



# MORGANTOWN PLANNING COMMISSION

August 11, 2016  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Blosser, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

William Kawecki, City Council

VACANT, Admin.

## **STAFF REPORT**

**CASE NO:** MNS16-08 / Suncrest United Methodist Church / 479 Van Voorhis Road

**REQUEST and LOCATION:**

Request by Richard Gimbl, on behalf of Suncrest Methodist Church, for minor subdivision approval of property located at 479 Van Voorhis Road.

**TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map 6, Parcels 60, 61, 61.1, 61.2, 63, 64, 65, 66, & 67; PRO, Professional, Residential and Office District and R-1, Single-Family Residential District.

**SURROUNDING ZONING:**

North and South: B-2, Service Business District

East: OI, Office and Institutional District

West: R-1 District and PRO District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 60, 61, 61.1, 61.2, 63, 64, 65, 66, and 67 of Tax Map 6 into one (1) parcel so that all principal buildings, accessory structures, and parking stalls are located on the same parcel. Addendum A of this report illustrates the location of the subject site.

The area of the combined parcels will be approximately 191,694 square feet +/-, which will exceed the PRO District (7,000 square feet) and R-1 District (7,200 square feet) minimum lot area standards. The combined frontage of the parcels along Van Voorhis Road will be approximately 228 feet, which will exceed the minimum lot frontage standard of the PRO District (60 feet).

**RECOMMENDATION:**

Staff recommends that the proposed subdivision be approved as requested 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.

