

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 PM

March 13, 2014

Council Chambers

COMMISSIONERS PRESENT: Peter DeMasters, Carol Pyles, William Blosser, Bill Kawecki, Ken Martis, Bill Petros, and Tim Stranko

COMMISSIONERS ABSENT: Sam Loretta, Michael Shuman

STAFF PRESENT: Christopher Fletcher, AICP and Stacy Hollar

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

II. GENERAL PUBLIC COMMENTS:

DeMasters recognized Mia Holmes of 116 Wagner Road, who is the president for the 1st Ward Neighborhood Association. Holmes referred to the strategies in the Comprehensive Plan when expressing opposition to RZ14-01, including protecting neighborhoods and maintaining residential areas. Holmes stated there is significant opposition to the rezoning of property located at 128 Wagner Road to a B-4 Zoning District.

DeMasters recognized Ron Bane, First Ward Councilor, who noted the property at 128 Wagner Road is a unique historic piece of property and suggested the community trust look at the site as a possible museum in the future with using the B-4 portion of the property as the parking lot.

III. MATTERS OF BUSINESS:

A. Approval of the January 9, 2014 meeting minutes:

Stranko moved to approve the minutes as presented; seconded by Kawecki. Motion carried unanimously.

B. 2013 Annual Report to City Council

Fletcher advised the Commission that West Virginia State Code Chapter 8A-2-11 requires Planning Commissions to make an annual report to the appropriate governing body concerning the operation of the Planning Commission and the status of planning within its jurisdiction. As in years past, Staff prepared a draft report on behalf of the Planning Commission, which was included in the meeting packet. Stranko moved to forward the 2013 Annual Report to City Council; seconded by Petros. Motion carried unanimously.

IV. **OLD BUSINESS:** None.

V. **NEW BUSINESS:**

- A. **RZ14-01 / Fred Schaupp / 128 Wagner Road:** Request by Adelheid Schaupp, on behalf of Fred Schaupp, for a Zoning Map Amendment to reclassify property at 128 Wagner Road from R-1A, Single-Family Residential District to B-4, General Business District; Tax Map 28, Parcel 122. **WITHDRAWN BY PETITIONER**

Fletcher advised the Planning Commission that the petitioner had withdrawn this zoning map amendment.

- B. **MNS14-03 / Aerostar Apartments / 464 Inglewood Boulevard:** Request by Zip Shearer for minor subdivision approval of property located at 464 Inglewood Boulevard; Tax Map 11, Parcels 98 and 99; R-1A, Single-Family Residential District.

Fletcher presented the Staff Report and stated that the petitioner asked for Staff to represent the petition.

Petros asked if sidewalks would be required. Fletcher referred to the Addendum's associated with the Staff report and explained that a sidewalk and landscaping would be constructed along with a fence to separate the neighboring property with the parking lot as required by the Board of Zoning Appeals.

DeMasters asked if anyone was present to speak in favor of or in opposition to the petition. There being none, DeMasters declared the public hearing closed. Fletcher presented Staff's recommendations.

Stranko moved to approve minor subdivision petition MNS14-03 as requested with Staff recommended conditions; seconded by Petros. Motion carried unanimously

VI. **OTHER BUSINESS:**

- A. Committee Reports – No report.

– Traffic Commission:

Blosser stated that the Traffic Commission is in the process of reevaluating its role in City government. Workshops have been planned and the Traffic Commission will be going forward in a new and revised form.

– Green Team: No report.

- B. Staff Comments:

Fletcher announced that the Planning Commission President Peter DeMasters has, in accordance with the Planning Commission's Bylaws, duly called a workshop that will immediately follow the Commission's business meeting. The purpose of the workshop will be to study Type III Site Plan review thresholds for Developments of Significant Impact. Workshops are not considered regular or special meetings and may not include the formal

conduct of business, the rendering of decisions, or taking action for which the Commission is charged. Workshops are open to the public and are intended to serve as training, study, public education, etc.

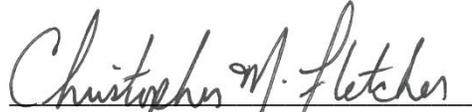
VII. FOR THE GOOD OF THE COMMISSION: None.

VIII. ADJOURNMENT: 7:30 PM

MINUTES APPROVED:

April 10, 2014

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP