

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 p.m.

March 12, 2020

Council Chambers

COMMISSIONERS PRESENT: Peter DeMasters, Carol Pyles, Sam Loretta, Tim Stranko, William Blosser, Bill Petros, Michael Shuman, Ronald Dulaney

COMMISSERS ABSENT: None

STAFF PRESENT: Christopher M. Fletcher, AICP

I. CALL TO ORDER/ROLL CALL: DeMasters called the meeting to order at 6:30 p.m. and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

II. GENERAL PUBLIC COMMENTS: None.

III. MATTERS OF BUSINESS:

A. Approval of the February 13, 2020 meeting minutes. Stranko moved to approve as presented; seconded by. Motion passed unanimously with Petros and Shuman abstaining due to their absence.

IV. UNFINISHED BUSINESS: None.

V. NEW BUSINESS:

A. RZ20-02 / DRS Architects / Ronald McDonald House / 841 Country Club Drive: Request by Paul Cali of DRS Architects on behalf of Ronald McDonald House Charities of Morgantown, Inc. for a Zoning Map Amendment to reclassify property addressed as 841 Country Club Drive from R-1, Single-Family Residential District and R-3, Multi-Family Residential District to B-2, Service Business District. Tax District 15, Tax Map 11, Parcels 90 and 91, R-3, Multi-Family Residential District; Part of Tax Map 12, Parcel 1.1, R-1, Single-Family Residential District.

Fletcher presented the Staff Report and noted the petitioner was present.

Brandon Lucas, attorney for Ronald McDonald House, Paul Cali from DRS Architects, and Jamie Johnson from Alleghany Construction introduced themselves. They thanked the Planning Staff for their guidance on this project. Mr. Johnson reviewed the proposed renovations and expansions to the house including the addition of an elevator for accessibility. New guest rooms, office space etc. would be added. Guest rooms will also be upgraded. The addition to the building will add approximately eleven additional guest rooms, depending on fund raising. Additionally, parking will be expanded to accommodate this.

There being no comments or questions by the Planning Commission, DeMasters asked if anyone was present to speak in favor or in opposition to the petition. There being none, DeMasters asked for staff's recommendation, which was read by Fletcher.

Demasters asked for discussion. Blosser asked about the public right-of-way from Country Club Drive to Med Center Drive and wonders if the City is considering upgrading the rights-of-way in that area as well as the pedestrian walkways. Even with these upgrades there is still foot traffic area in the area from Ronald McDonald House to the Hospital. Fletcher indicated he would pass on the information to City Administration.

Stranko made a motion to recommend to City Council to approve the zoning map amendment as recommended by staff; seconded by Blosser. The motion carried unanimously.

Fletcher advised the petitioner stating that since the recommendation has been made to City Council that he will send the information on their upcoming meetings.

B. MNS20-03 / Fizer / 679 Westview Avenue. Request by David A. Fizer, Executer of Dorothy M. Fizer Estate, for minor subdivision approval of property located at 679 Westview Avenue. Tax District 15, Tax Map 54, Parcel 153, R-1, Single-Family Residential District.

Fletcher presented the Staff Report and noted the petitioner was unable to be present and asked that Staff represent him. There being no questions by the Planning Commission, DeMasters asked if anyone was present to speak in favor of or in opposition to the petition. There being none, DeMasters asked for staff recommendations, which was read by Fletcher.

Stranko motioned to approve the petition with staff recommended conditions; seconded by Hammond. Motion carried unanimously.

VI. OTHER BUSINESS

A. Committee Reports

- Traffic Commission Report: No report.
- Other Committees: No reports.

B. Staff Comments: Fletcher read the announcement at the bottom of the Agenda regarding the Workshop following the meeting and recommended the business meeting be adjoined before the workshop starts.

VII. FOR THE GOOD OF THE COMMISSION: None.

VIII. ADJOURNMENT: Motion made and seconded to adjourn at approximately 6:50 p.m.

MINUTES APPROVED: May 14, 2020

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP