

PUTNAM COUNTY PLANNING COMMISSION

Tuesday, October 23, 2007

Putnam County Courthouse Courtroom 202

MINUTES

The Putnam County Planning Commission met on Tuesday, October 23, 2007 at the Putnam County Courthouse, 2nd floor courtroom, room 202.

David Powell, vice president, called the meeting to order at 7:00 p.m.

Roll call was taken and a quorum was present.

Members present: Jeffrey Brannon (arrived after roll call), Tom Calabrese, Sam Cunningham, Lynn Cvechko, Drew Garnes, Vic Mays, David Powell, Barbara Reed, Gary Tillis, and Joseph Tyree.

Members absent: C. P. Farley, Tom Hankins, Glen Lovejoy, Sarah McCallister, and Steve Perry.

Staff present: Sandy Mellert, Nicki Barnette, Melissa Sargent, and Linda Bess.

Others present who signed in were: Bonnie M. Prisk, Jimmy D. Calhoun, Paul D. Callahan, and Bill Peters.

APPROVAL OF MINUTES

The minutes of the September 25, 2007 meeting were reviewed. Motion was made by Lynn Cvechko and seconded by Tom Calabrese to approve the minutes as presented. Motion carried unanimously.

INFRASTRUCTURE REPORT

Commissioner Tillis stated that since last month's report, he met with Gary Stanley, WV Division of Highways Putnam County, regarding the drainage issues in Hometown. Division of Highways will be cleaning the drains along Route 62, Hometown. Also, plans to increase the size of the drain pipe at Hometown Tire are underway.

TRANSPORTATION REPORT

Commissioner Tillis reported the following: 1) the US35 relocation project is ahead of schedule, and 2) the turn lane at John Amos Power Plant on US35 has been awarded to WV Paving and construction is scheduled to begin in the next few weeks and completed shortly thereafter.

PCDA REPORT

Commissioner Tillis reported that the request to WV Division of Highways to allow Verizon access to cross the Buffalo Bridge for the installation of high-speed internet service at Putnam Business Park in Fraziers Bottom was submitted by County Commission and PCDA since last month's meeting.

CITIZEN CONCERNS

There were no citizen concerns.

PUBLIC HEARING PROCEDURE

David Powell gave a brief explanation of the rules for a public hearing.

PROPOSED - Rezoning Request by Oak Ridge Homeowners Association

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the rezoning request by Oak Ridge Homeowners Association to rezone parcels 13, 13.1, 13.2, 13.4, 13.5, 13.6, & 13.7 on tax map 203 from C-2, High Density Commercial District to R-1, Single Family Residential District.

Public Hearing

David Powell opened the public hearing for the rezoning request by Oak Ridge Homeowners Association to rezone parcels 13, 13.1, 13.2, 13.4, 13.5, 13.6, & 13.7 on tax map 203 from C-2, High Density Commercial District to R-1, Single Family Residential District.

Staff presented the Findings of Fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

Petitioner comments:

Paul Callahan, Oak Ridge Homeowners Association, requested approval of the rezoning request and explained their reasons for the request.

There were no public comments.

There being no further questions or comments, David Powell closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by Joe Tyree and seconded by Lynn Cvechko to recommend County Commission approve the rezoning request by Oak Ridge Homeowners Association to rezone parcels 13, 13.1, 13.2, 13.4, 13.5, 13.6, & 13.7 on tax map 203 from C-2, High Density Commercial District to R-1, Single Family Residential District as presented. Motion carried unanimously.

PROPOSED - Text Amendment Request by Putnam County Zoning Committee

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the text amendment request by the Putnam County Zoning Committee for Revisions to Article 1000, Planned Unit

Development, in the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia.

Public Hearing

David Powell opened the public hearing for the text amendment request by the Putnam County Zoning Committee for Revisions to Article 1000, Planned Unit Development, in the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia.

Staff presented the Findings of Fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

There were no petitioner or public comments.

There being no further comments or questions, David Powell closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by Vic Mays and seconded by Joe Tyree to recommend County Commission approve the text amendment request by the Putnam County Zoning Committee for Revisions to Article 1000, Planned Unit Development, in the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia as presented. Motion carried unanimously.

VARIANCE REQUEST - Jamestown, Section One

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the variance request by Cartwright Development, LLC.

Public Hearing

David Powell opened the public hearing for the variance request by Cartwright Development, LLC to allow two lots in Jamestown, Section One subdivision to be sold under *Section 100.08 Sale of Property* in the *Putnam County Subdivision Regulations*.

Staff presented Variance 07-08, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

Applicant comments:

Mr. David Carter, principle in Cartwright Development, LLC, requested approval of the variance and explained that this request was generated by the opportunity to build a “Dream House” for St. Jude’s Children’s Hospital.

There were no public comments.

There being no further questions or comments, David Powell closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued.

The variance criteria worksheet was reviewed and it was determined that this request met all six conditions required for approval of a variance.

Motion was made by Lynn Cvechko and seconded by Joe Tyree to approve the variance request by Cartwright Development, LLC to allow two lots in Jamestown, Section One subdivision to be sold under *Section 100.08 Sale of Property* in the *Putnam County Subdivision Regulations* as presented. Motion carried unanimously.

VIOLATIONS REPORT

There were no violations to report.

ADMINISTRATIVE SUBDIVISION REPORT

Staff provided a summary of the September 2007 administrative subdivision approval for the following parcels:

Tim Donut US Ltd.	-	1 lot; 1.202 acres; located at 3903 Teays Valley Road, Hurricane
C P Farley	-	1 lot; 9.61 acres; located on Florence Farley Lane, Fraziers Bottom

FINANCIAL REPORT

Staff presented the financial report for September 2007. There were no comments or questions.

MONTHLY REPORT

Staff presented the monthly report for September 2007 summarizing the building/zoning permit approvals. There were no comments or questions.

STAFF REPORT

Staff reported the following: 1) Nicki Barnette, Planner in the Office of Planning and Infrastructure, taped a Floodplain Management program for Suddenlink, and she did a great job; 2) congratulations go out to Drew Garnes, Planning Commission member, for the birth of a baby boy last month; and 3) Robert Perry, NFIP Coordinator for Counties for the State of WV, will be at the Monday, October 29, 2007 meeting of the Ordinance Revision Committee in order to help review and revise the Putnam County Floodplain Management Program Ordinance.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no further new business to discuss.

ADJOURNMENT

Motion was made and seconded to adjourn. Motion carried unanimously. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Linda Bess, Secretary

Attest: _____
Presiding Officer

Minutes were approved: _____