phase III) may now be renovated instead of demolished. Original plans submitted, included the current home being torn down to create two of the lots within Phase III.

Jesse Parker, City Planning Director, interjected that his approval for this public hearing depends on the house being torn down, because the plot presented shows two lots without a home.

James Payne, then called Dave Hobba of DHB, LLC to verify plans for the former Jimmy Payne house and lot, but he got no answer. James Payne then made the decision that the home would be torn down and Phase III would be constructed as plans presented.

Angie Hodges, Planning Commission Secretary, reported that the City has not received any public correspondence/comments regarding the Pre Subdivision Application 2017/-2017-2.

Planning Director, Jesse Parker, reviewed and commented on the following:

1. The development of this phase of the subdivision requires the construction of infrastructure improvements (roadway, sewers etc.), therefore, final subdivision approval will be dependent upon satisfactorily completion of these improvements.
2. Staff recommends that the Planning Commission consider all public comment received in the public hearing. Staff also recommends that the Planning Commission approve this preliminary plat subdivision application based upon the finding that it is in conformance with Article 1305.01 of the Zoning Ordinance.

Public Hearing Closed at 7:15pm

Diann Hodges made a motion to recommend approval of the pre subdivision application; Sean Loyd, seconded the motion. Motion carried.

#### **GOOD OF THE ORDER**

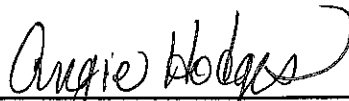
Mayor, Randy Barrett reported on the hiring of new Police Chief, Eddie Starcher. The boat ramp bids should go out the first of 2018 and construction start in the spring. Laura Cox is working on grants for the next phase of the City Park and walking trail. February 21, 2018 marks the 150<sup>th</sup> anniversary of the City of Winfield; there will be a celebration and plans will be announced as they become available.

#### **ADJOURNMENT**

Dale Vance made a motion to adjourn at 7:25 pm until the next meeting. Motion carried.



**William Davis, Chairman**



**Angie Hodges, Secretary**