Enclosed: Application and accompanying exhibits

**Development Services**

Christopher Fletcher, AICP  
Director

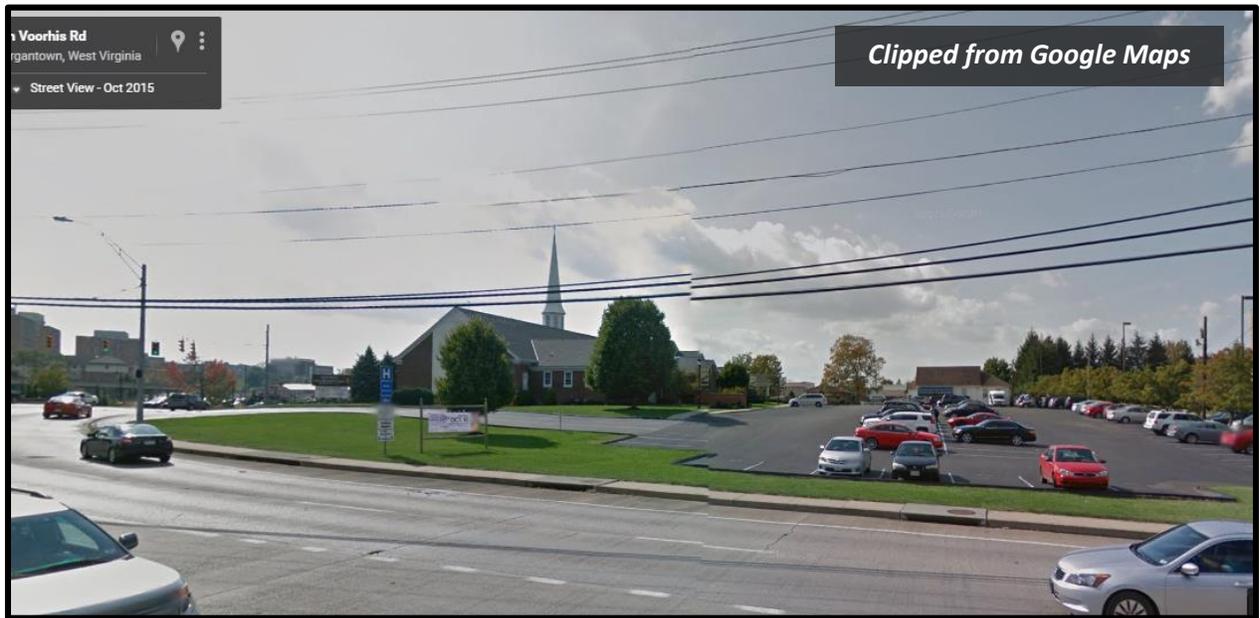
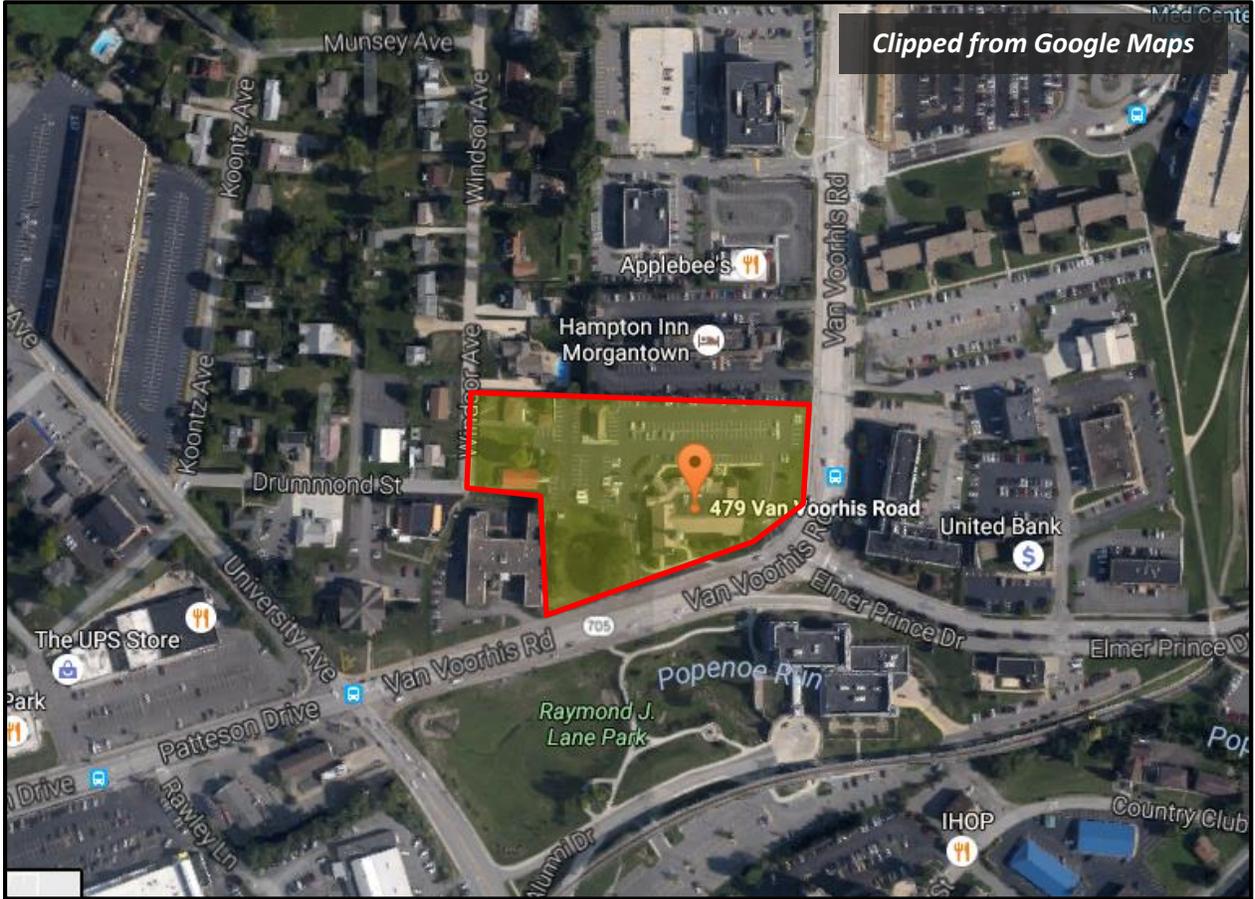
John Whitmore, AICP  
Planner III

