



MORGANTOWN PLANNING COMMISSION

June 11, 2015
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

William Kaweck, City Council

STAFF REPORT

CASE NO: MNS15-10 / Swengel / Hyatt Avenue

REQUEST and LOCATION:

Request by Timothy Dawson, on behalf of Mathew Swengel, for minor subdivision approval of property located along Hyatt Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

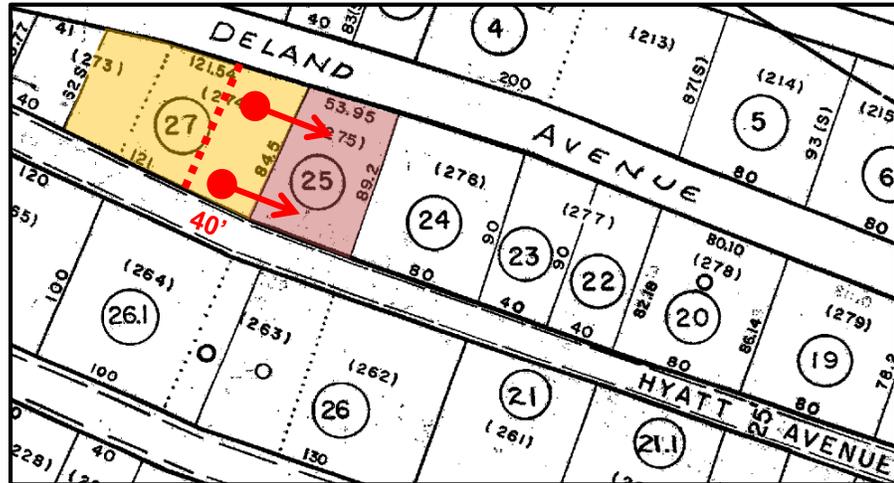
Tax Map 23, Parcels 25 and 27; R-1A Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide 40 feet of frontage from Parcel 27 and add said realty to Parcel 25 as generally shown in the graphic below. Addendum A of this report illustrates the location of the subject site.



The following table illustrates the approximate existing and proposed areas in square feet for the affected parcels.

	Existing Area	Proposed Area
Parcel 27	8,410 sq. ft.	5,050 sq. ft.
Parcel 25	4,586 sq. ft.	7,946 sq. ft.

The resultant parcels exceed the R-1A minimum lot area standard of 3,500 square feet and exceed the minimum lot frontage standard of 30 feet.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application

Development Services

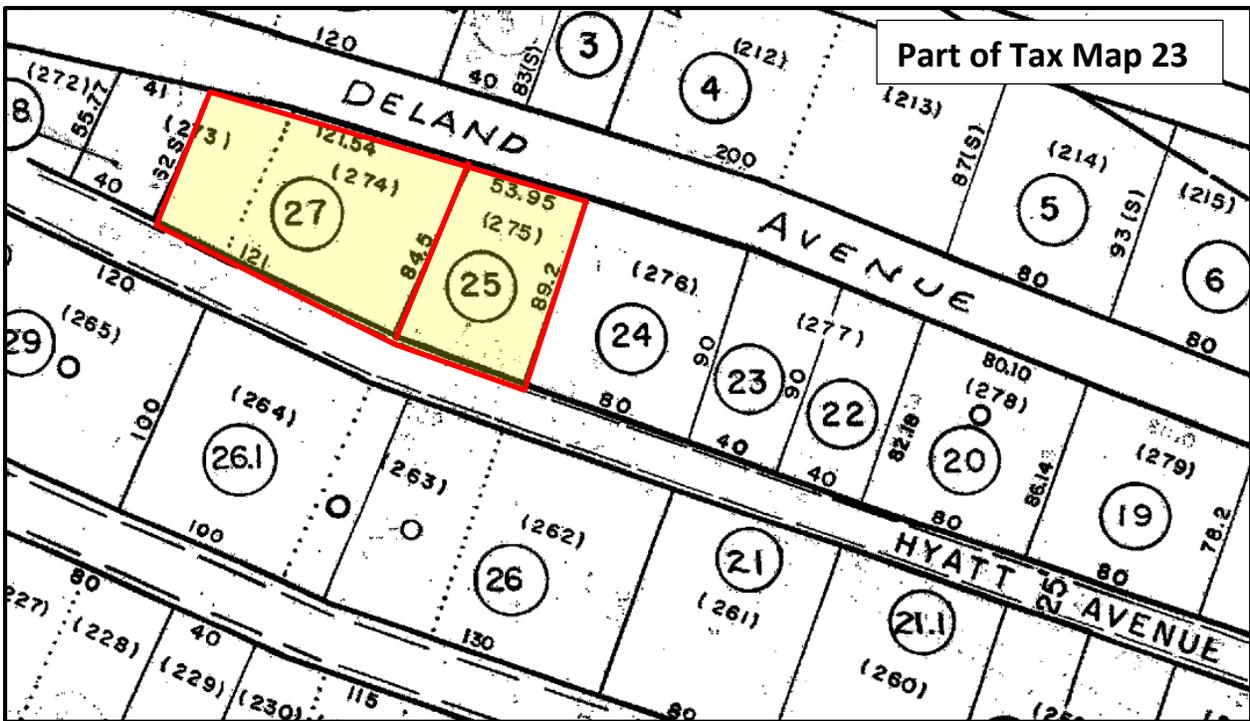
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STAFF REPORT ADDENDUM A
MNS15-10 / Swengel / Hyatt Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MMS15-10
RECEIVED:	01 JUN 15
COMPLETE:	

