

Jefferson County Planning Commission  
June 25, 2013

The Jefferson County Planning Commission met on June 25, 2013, with the following Commission members present: Paul Taylor, President, Daniel Hayes, Vice President, Walt Pellish, Wade Louthan, and Gary Phalen. Staff members present included Seth Rivard, County Planner; Roger Godwin, Chief County Engineer; Jonathan Saunders, County Engineer; Joe Kent, Land Development Inspector; and Alexandra Beaulieu, Planning Clerk.

Mr. Matthew Pennington, Chesapeake Bay Program Coordinator for Region 9 was present to answer questions related to Stormwater Management standards and the new Maryland Rain Tax.

This special called meeting took place in the conference room on the 2<sup>nd</sup> Floor of the Mason Building located at 116 East Washington Street.

Mr. P. Taylor called the meeting to order at 7:05 PM.

1. **Citizen Communications:** None.
2. **Discussion and possible recommendation regarding proposed text amendments to the Stormwater Ordinance and Text Amendments to the Subdivision and Land Development Regulations.**

Mr. Goodwin distributed and reviewed the Chesapeake Bay Summary Report from November 1, 2011. He stated that 14% of West Virginia drains into the Potomac River and into the Chesapeake Bay. He noted that Jefferson County is one (1) of seven (7) counties in West Virginia located within the Chesapeake Bay watershed contributing to stormwater runoff pollution of local streams and the Chesapeake Bay.

Mr. Goodwin stated that in 2002, West Virginia signed a Memorandum of Understanding agreeing to join with the states of Delaware, Maryland, New York, Pennsylvania, Virginia, and the District of Columbia, to improve water quality in the Chesapeake Bay. The West Virginia Department of Environmental Protection (WVDEP) was charged with developing a program in WV to meet the federal water quality requirements for the Chesapeake Bay.

Mr. Goodwin stated that in 2011, the WVDEP formally requested that Jefferson County adopt the one-inch rainfall stormwater capture requirement as part of their current Stormwater Management Regulations. He stated that the WVDEP indicated that grant funds were available for Jefferson County to hire a consultant to assist staff in the development of a new Stormwater Management Ordinance.

Mr. Rivard noted that a majority of the draft Stormwater Management Ordinance consists of the stormwater management requirements found in the Subdivision and Land Development Regulations. The draft Stormwater Management Ordinance does include the addition of stormwater quality standards as established by the DEP. Mr. Rivard noted that the proposed draft Stormwater Management Ordinance is scheduled for a Public Hearing on July 9, 2013.

Mr. Rivard requested a special called meeting be scheduled for July 23, 2013 in response to a pending waiver request from the US Coast Guard. He stated that the US Coast Guard is planning to build a 40,000 square foot building and intending to break ground by August 27, 2013.

Mr. Taylor inquired what the waiver request included.

Mr. Rivard stated that the application was still forthcoming but that the US Coast Guard consultant stated they would be requesting three waivers. He stated they would be requesting an early grading permit and noted that this request would be similar to the one requested by Morgan's Grove Market. Mr. Rivard stated that they would also request a reduction in parking stall size requirements from 9' x 20' to 9' x 18' and also a request to include a second entrance going out to Wiltshire Road.

Mr. Taylor inquired as to the general consensus of Staff.

Mr. Rivard stated that staff were comfortable with approving all three of the waivers.

Minutes

Jefferson County Planning Commission

June 25, 2013

Page 2 of 2

Mr. Goodwin stated that the waiver request for a reduction in parking stall size would not be an issue because they would be providing more parking spaces than required. He stated that he did not foresee any issues with the waiver request for a 2<sup>nd</sup> entrance as it is not a requirement within our ordinance. He noted the applicant would be requesting the waiver for a second entrance due to a condition listed in their lease. Mr. Goodwin stated that the third waiver request would be for an early grading permit to allow site development at their own risk prior to receiving full site plan approval. He noted that the applicant was aware they would assume any risk for cost related to any changes in the site plan approval process.

Mr. Taylor scheduled a special called meeting for July 23, 2013 at 7:00 PM.

The meeting concluded at 8:16 PM.