

PUTNAM COUNTY PLANNING COMMISSION

Tuesday, November 27, 2007

Putnam County Courthouse Courtroom 202

MINUTES

The Putnam County Planning Commission met on Tuesday, November 27, 2007 at the Putnam County Courthouse, 2nd floor courtroom, room 202.

Sarah McCallister, president, called the meeting to order at 7:00 p.m.

Roll call was taken and a quorum was present.

Members present: Jeffrey Brannon, Tom Calabrese, Sam Cunningham, Lynn Cvechko, C. P. Farley, Tom Hankins, Glen Lovejoy, Vic Mays, Sarah McCallister, Steve Perry, David Powell, and Joseph Tyree.

Members absent: Drew Garnes, Barbara Reed, and Gary Tillis.

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

Others present who signed in were: Jimmy Calhoun, Michael Preston, C. Hutton, and Josh & Cassie Mounts.

APPROVAL OF MINUTES

The minutes of the October 23, 2007 meeting were reviewed. Motion was made by Vic Mays and seconded by Lynn Cvechko to approve the minutes as presented. Motion carried unanimously.

INFRASTRUCTURE REPORT

There was no report.

TRANSPORTATION REPORT

There was no report.

PCDA REPORT

There was no report.

CITIZEN CONCERNS

Carroll Hutton, Putnam County Airport Authority Representative, requested information regarding each member's personal interest in a local county general aviation airport. Mr. Hutton explained in detail the aspects of a general aviation airport. He also explained that at this time there are no studies or projections of cost; at this time he only requested a show of hands as to

interest in this possibility. A show of hands revealed interest by several members on a personal level, not as the Planning Commission, nor as Planning Commission members.

Mr. Hutton also addressed issues regarding the fill he placed on his property and work done in the stream. He advised that the fill recently placed on the property is a continuation of a project approved in 2000.

Staff explained that Mr. Hutton received a letter from the Office of Planning and Infrastructure stating that he needed to submit information to the Office in order to be in compliance with the Putnam County Floodplain Management Program Ordinance.

PUBLIC HEARING PROCEDURE

Sarah McCallister gave a brief explanation of the rules for a public hearing.

PROPOSED SUBDIVISION - Field Stone

Disclosure of Conflict

C. P. Farley recused himself due to a potential conflict of interest with the proposed Field Stone subdivision. He is the prior owner of this property.

Public Hearing

Sarah McCallister opened the public hearing for the proposed Field Stone subdivision.

FIELD STONE

Hager Homes, LLC is the developer for the proposed Field Stone subdivision and Jimmy Calhoun is the engineer. The subdivision is a 25-lot subdivision to be developed on 9.5 acres as single-family residential. It is located off of 5 & 20 Mile Creek Road, off of Florence Farley Lane, Fraziers Bottom.

Staff presented the summary, Findings of Fact, and Resolution 07-07, copies of which are attached and made a part of these minutes.

There were no developer comments.

Public comments:

Michael Preston, 9 Florence Farley Lane, requested information regarding common areas.

Joshua Mounts, 7 Florence Farley Lane, requested information regarding the possibility of an access road from Route 35.

A question and answer session followed.

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

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by Tom Hankins and seconded by Vic Mays to accept and classify Field Stone as a major subdivision. Motion carried unanimously.

Resolution 07-07 was reviewed and discussed in detail.

Motion was made by Tom Hankins and seconded by Joe Tyree to accept and approve Resolution 07-07 as amended to delete condition # 9. Motion carried unanimously.

C. P. Farley returned to the meeting.

PRELIMINARY PLAT EXTENSION REQUEST - Long Meadow

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the preliminary plat extension request by Long Meadow.

Public Hearing

Sarah McCallister opened the public hearing for the preliminary plat extension request by Long Meadow.

Staff presented Addendum to Resolution 03-10, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

There were no petitioner comments.

There were no public comments.

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

Deliberation and Action

Discussion ensued.

Motion was made by Vic Mays and seconded by David Powell to approve Addendum to Resolution 03-10, extending preliminary plat approval for Long Meadow as presented. Motion carried unanimously.

VIOLATIONS REPORT

There were no violations to report.

ADMINISTRATIVE SUBDIVISION REPORT

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

Norm Walter - 1 lot; 2.85 acres; located on Wilkie Road, Red House

- William Lucas - 1 lot; 2.01 acres; located on Route 60, Riders Creek, Hurricane
- Gary & Penny Young - 1 lot; 1.49 acres; located on Blue Lick Road, Winfield
- Larry Hoylman - 1 lot; 1.37 acres; located on Route 62, Red House
- James & Regina Reed - 1 lot; 1.12 acres; located on Raccoon Creek Road, Hurricane

FINANCIAL REPORT

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

MONTHLY REPORT

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

STAFF REPORT

Staff read an email received by Brian Donat, County Administrator, from James Files expressing thanks for the courtesy, efficiency, and exceptional knowledge of Nicki Barnette (planner) and Judy Reedy (associate planner). He had visited the office to obtain a permit and had not expected such exceptional service from a government office.

Staff reported that the Ordinance Revision Committee completed the revisions to the Putnam County Floodplain Management Ordinance and a draft copy has been sent to Robert Perry, a FEMA NFIP Coordinator for Counties for WV, for review.

Staff also stated that the next Planning Commission meeting is scheduled for January 22, 2008, which is the Annual Meeting with election of officers for 2008. The nominating committee needs to meet prior to the January meeting to develop a slate of nominations.

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 8:10 p.m.

Respectfully submitted, _____
Linda Bess, Secretary

Attest: _____
Presiding Officer

Minutes were approved: _____