A Minor Subdivision of property includes the creation of up to three (3) parcels or the combination of existing parcels, but does not involve the extension of off-site facilities (streets, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

PAID BY JUN 02 2015

I. APPLICANT			
Name:	Mathew Swengel	Phone:	
Mailing Address:	1465 Deland Avenue	Mobile:	
	Street		
	Morgantown WV 26505	Email:	
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Timothy Dawson	Phone:	
Mailing Address:	262 Donna Avenue	Mobile:	304-685-3114
	Street		
	Morgantown WV 26505	Email:	tdawsonwvu@yahoo.com
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Mathew Swengel	Phone:	
Mailing Address:	1465 Deland Avenue	Mobile:	
	Street		
	Morgantown WV 26505	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	HYATT AVE	Tax Map #(s):	23
Zoning:	R-1A	Parcel #(s):	27 & 25
Square Footage of Parcel(s):	6886.75 ft. ²	3380 ft. ²	
Subdivision Description:	Divide Parcel #27 into two separate parcels. SEE Attachment Separate 40' from Parcel 27 and adding to Parcel 25.		
Are there any Variances from the Subdivision Regulations anticipated:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, to what extent is a variance necessary?	N/A		



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNB15-10
RECEIVED: 01 JUN 15
COMPLETE:

V. PLAT

Preliminary Plat submission - A Minor Subdivision Application must also include one (1) preliminary plat illustrating:

- (a) Existing and proposed property boundaries, property boundary dimensions, and square footage.
(b) A letter of service availability and approval from the Morgantown Utility Board.

Final Plat submission - Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (a) Drawn to a scale of one inch (1") equals fifty feet (50') or larger;
(b) Date of preparation, north arrow, and scale;
(c) Legal description;
(d) Applicant/owner name and address;
(e) Existing zoning;
(f) Legend;
(g) Vicinity map;
(h) Existing and proposed utility lines and easements;
(i) Certification by a registered land surveyor, licensed in the State of West Virginia, that the dimension and bearings are accurately delineated with a seal and signature;
(j) Location, shape, exterior dimensions of each existing building on the site(s);
(k) Location and dimensions of paved surfaces including sidewalks and curb cuts, and of all abutting streets;
(l) Location of springs, streams, other water bodies, and areas subject to flooding;
(m) Floodplain designation making reference to pertinent FEMA Firm Community Panel Number;
(n) Approval signature block allowing space for President of Morgantown Planning Commission;
(o) Other items as deemed necessary by Planner Director or City Engineer.

Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval.

VIII. ATTEST

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Mathew Swengel

Signature of Applicant/Agent

5-21-2015

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

Minor Subdivision Application Fee - \$35 (circled) CK 469

MUB15-10



May 26, 2015

Tim Dawson
1552 Saxman Avenue
Morgantown, WV 2605

**Re: Water, Sewer and Storm Service Availability
Hyatt Avenue / Sixth Ward Tax District, Map 23 Parcel 27**

Dear Mr. Dawson:

This will confirm that water, sanitary sewer and storm sewer services are available to the above referenced property. Water service will require an estimate for a main line extension. Note that we are unable to certify whether the depth/elevation and/or size of the existing MUB facilities are adequate to serve the proposed structure. We will evaluate such adequacy upon receipt of additional details describing the design of the proposed structure along with a property plat showing the proposed structure to be served.

In addition to the above costs and in accordance with our PSC-approved rate schedule, tap fees will be charged for each domestic service connection requested. The tap fee for water service is \$700.00 (3/4-inch or less); \$1,000.00 (1-inch); \$1,500.00 (1 1/2-inch); \$2,000.00 (2-inch) per meter setting. All water services larger than 2-inch are installed on an as-cost basis. The tap fee for sewer service is \$700.00 per structure. The PSC requires that we install the utility service line to the property line of the premises being served for the cost of these tap fees and further requires that a single and separate customer service line be provided for each structure being served.

A Stormwater Permit Application will be required for your project along with a review and approval of your Storm Water Management Plan by MUB. **Note that this will be required prior to construction and/or development of the site.** Note also that if the subject property is part of a current or planned sub-division, and if the cumulative impervious area of the sub-division equals or exceeds a total of 3,000 square feet, that structural stormwater management control facilities may likely be required as a part of the Stormwater Management Plan.

In order to help us serve you better, please bring this letter with you when applying for new service, along with any additional property information available to complete the Stormwater Permit application.

MNS15-10

If you have any questions regarding this matter, please call me at (304) 292-8443. Thank you in advance for your kind cooperation.

Sincerely,

MORGANTOWN UTILITY BOARD



David L. Bragg
Engineering Technician



Brandon Stickley
Draftsman

Attachment :

MMSIS-10