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

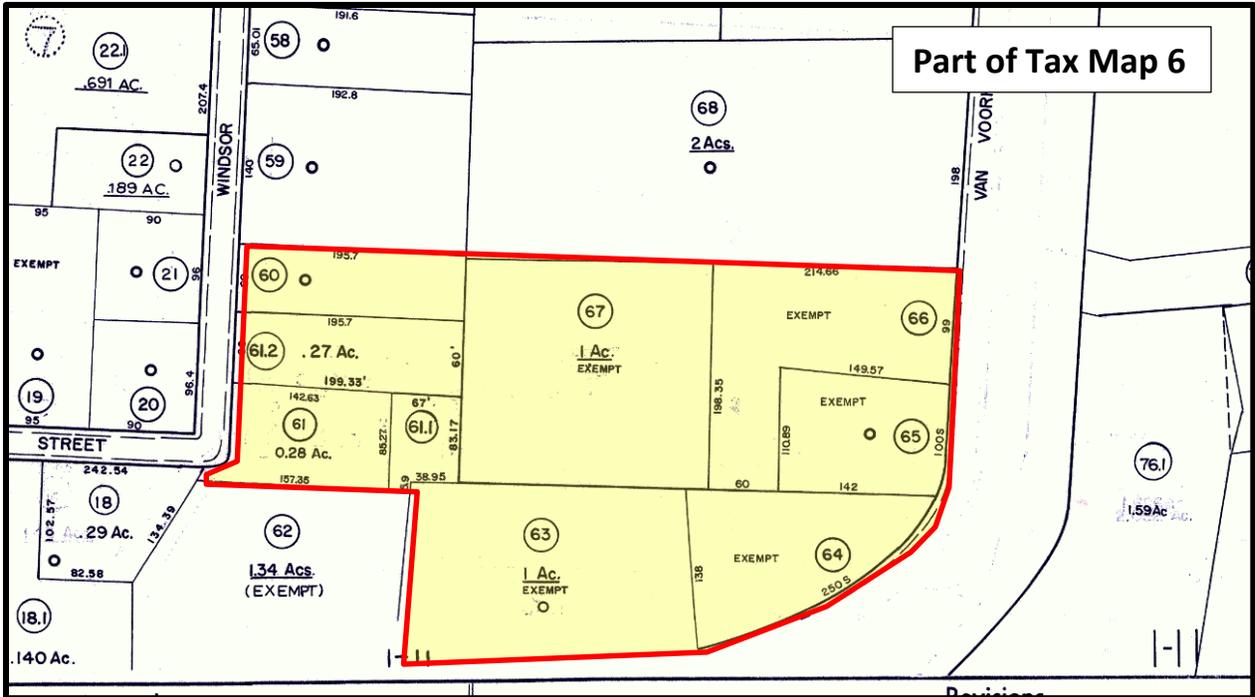
# STAFF REPORT ADDENDUM