

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
MAY 13, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, May 13, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Renny Smith, William Lewandowski, Russell Roper, Sam Donley, Rusty Morgan, Mark Schiavone, Richard Childs, Barbara Humes and Clark Draper. Staff members present were Paul Raco, Roger Goodwin, Michael Stevens, and Sherry Cole.

Rosella Kern and David Mills were absent with notification. Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:02 P.M.

Ms. Smith motioned to accept the Minutes of the April 22, 2003 regular meeting. Mr. Morgan seconded the motion which carried unanimously. Mr. Donley motioned to accept the minutes of the April 29, 2003 Special Meeting. Mr. Schiavone seconded the motion which carried unanimously.

1. Postponed from the January 28, 2003 meeting. Final Plat Public Hearing for the Luther Lamp Minor Subdivision, Lots 1, 2-Residue. Staff stated the Final Plat is in compliance with the Ordinance. There was no public comment. Mr. Donley motioned to approve the Final Plat with staff contingencies. Mr. Schiavone seconded the motion which passed with a vote of 6 for and 2 opposed (Mr. Morgan and Mr. Lewandowski).

2. Postponed from the April 22, 2003 meeting. Final Plat Public Hearing for the Abelow Farm Subdivision, Lots 21-37 & Residue. Mr. Dailey left the meeting room for this item due to business relations with Abelow. Ms. Smith took over as chair person. Staff recommended approval of the Final Plat subject to bonding and recording within 90 days. There was no public comment. Mr. Schiavone motioned to approve the Final Plat with staff contingencies. Mr. Childs seconded the motion which passed with a vote of 5 for, and 2 opposed (Mr. Morgan and Mr. Lewandowski). Mr. Dailey returned to the meeting room.

3. Final Plat Public Hearing for the Locust Hill Subdivision, Lots 366-390 & 392-447. Staff recommended approval of the final plat subject to bonding and recording within 90 days. There was public comment from Paul Burke. Mike Shepp presented the project. Mr. Donley motioned to approve the Final Plat with staff contingencies. Mr. Roper seconded the motion which passed with a vote of 6 for, and 2 opposed (Morgan and Lewandowski).

4. Final Plat Public Hearing for the Lawrence J. Slebodnick, Jr. Minor Subdivision, Lots 1 & 2-Residue. Staff recommended tabling this item until the next meeting. Ms. Smith motioned to postpone the Final Plat Public Hearing until the May 27, 2003 meeting. Mr. Schiavone seconded the motion which carried unanimously.

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5. Community Impact Statement Review for the Deerfield Village Subdivision. Eric Lewis, Annette Van Hilst and John Laughland presented the project. There was public comment from Lori Stilley. Staff recommended acceptance of this Community Impact Statement. Mr. Schiavone motioned to approve the Community Impact Statement. Ms. Smith seconded the motion which passed with a vote of 6 for and 2 opposed (Mr. Morgan and Mr. Lewandowski).

6. Request by Lori Stilley to address the Commission regarding school capacity and specific sections of the Subdivision Ordinance. Ms. Stilley and Attorney Camilletti presented the request. No action was taken.

7. Request by Mike Shepp and Mark Dyck to discuss the fact that Gordon & Associates and Appalachian Surveys of West Virginia are getting different school enrollment figures from the Board of Education. Mike Shepp and Mark Dyck presented this request. No action was taken.

8. Request by Mike Shepp on behalf of the owner/developers of the Thorn Hill Subdivision for a six (6) month time extension to provide additional support data. Mr. Shepp presented the request. Mr. Donley motioned to approve the six (6) month extension. Mr. Schiavone seconded the motion which passed unanimously.

9. Request by Patricia Sanderson/Shenandoah Construction Management, LLC to discuss the December 10, 2002 Minutes regarding the opaque fence and screening requirements for Shenandoah Professional Center. Ms. Sanderson presented the project stating there was a clerical error in the December 10, 2002 regular meeting minutes. Ms. Smith motioned to amend the minutes of December 10, 2002 to reflect the fact that buffer and fence are not to be a part of the office building. Mr. Schiavone seconded the motion which passed with a vote of 7 for and 1 opposed.

10. Comprehensive Plan. Mr. Morgan stated the County Commission is still reviewing and editing the Comprehensive Plan.

11. Correspondence. Letter dated April 19, 2003 was presented from Bowles Rice McDavid Graff & Love, PLLC regarding Henry v. Jefferson County Planning Commission. An email response from Paul Raco to Lori Stilley was presented. No action was taken.

The meeting adjourned at 9:58 p.m. on May 13, 2003. A detailed transcript of this meeting can be found on Tape(s) #59 and #60. These minutes were prepared by Sherry Cole.

