

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
JULY 13, 2004

The Jefferson County Planning & Zoning Commission met on Tuesday, July 13, 2004 with Arnie Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, William Lewandowski, Russell Roper, Rusty Morgan, John Sims and Thomas Kane. Staff members present were Roger Hunter, Roger Goodwin and Sherry Cole.

Mr. Dailey called the meeting to order at 7:00 p.m. Ms. Smith motioned to accept the Minutes of the June 22, 2004 regular meeting. Mr. Lewandowski seconded the motion which carried unanimously.

Mr. Dailey stated that the Final Plat Public Hearings would be held before the Community Impact Statement Review.

2. Final Plat Public Hearing for the Mission Ridge Subdivision. Staff recommended postponement of the Final Plat Public Hearing until the July 27, 2004. Mr. Lewandowski motioned to postpone the Final Plat Public Hearing until the July 27, 2004 meeting. Ms. Smith seconded the motion which carried unanimously.

3. Final Plat Public Hearing for the Merryfield Farm Estates Subdivision (formerly known as Woodbury farms). Staff recommended postponement of the Final Plat Public Hearing until the July 27, 2004 meeting. Ms. Kern motioned to postpone the Final Plat Public Hearing until the July 27, 2004 meeting. Ms. Smith seconded the motion which carried unanimously.

4. Final Plat Public Hearing for the Chapel View Subdivision, Section 2, Lots 42-105. Staff recommended postponement of the Final Plat Public Hearing until the July 27, 2004 meeting. Mr. Sims motioned to postpone the Final Plat Public Hearing until the July 27, 2004 meeting. Mr. Morgan seconded the motion which carried unanimously.

5. Final Plat Public Hearing for the Burch Manor Subdivision, Lots 3-6 and Lot 7-Residue. Staff recommended approval of the Final Plat. There was no public comment. The Public Hearing was closed. Mr. Morgan motioned to approve the final plat. Mr. Roper seconded the motion which carried unanimously.

1. Community Impact Statement Review for the Springs at Shepherdstown. Annette van Hilst presented the project. There was public comment from Joe Hankins, Jim Surkamp and Vicki Faulkner. The Public Hearing was closed. Mr. Kane motioned to approve the Community Impact Statement. Mr. Roper seconded the motion which passed with a vote of 6 for and 2 opposed (Mr. Morgan and Mr. Lewandowski).

6. Request by County Commission for proposed Ordinance amendments as it directly pertains to §8A-1-1 of the WV State Code commonly known as "the planning bill" and/or SB454. Staff handed out a copy of his memo dated July 13, 2004 regarding a Request for Comments - Amendments to Zoning and Development Review Ordinance.

7. Ordinance revisions. Mr. Morgan stated that the County Commission would like the Planning & Zoning Commission's blessing and any comments on the draft to the proposed amendments to the Jefferson County's Zoning and Development Review Ordinance. The primary purpose of these amendments is to modify the LESA point structure. This will be discussed at the Special Meeting on July 20, 2004. Mr. Morgan also wants the other half of the ordinances done within four months. Mr. Morgan asked that the Planning & Zoning Commission and Staff review the

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Subdivision Ordinances and pick out the 10 most critical issues and turn them into Staff at the July 27, 2004 meeting. The issues will then be presented to the County Commission. Mr. Morgan stated the County Commission will then direct Mr. Raco to work with Mr. Hunter to come up with a time frame to meet the deadline and work in concert with the Planning & Zoning Commission to get this through the public process in four months.

At this point the recorder malfunctioned.

8. Correspondence. None.

The meeting adjourned at 9:55 p.m. on July 13, 2004. A detailed transcript of this meeting can be found on Tapes #17, #18 and #19. These minutes were prepared by Sherry Cole.