A

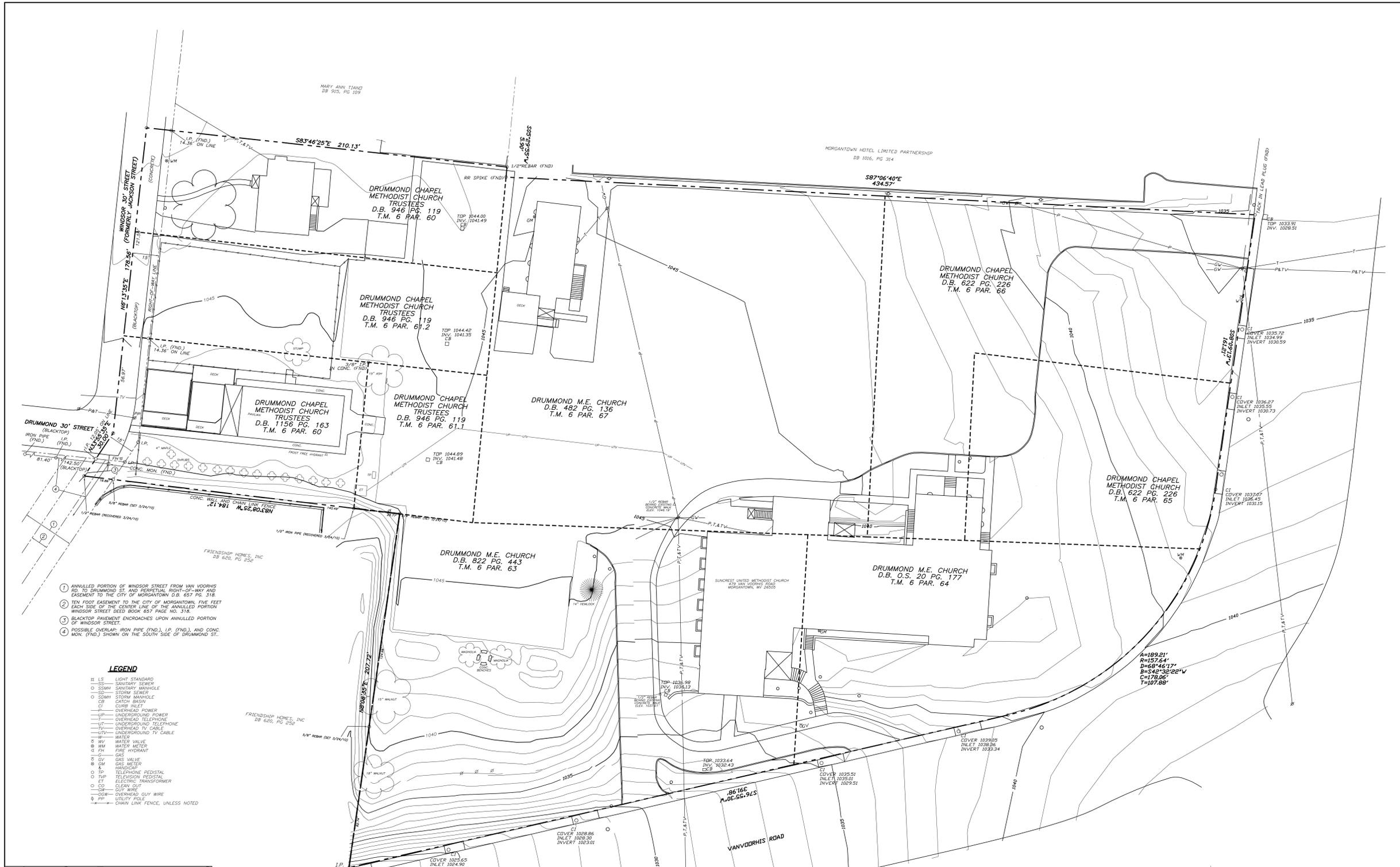
MNS16-08 / Suncrest United Methodist Church / 479 Van Voorhis Road



