

**WINFIELD PLANNING COMMISSION  
MINUTES  
October 1, 2012**

President William Davis on October 1, 2012 at 7:02 PM at Winfield City Hall, Winfield, West Virginia, called the Winfield Planning Commission meeting to order.

**Members Present:**

Dale Vance, Diann Hodges, William Davis, Jerald Murray, George Armstrong

**Members Absent:**

Chris Legg, Terri O'Connor

**Staff Present:**

Randy Barrett - Mayor, Jackie Hunter – City Recorder, Gloria Chapman – City Clerk, 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 September 10, 2012 meeting of the Winfield Planning Commission made by Diann Hodges. Motion seconded by Dale Vance. Motion carried.

**Public Hearing (1) Opened: 7:02 PM Closed: 7:10 PM**

Application No. 2012-2013-3 P/O Parcel 14 Thomas Boyer Subdivision, application of Thomas Bowyer requesting permission to subdivide a 1.43 acre lot and 50' Right of Way from the property of Thomas Boyer situate in the City of Winfield, West Side of the Winfield Bridge on WV Route 817 – Zoning District C1. Deed Book 189; Page 276, P/O Parcel 14; Tax Map 6

President William Davis opened the hearing at 7:02 PM and read the legal publication into record. President Davis then called for the applicant or representative to come forth and speak on behalf of the application.

Dale Vance recused himself from the hearing. Planning Director Laura Cox stated, "The applicant, Stoneridge Development Inc. is requesting preliminary plat approval to subdivide a 1.43 acre lot and a 50 foot wide roadway access parcel from a larger tract owned by Thomas Bowyer under Article 1301.07 of the Zoning Ordinance. The applicant proposes to use the newly created lot for Phase IV of the "Stor-it" facility, which is a mixed commercial retail office and mini storage development located on Route 817 across from McDonald's near the Winfield sewage treatment plant. This parcel is located behind Phase III and is to be used for mini storage only. The property that is the subject of this development was rezoned from R-1 to the C-1 Suburban Commercial District in August 2012."

President Davis then called for those opposed to the application to present their evidence. No response either written or verbal was forthcoming.

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Planning Director Laura Cox recommended that the Planning Commission approve this preliminary plat application and that this approval be based upon a finding by the Commission that the site is in conformance with Article 1305.01 of the Zoning Ordinance

President Davis declared the hearing closed at 7:10 PM. Motion to approve the application made by Jerald Murray. Motion seconded by George Armstrong. Motion carried.

### **Public Hearing (2) Opened: 7:12 PM Closed: 7:18 PM**

Conditional Permit No. 2012-2013-4, The application of Stoneridge Development Inc. requesting permission under Article 1351.04 (f) of the Planning and Zoning Code of the City of Winfield to extend development of the self storage facility on the following adjacent site location to construct mini storage, retail and office buildings. 817 Winfield Road, Winfield, WV. Deed Book 189; Page 276; P/O Parcel 14; Tax Map 6

President William Davis opened the hearing at 7:12 PM and read the legal publication into record. President Davis called for the applicant or representative to come forth and speak on behalf of the conditional permit application.

Dale Vance recused himself from the hearing. Planning Director Laura Cox stated, "The applicant, Stoneridge Development Inc. is requesting a Conditional Use Permit under Article 1351.04(f) of the Zoning Ordinance for Phase IV of the "Stor-it" facility, which is a mixed commercial retail office and mini storage development located on Route 817 across from McDonalds near the Winfield sewage treatment plant. The property that is the subject of this development is in the process of being rezoned to the C-1 Suburban Commercial District. This district allows warehousing as a conditionally permitted use only. A Conditional Permit for Phase I was approved in 2006 and construction documents were approved on July of 2007. A Conditional Permit for Phase II was approved in July 2010 and construction documents were approved in September 2010. A Conditional Permit for Phase III was approved in March 2011 and construction documents were approved in July of 2011."

President Davis then called for those opposed to the application to present their evidence. No response either written or verbal was forthcoming.

Planning Director Laura Cox recommended that the Planning Commission act favorably on this application and that approval be based upon a finding by the Commission that "there 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 the public health, safety, and general welfare."

President Davis declared the hearing closed at 7:18 PM. Motion to approve the application made by Jerald Murray. Motion seconded by Diann Hodges. Motion carried.

### **Staff Actions/Reports:**

Eleven building permits issued from September 1 – 26, 2012.

Mayor Barrett reported that the sidewalk approval is anticipated by October 12, 2012.

**Old Business:**

1. **Craigo – Drainage - Cash Lane – Attorney Report – Action, if any.**  
Attorney Tim LaFon reported that the drainage pipe was installed and passed inspection. Attorney LaFon also reported that a hearing is scheduled for 9:00 AM on October 24, 2012 for the fine. Project sited for deviation of Building Permit and failure to obtain a Certificate of Occupancy.
2. **Review of Article 1309 Infrastructure Improvements. Discussion on existing roads and rights-of-way. Action, if any.**  
Planning Commission to hold Public Hearing on Text Amendment of Article 1309 November 5, 2012.

**New Business:**

1. **Timbering Application No. 2012-2013-1, Ohio Valley Veneer, Inc. Discussion, Action, If any.**  
Applicant representative did not attend meeting nor did they return telephone calls. Jessie Parker and or Laura Cox to inform company president that they must be on the agenda for the next Planning Commission and produce the requested documents or we will not be able to take action.

**Good of the Order:**

**Adjournment:**

Motion to adjourn Jerald Murray @ 7:43 PM until the next regular scheduled meeting for November 5, 2012 at 7:00 PM.

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William Davis, President

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Terri O'Connor, Secretary