

**WINFIELD PLANNING COMMISSION
MINUTES
October 17, 2016
7:00 p.m.**

Chairman William Davis called the special meeting of the Winfield Planning Commission to order on October 17, 2016 at 7:00 p.m. at Winfield City Hall, 12448 Winfield Road, Winfield, WV.

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

Members Absent: None

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

Staff Absent: None

Public Present: None

Approval of Minutes: Diann Hodges made a motion to approve the minutes of the August 1, 2016 meeting. Motion carried.

Staff Action/Reports:

33 Residential Building permits, 5 Commercial Building Permits and 2 Permit Extensions were issued between July 27, 2016 through October 11, 2016.

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Application 2016-2017-04 by Stoneridge Development. Stoneridge Development requests a Conditional Use Permit under Article 1351.04 (f) of the Zoning Ordinance for a storage and lumber yard to be located adjacent to the Winfield Sewage Treatment Plant. The property is zoned C-1, Suburban Commercial, which allows warehousing as a conditional permitted use only.

Member, Dale Vance recused himself from the public hearing due to his association with Stoneridge Development.

Public Hearing Opened at 7:05 pm

Dale Vance, spoke on behalf of Stoneridge Development and presented the purpose of the conditional permit. It is Stoneridge Development's intent to bid on a 2.78 acre plot, currently owned by the City of Winfield, for the purpose of opening a lumber yard with warehousing. The conditional permit is needed to allow property usage for warehousing. Mr. Vance stated there would be minimum traffic with delivery vehicles and the access street to the property is located between the Store IT and Pizza Hut locations.

Angie Hodges, Planning Commission Secretary, reported that no notices were required to be sent to the public because the only property owners within the 200 feet perimeter of the property are the City of Winfield and Stoneridge Development.

Mayor, Randy Barrett stated the 2.78 acre subdivided plot is located behind the Subway restaurant and is within 300 feet of the proposed new sewage treatment plant; therefore, the property is non-occupancy. The property is up for public auction on October 26, 2016 at 3:00pm.

City Attorney, Tim Lafon, stated the sale of the property is contingent based on storage use only. Also, the deed will state that no permit will be granted in opposition of the ordinance. Also, before closing, the buyer must obtain approval of the entity that enforces it.

Planning Director, Laura Cox, reported and read the staff report which included the following comments: (1) This Conditional Use Permit, if approved, would result in the expansion of an already established warehouse district (2) Site Plan and Building Permit approvals will be required prior to beginning construction (3) Staff reminds the Planning Commission that this Conditional permit, if granted, would be limited to this particular applicant and

Page 3 – PC Minutes 10/17/2016

for this specific use. (4) Due to the proximity to the new treatment plant, permitted uses on any portion of the property in question which lie within 300 feet of the facility are restricted by covenant to those that would not be detrimental to its function.

Staff recommends that the Planning Commission consider all public comment received in the public hearing. Staff further recommends that the Planning Commission act favorably on this application and that this action be based upon 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."

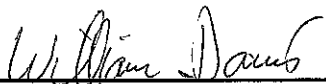
Public Hearing Closed 7:14 pm

Dana Campbell made a motion to approve the Conditional Use permit application. Motion Carried.

GOOD OF THE ORDER

ADJOURNMENT

Bill Davis made a motion to adjourn at 7:23pm until the next meeting. Motion carried.



William Davis, Chairman



Angie Hodges, Secretary