# STAFF REPORT ADDENDUM A

MNS16-08 / Suncrest United Methodist Church / 479 Van Voorhis Road

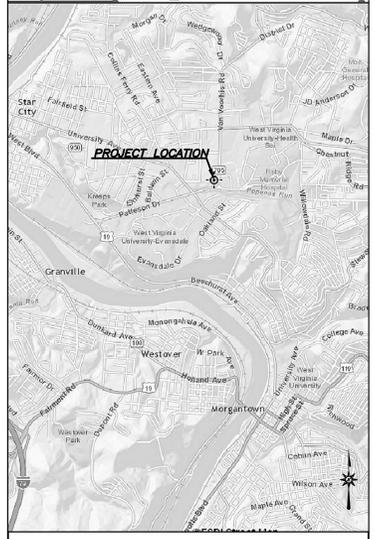




- ANNULLED PORTION OF WINDSOR STREET FROM VAN VOORHIS RD. TO DRUMMOND ST. AND PEDESTAL RIGHT-OF-WAY AND EASEMENT TO THE CITY OF MORGANTOWN D.B. 657 PG. 318.
- TEN FOOT EASEMENT TO THE CITY OF MORGANTOWN FIVE FEET EACH SIDE OF THE CENTER LINE OF THE ANNULLED PORTION WINDSOR STREET DEED BOOK 657 PAGE NO. 318.
- BLACKTOP PAVEMENT ENCROACHES UPON ANNULLED PORTION OF WINDSOR STREET.
- POSSIBLE OVERLAP: IRON PIPE (FND.), L.P. (FND.) AND CONC. MON. (FND.) SHOWN ON THE SOUTH SIDE OF DRUMMOND ST.

**LEGEND**

LS	LIGHT STANDARD
SS	SEWAGE SANITARY
SMH	SEWAGE SANITARY MANHOLE
SSM	SEWAGE SANITARY MANHOLE
CS	CATCH BASIN
CI	CURB INLET
CP	OVERHEAD POWER
UP	UNDERGROUND POWER
OT	OVERHEAD TELEPHONE
UT	UNDERGROUND TELEPHONE
CTV	UNDERGROUND TV CABLE
W	WATER
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
G	GAS
GM	GAS METER
TP	TELEPHONE PEDISTAL
ET	ELECTRIC TRANSFORMER
ES	ELECTRIC SERVICE
CB	CURB BURE
CP	OVERHEAD CUY WIRE
UP	UTILITY POLE
CF	CHAIN LINK FENCE, UNLESS NOTED



- NOTES:**
- THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS.
  - DATUM NAD 83 1983.
  - AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 54061C0114E OF MONONGALIA COUNTY, WV, AND INCORPORATED AREAS EFFECTIVE DATE JAN. 20, 2010, THE SURVEYED PREMISES IS NOT LOCATED WITHIN ANY IDENTIFIED FLOOD HAZARD AREA.
  - LOCAL ZONING OF THE PROPERTY IS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PRO. PROFESSIONAL AND OFFICE DISTRICT.
  - UNDERGROUND UTILITIES SHOWN HEREON REPRESENT THE LOCATIONS AS PROVIDED BY OTHERS AND MUST BE CONSIDERED APPROXIMATE. TO ARRANGE FOR THE REQUIRED INSPECTION, FOR ACTUAL LOCATIONS THE APPROPRIATE UTILITY SHOULD BE CONTACTED TO ARRANGE FOR THE REQUIRED INSPECTION.

SUNCREST UNITED METHODIST CHURCH  
 Parcel Description  
 4.4007 Acres, Seventh Ward Morgantown  
 Monongalia County, West Virginia

Beginning at a tack in a lead plug (fnd.) on the western right-of-way line of Van Voorhis Road, corner common to lands of Morgantown Hotel Limited Partnership and Drummond Chapel Methodist Church (Deed Book 622 Page 226); thence with said Van Voorhis Road right-of-way line, S89°13'W, 161.21' to a point; thence with same, with a curve to the right, radius=157.64', arc length=189.21', chord=542°32'22"W, 178.058' to a point; thence with same, S75°55'30"W, 191.98' to an iron pin (fnd.), corner to lands of Friendship Homes, Inc. (Deed Book 620 Page 252); thence with the lands of said Friendship Homes, Inc. N69°13'E, 62.74' to a 3/8" rebar (set); thence with same, N69°08'35"W, 124.98' (207.72' in all) to a 1/4" rebar (set); thence with same, N83°08'25"W, 26.77' to a 1/2" iron pipe (fnd.); thence with same, N83°08'25"W, 140.42' to a 5/8" rebar (set); thence with same, N83°08'25"W, 16.86' to a 1/2" rebar in the annulled portion of Windsor Street, formerly Jackson Street (Kraatz heirs Plan Of Lots Deed Book 200 Page 466, 1/2) a thirty foot (30') street; thence, N33°55'35"E, 30.00' to a point in said Windsor Street; thence, N67°12'55"E, 178.56' to a point in said Windsor Street, corner common to lands of Drummond Chapel Methodist Church Trustees (Deed Book 946 Page 119) and Mary Ann Tiano (Deed Book 915 Page 103); thence with a line common to lands of said Drummond Chapel Methodist Church Trustees and said Mary Ann Tiano, S87°46'25"E, 14.36' to an iron pin (fnd.); thence by same, S87°46'25"E, 193.71' (210.11' in all) to a 1/2" rebar (fnd.), corner to said Morgantown Hotel Limited Partnership; thence with the lands of said Morgantown Hotel Limited Partnership, S52°29'55"W, 5.90' to a railroad spike (fnd.); thence with same, S87°06'40"E, 434.57' to the point of beginning, containing 4.4007 acres (191,694 square feet), more or less.



