

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
JULY 27, 2004

The Jefferson County Planning & Zoning Commission met on Tuesday, July 27, 2004 with Arnie Dailey, President, presiding. Other Planning Commission members present were: Renny Smith, Russell Roper, Rusty Morgan, John Sims and Thomas Kane. Staff members present were Roger Hunter, Roger Goodwin and Sherry Cole.

Ms. Kern was absent with notification. Mr. Lewandowski was absent without notification.

Mr. Dailey called the meeting to order at 7:04 p.m. Ms. Smith motioned to accept the Minutes of the July 13, 2004 regular meeting. Mr. Sims seconded the motion which carried unanimously.

1. Declaration of Violation for Roy Dick of the Jefferson County Salvage Yard Ordinance for property designated as Parcel 17.1 on Tax Map 3B of the Middleway District as found in Deed Book 920 at Page 619. Staff stated that Mr. Dick is in compliance.
2. Postponed from the June 22, 2004 meeting. Action and discussion by the Commission on the Multi Use Variance Request by Bill K. Hurd and John T. Gavlas to allow 2 principal structures/uses on a single tract of land without processing a subdivision plat. Mr. Hurd and Mr. Gavlas faxed a letter dated July 22, 2004 requesting postponement of this item until the August 10, 2004 meeting. Ms. Smith motioned to postpone action and discussion on this variance request until the August 10, 2004 meeting. Mr. Roper seconded the motion which carried unanimously.
3. Postponed from the July 13, 2004 meeting. Final Plat Public Hearing for the Mission Ridge Subdivision. 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. Kane seconded the motion which carried unanimously.
4. Postponed from the July 13, 2004 meeting. Final Plat Public Hearing for the Merryfield Farm Estates Subdivision (formerly known as Woodbury farms). 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. Kane seconded the motion which carried unanimously.
5. Postponed from the July 13, 2004 meeting. Final Plat Public Hearing for the Chapel View Subdivision, Section 2, Lots 42-105. Staff recommended approval of the final plat. There was no public comment. The public hearing was closed. Ms. Smith motioned to approve the final plat. Mr. Kane seconded the motion which carried unanimously.
6. Community Impact Statement Review for the Premier Bank & Commercial Property at Maddex Square Shopping Center. Annette van Hilst with Dewberry/Appalachian presented the Community Impact Statement. There was no public comment. The public hearing was closed. Staff recommended approval of the Final Plat. Mike Shepp with Dewberry/Appalachian answered questions from Mr. Morgan regarding storm water management. Ms. Smith motioned to approve the Community Impact Statement. Mr. Morgan seconded the motion which carried unanimously.
7. Community Impact Statement Review for the Demory Farms Subdivision. Ken Barton with Steptoe & Johnson; Robert Bosco and Pete Nyce with Huntley, Nyce & Associates presented the project. There was public comment from Pat Hayes, Dean Swarf, Pat Roll, Robert Fluharty, Barbara Feldman, Chad Johnson and Mike Roll. The public hearing was closed. Robert Bosco

MINUTES - JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
JULY 27, 2004  
PAGE TWO

and Kenneth Barton rebutted. The Public Hearing was closed. Staff recommended approval of the Community Impact Statement. Mr. Roper motioned to approve the Community Impact Statement. Mr. Kane seconded the motion. The vote was 3 for and 3 opposed (Ms. Smith, Mr. Morgan and Mr. Sims).

8. Community Impact Statement Review for The Preserve at Barleywood. Mark Dyck with W. H. Gordon Associates presented the Community Impact Statement. There was public comment from Joe Coakley, Walter Washington, Vickie Faulkner, Mike Magaha, Frances Magaha and Sam Engle. The public hearing was closed. Mark Dyck rebutted. Staff recommended approval of the Community Impact Statement contingent upon developer getting letter from the fire department. Ms. Smith motioned to approve the Community Impact Statement with staff contingencies. Mr. Kane seconded the motion which carried unanimously.

9. Violation Notice JDM Locust Hill, LLC Locust Hill Subdivision, Lots 366-390 & 392-447 (PC File #03-13). Staff recommended postponement until the August 10, 2004 meeting. Ms. Smith motioned to postpone this item until the August 10, 2004 meeting. Mr. Roper seconded motion which carried unanimously.

10. Request by George R. and Edna C. Enos for a variance from upgrading an existing right-of-way and road to County standards for a proposed 3 lot subdivision; and, advancement to the final plat stage. Staff recommended granting the variance request and advancement to the final plat stage contingent upon: (1) constructing the approved boulevard access design to County grade standards and (2) street signs must be installed to the satisfaction of the Chief County Engineer. Ron Parr presented the variance request. Ms. Smith motioned to grant the variance request with staff contingencies and approval of advancement to the final plat stage with staff contingencies. Mr. Roper seconded the motion which carried unanimously.

11. 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.

12. Ordinance revisions. Staff presented subdivision ordinance changes. Discussion of these changes will take place at the August 10, 2004 meeting.

13. Correspondence. Mr. Morgan directed staff to respond to Ms. Stonesifer's letter. Mr. Dailey will sign the letter to Ms. Stonesifer.

The meeting adjourned at 10:38 p.m. on July 27, 2004. A detailed transcript of this meeting can be found on Tapes #27, #28, #29, #30 and #31. These minutes were prepared by Sherry Cole.

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