

**WINFIELD PLANNING COMMISSION  
MINUTES  
September 10, 2012**

President William Davis on September 10, 2012 at 7:00 PM at Winfield City Hall, Winfield, West Virginia, called the Winfield Planning Commission meeting to order.

**Members Present:**

Dale Vance, Diann Hodges, Chris Legg, William Davis, Jerald Murray, George Armstrong, Terri O'Connor

**Members Absent:**

No members absent

**Staff Present:**

Randy Barrett - Mayor, Gloria Chapman – City Clerk, Jessie Parker – Town Engineer, Laura Cox – Planning Director, Tim LaFon – City Attorney

**Staff Absent:**

Jackie Hunter – City Recorder

**Public Present:**

Kathryn Burns, Dennis Sansom, Don Dewey, Tom Hill, JR Nottingham  
Matt Cook, Forestry Specialist – Logging; Ian Smith, Logging Forester and David Turnipseed, Logging Forester with the West Virginia Division of Forestry

**Minute Approval:**

Motion to approve the minutes of the August 6, 2012 meeting of the Winfield Planning Commission made by Dale Vance. Motion seconded by Chris Legg. Motion carried.

**Public Hearing (1) Opened: 7:01 PM Closed: 7:30 PM**

Timbering Application No. 2012-2013-1, application of Ohio Valley Veneer, Inc. requesting permission to Timber (construed to include the removal by select-cut or clear-cut of trees and brush, for commercial or personal purposes) 211 acres of land located on Route 817 in Winfield, WV pursuant to Article 1717.17 (d) of the Planning and Zoning code of the City of Winfield. Legal Description as follows: Parcel ID: 4-14-0000 DB: V462, P214

President William Davis opened the hearing at 7:01 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 timbering application.

Don Dewey on behalf of Ohio Valley Veneer stated that he had no other plans or documentation other than what was previously submitted to the Planning Commission and was waiting for the Forestry Division to assist with this issue.

President Davis called for those in favor of the application to speak and present their evidence. Matt Cook stated that the Forestry Division did not generally lay out haul roads, skid trails, storm drainage and erosion control but would help if necessary. Forestry inspections would be conducted every two to three weeks to make sure the timbering operation complies with Federal, State and Local regulations.

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President Davis then called for those opposed to the application to present their evidence. Various concerns relating to excessive water flow, drainage, adjacent properties and land stability were presented.

Planning Director Laura Cox stated that the applicant did not submit the level of detail required to address these concerns. A plan showing all haul roads, harvesting areas, property lines, skid, trails, streams, and all affected City streets, in addition to storm drainage and erosion control must be submitted with the application. Drainage calculations must be submitted to indicate the proposed timbering operation on all affected watershed. These submitted plans and specifications must be reviewed and approved by the City Engineer prior to issuance of a permit by the Building Inspector.

President Davis asked the commission members and guests if they had any questions for Mr. Dewey. Questions regarding clear-cut and select cut were addressed. President Davis declared the hearing closed at 7:30 PM.

After much deliberation, the committee proposed to delay voting on this application until the applicant has submitted the required documentation.

### **Public Hearing (2) Opened: 7:35 PM Closed: 7:50 PM**

Conditional Permit No. 2012-2013-2, The application of Winfield United Methodist Church requesting a conditional permit under Articles 1347.04 (a) of the Planning and Zoning Code of the City of Winfield to allow a church as a permitted use in the R1 zoning district.  
2 Radwin Drive, Winfield, WV 25213 Dist. 13; Map 6; Parcel 17; 3.673 acres

President William Davis opened the hearing at 7:35 PM and read the legal publication into record. President Davis then recused himself from the hearing and appointed Jerald Murray to monitor the hearing.

Vice-President Jerald Murray called for the applicant or representative to come forth and speak on behalf of the conditional permit application.

Dennis Sansom spoke on behalf of the Winfield United Methodist Church. They are requesting this conditional permit so that they may add on to the church in the near future.

Vice-President Jerald Murray called for those in favor of the application to speak and present their evidence. No response. Vice-President Jerald Murray then called for those opposed to the application to present their evidence. No response. Vice-President Jerald Murray asked the commission members and guests if they had any questions for Mr. Sansom. Again, no response.

Vice-President Murray declared the hearing closed at 7:50 PM.

Planning Director Laura Cox recommended that the Planning Commission approve this application based upon the finding 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 of the City.

Motion to approve the conditional permit application made by Chris Legg. Motion seconded by Dale Vance. Motion carried.

**Staff Actions/Reports:**

Twenty Building Permits issued August 1-31, 2012.

Mayor Barrett reported that FEMA approved the application to reimbursable city expenses due to the storm damage of July 2012.

**Old Business:**

1. **Craigo – Drainage - Cash Lane – Attorney Report – Action, if any.**

**Drainage:** Cherry River nearly finished with construction.

**Craigo – Cash Lane Apartments:** No change.

**New Business:**

1. **Review of Article 1309 Infrastructure Improvements. Discussion on existing roads and rights-of-way.**

Laura Cox to review current ordinance and submit proposed text amendment for next meeting.

**Good of the Order:**

Mayor Barrett introduced Roberts Rules of Order to simplify meetings.

**Adjournment:**

Motion to adjourn by William Davis @ 8:10 PM until the next regular scheduled meeting for October, 1 2012 at 7:00 PM.

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William Davis, President

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Terri O'Connor, Secretary