Planning Commission	Seal	Seal
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TOTAL AREA = 4.4007 ACRES (191,694 SQ. FT.)  
 TITLE REF.: DRUMMOND CHAPEL METHODIST CHURCH TRUSTEES  
 D.B. 946 PG. 119  
 D.B. 1156 PG. 163  
 D.B. 622 PG. 226  
 DRUMMOND CHAPEL METHODIST CHURCH  
 O.S. D.B. 20 PG. 177  
 D.B. 482 PG. 136  
 PLAN REF.: KOONTZ HEIRS PLAN OF LOTS  
 D.B. 200 PG. 486 1/2  
 TAX MAP NO. 6 PARCEL NOS. 60, 61, 61.1, 61.2, 63, 64, 65, 66, AND 67

SURVEY FOR  
**DRUMMOND CHAPEL  
 UNITED METHODIST CHURCH**  
 SEVENTH WARD MORGANTOWN, MONONGALIA COUNTY, WV  
 SCALE: 1" = 20'  
 MAY 2, 1994

WILLIAMS ENGINEERING COMPANY  
 MORGANTOWN, WEST VIRGINIA

REVISIONS	
NO.	DATE DESCRIPTION
NO. 1	12/15/97 REV. PROP. LINE
NO. 2	3/24/00 COR. MON. (AS NOTED)
NO. 3	7/12/16 REV. TITLE BLOCK AND UPDATE A PORTION OF THE TOPOGRAPHIC FEATURES



City of Morgantown, West Virginia

# APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. <i>MNS16-08</i>
RECEIVED:
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)

I. APPLICANT			
Name:	R.J. Gimbl Chair of Trustees	Phone:	(304) 241-4729
Mailing Address:	Suncrest United Methodist Church	Mobile:	(304) 376-9720
	Street 506 Williams Way Lane	Email:	rgimbl@gmail.com
	City Morgantown State WV Zip 26508		
II. AGENT / CONTACT INFORMATION			
Name:	Stephen D. Cupcheck	Phone:	(724) 933-9100
Mailing Address:	Ross Schonder Sterzinger Cupcheck P.C.	Mobile:	(412) 491-5378
	Street 5500 Brooktree Rd. Suite 300	Email:	sdc@rsscarch.com
	City Wexford State PA Zip 15090		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Trustees of Suncrest United Methodist	Phone:	(304) 599-6306
Mailing Address:	Church	Mobile:	
	Street 479 Van Voorhis Road	Email:	timwhalloran@comcast.net
	City Morgantown State WV Zip 26505		
IV. SITE			
Street Address (if assigned):	479 Van Voorhis Road	Tax Map #(s):	6
Zoning:		Parcel #(s):	60, 61, 61.1, 61.2, 63, 64, 65, 66, & 67
Square Footage of Parcel(s):	191,694 ft. <sup>2</sup>	ft. <sup>2</sup>	ft. <sup>2</sup>
Subdivision Description:	See description on sheet 1 of 1 drawn by Williams Engineering Company dated 7/12/16		
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?			



City of Morgantown, West Virginia

# APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. <i>MNS16-08</i>
RECEIVED:
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.

Stephen D. Cupcheck

*7/21/16*

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

- Minor Subdivision Application Fee – \$35