

**WINFIELD PLANNING COMMISSION
MINUTES
March 7, 2011**

President William Davis on March 7, 2011 at 7:05 PM at Winfield Town Hall, Winfield, West Virginia, called the Winfield Planning Commission meeting to order.

Members Present:

Betty Stone, Dale Vance, Elmer Young, William Davis, Jerald Murray, George Armstrong, Terri O'Connor

Members Absent:

No members absent

Staff Present:

Ronald Stone – Mayor, Laura Cox – Planning Director, Jessie Parker – Town Engineer, Tim LaFon – Town Attorney and Jackie Hunter – Town Recorder

Staff Absent:

No staff absent

Public Present:

David Santon, Greg Winter, Betty Hensley, Bernard Thompson, Donald Hayes, David Jones, Joe Rumbaugh, Randy Barrett

Minute Approval:

Motion to approve the minutes of the January 3, 2011 meeting of the Winfield Planning Commission made by George Armstrong. Motion seconded by Jerald Murray. Motion carried.

Public Hearing(s) :

Rezoning Application #2010-2011-07, submitted by Stoneridge Development, Inc. requesting the rezoning from R-1 District to C-1 District, being 300 ft. frontage at a depth of 295 ft. from center of Winfield Road across from McDonalds.

Tax Parcel TM:6 P:14; DEED BOOK/PAGE WB:33 PG:891

President William Davis opened the hearing at 7:08 PM. The legal publication was read into record by President Davis who then called for the applicant or representative to come forth and present their case.

David Santon spoke on behalf of Stoneridge Development. If rezoning is approved, Stoneridge will construct retail and office buildings adjacent to the site location now known as Store It Phase II. This will be Store It Phase III.

President Davis asked if anyone in attendance opposed this application. No response was forthcoming. President Davis then asked if any letters or correspondence were received by staff in favor or against the rezoning application. It is noted, no correspondence was received either for or against the rezoning.

Planning Director Laura Cox noted that several approvals beyond that of this application are necessary for the applicant to realize its overall development plan. Staff recommends that the Planning Commission consider all public comment and approve this application providing the applicant subdivide the 300 foot by 295 foot portion of Tax Map 6 Parcel 14 that is the subject of this rezoning from the remainder of Parcel 14 within one year of the date of the approval of this application.

President Davis declared the Public Meeting closed at 7:25 PM. Motion made by Elmer Young to approve this rezoning based on staff recommendation and conditions. Motion seconded by George Armstrong. Motion carried. It is noted that Dale Vance abstained.

Conditional Permit Application #2010-2011-08, submitted by Stoneridge Development, Inc. requesting, permission under Article 1351.03(f) of the Planning and Zoning Code of the Town of Winfield to extend development of the self storage facility on the following adjacent site location to construct mini storage, retail and office buildings, being 300 ft.frontage at a depth of 295 ft. from center of Winfield Road across from McDonalds.

Tax Parcel TM:6 P:14; DEED BOOK/PAGE WB:33 PG:891

President William Davis opened the hearing at 7:26 PM. The legal publication was read into record by President Davis who then called for the applicant or representative to come forth and present their case.

David Santon spoke on behalf of Stoneridge Development. If rezoning and the conditional permit are approved, Stoneridge will extend development of the self-storage facility on the adjacent site location and construct storage, retail and office buildings. This will be Store It Phase III.

President Davis asked if anyone in attendance opposed this application. No response was forthcoming. President Davis then asked if any letters or correspondence were received by staff in favor or against the conditional permit application. It is noted, no correspondence was received either for or against this application.

Planning Director Laura Cox noted, we have not been given access to a complete concept site plan as set forth in Article 1359.02. Staff has no inherent problem with the expansion of an already established use but must have the opportunity to see where on the site plan these units will be constructed and how their impact upon adjacent residentially zoned property will be mitigated. Staff recommends that the Planning Commission consider all public comment and base approval on the condition that all issues and concerns are addressed to their satisfaction and that are no detrimental effects of this proposed use upon the character of the neighborhood, public utilities, traffic conditions, fire protection or any other matter pertaining to public health, safety and general welfare.

President Davis declared the Public Meeting closed at 7:40 PM. Motion made by George Armstrong to approve this conditional permit application based upon the Planning Director's recommendations and comprehensive site plan approval per Article 1359.02. It is noted that the application shall not be considered approved until the applicant has received written authorization from the Planning Director. Motion seconded by Betty Stone. Motion carried. It is noted that Dale Vance abstained.

Staff Actions/Reports:

Planning Director reported on January and February monthly activity.

Old Business:

1. **Craigo – Drainage – Cash Lane - Attorney Report**
Trial set for May 3, 2011
2. **Town of Winfield Comprehensive Plan-Update**
Currently working on Chapter 2 – Land Use
3. **FEMA – Town Floodplain Mapping and Ordinance - Update**
Laura Cox to meet with Kevin Snead April 13, 2011
4. **Alleged property violation, Falcon Lane and Rocky Step Road-Attorney Report**
Trail set for April 28, 2011
5. **Resident Complaint – Cane Creek Crossing and surrounding areas**
No change - awaiting 6 month suspension period

New Business:

Good of the Order:

Adjournment:

Motion to adjourn by Jerald Murray at 7:50 PM until the next regular scheduled meeting for April 4, 2011 at 7:00 PM.

William Davis, President

Terri O'Connor, Secretary