

MINUTES
JEFFERSON COUNTY PLANNING COMMISSION
JUNE 23, 2009

The Jefferson County Planning Commission met on Tuesday, June 23, 2009, with the following Commission members present: Arnold Dailey, President; Robert Reynolds, Vice-President; Lynne Deming, Secretary; Ed Dunleavy; Ellen May; John Maxey; John Sidor; Jim Surkamp and Thomas Trumble. Staff members present included Jennifer Snyder, Acting Zoning Administrator; Kirk Davis, Acting Planner; Jonathan Saunders, Engineer; Jennilee Hartman, Planning Clerk and Shannon Phillips, Planning Clerk.

Mr. Dailey called the meeting to order at 7:00 PM.

1. Approval of minutes.

Staff stated the June 9, 2009 Planning Commission meeting minutes would be presented at the July 14, 2009 meeting, along with the June 23, 2009 meeting minutes for approval.

2. Citizen Communications. None.

3. Requests for postponement. None.

4. Request by Sunnyside, LLC a variance to extend the Community Impact Statement deadline from August 17, 2009, to December 31, 2010 (PC File #06-26). The property is located on the south side of WV Route 45 approximately 1.3 miles west of Shepherdstown.

Peter Chakmakian was present on behalf of the applicant to answer Planning Commissioners' questions. Mr. Chakmakian presented the Commission with correspondence from the Corporation of Shepherdstown dated June 22, 2009, with regard to a request for possible sewer service to Chriswood Subdivision. Discussion ensued.

Mr. Dailey opened the public hearing. Roger Webster asked if Sunnyside, LLC and Chriswood Subdivision were the same entity. It was clarified for Mr. Webster that Sunnyside LLC is the owner and Chriswood is the name of the subdivision. Robert Thatcher stated that he felt three years was a sufficient amount of time in which to complete the project. The public hearing was closed.

There was further discussion with regard to sewer options.

Ms. Hartman read the following recommendation from her staff report.

“...staff recommends granting the extension of time to allow the applicant sufficient time to continue negotiating with the City of Shepherdstown. Staff recognizes the City sewer lines may not come to fruition and therefore the applicant would then need the time to design the on-site treatment facility and have it approved by the Health Department. In addition the preliminary plat has 17 outstanding issues that will need

to be addressed and the final plat will need to be designed and a public hearing held”.

Mr. Saunders deferred to the Planner for recommendation.

Mr. Sidor asked if Staff had recommended the developer go to Shepherdstown to seek sewer service. Staff stated they had not. Discussion ensued.

Mr. Maxey moved to deny the request by Sunnyside, LLC for a variance to extend the Community Impact Statement deadline from August 17, 2009, to December 31, 2010. Ms. May seconded the motion, which carried 8 in favor and 1 opposed (Mr. Dailey).

5. Director's Report. None.
6. President's Report. None.
7. Planning Commission Exchange.

Ms. May stated that she and Ms. Deming would be attending the upcoming Public Service District meeting.

8. Reports from Legal Counsel and legal advice to PC.

Mr. Casimiro informed the Planning Commission that he would be transferring to the Magistrate Judicial Building and that Stephen V. Groh, Esquire had been appointed as their legal counsel.

9. Actionable Correspondence. None.

Mr. Maxey moved to adjourn the meeting at 7:58 PM. Ms. Deming seconded the motion, which carried unanimously. A detailed transcript of the meeting may be found on CD #35. These minutes were prepared by Shannon Phillips.