

PUTNAM COUNTY PLANNING COMMISSION

Tuesday, February 26, 2008

Putnam County Courthouse Courtroom 202

MINUTES

The Putnam County Planning Commission met on Tuesday, February 26, 2008 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, Lynn Cvechko, Drew Garnes, Tom Hankins, Vic Mays, Sarah McCallister, Steve Perry, Barbara Reed, and Gary Tillis.

Members absent: Sam Cunningham, C P Farley, Glen Lovejoy, David Powell, and Joseph Tyree.

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

Others present who signed in were: Dorel Freeman, Veda Freeman, Doris Browning, Jimmy Calhoun, Nancy Williams, Sue Myers, Robert Perry, and Ed Eagloski.

APPROVAL OF MINUTES

The minutes of the January 22, 2008 meeting were reviewed. Motion was made by Barbara Reed and seconded by Tom Hankins to approve the minutes as presented. Motion carried unanimously.

INFRASTRUCTURE REPORT

Commissioner Tillis reported the following: 1) Putnam Public Service District sewer project in Red House is 97% complete; 2) notice to proceed by Putnam PSD on the water and sewer upgrade at Vintroux Road will be given in March 2008; 3) construction bids will be let in August 2008 for the proposed \$3.2M water project to serve 124 customers in 7 areas of the county; 4) the engineering has been completed for the Jim Ridge water project; 5) \$200,000 was received in early February 2008 for the Jim Ridge water project with \$1.1M expected in July of 2008; 6) the second application to extend the next phase of the Jim Ridge cannot be submitted until July 2009; and 7) grant applications for the stormwater issues in Hometown were expected to be submitted in July 2008, but Regional Intergovernmental Council has informed the commission that grant applications cannot be submitted until July 2009; therefore, legislators are being contacted for other options.

TRANSPORTATION REPORT

Commissioner Tillis reported that there is current legislation to allow WV Division of Highways to contract public/private design/build for toll roads with Easy Pass in order to fund further expansion of the relocation of US35 in Putnam and Mason Counties.

PCDA REPORT

Commissioner Tillis reported that Verizon has begun the process for installation of high-speed internet at Putnam Business Park in Fraziers Bottom.

Sarah McCallister reported that item ten on the agenda for the Right-of-Way Variance Request by Kelly/Smith has been withdrawn at this time at the request of the petitioner's attorney.

CITIZEN CONCERNS

There were no citizen concerns.

PUBLIC HEARING PROCEDURE

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

PROPOSED SUBDIVISION - The Gables of Teays Valley

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with The Gables of Teays Valley proposed subdivision.

Public Hearing

Sarah McCallister opened the public hearing for the proposed The Gables of Teays Valley subdivision.

THE GABLES OF TEAYS VALLEY

M & B Development Co. LLC is the developer for the proposed The Gables of Teays Valley subdivision and Jimmy Calhoun is the engineer. The subdivision is a 66-lot subdivision to be developed on 11.68 acres as residential townhouse/duplex. It is located on the south side of WV Route 34, 0.17 mile east of 34/16, Hurricane.

Staff presented the summary and Findings of Fact, copies of which are attached and made a part of these minutes. Staff also introduced into the record information regarding drainage issues from neighboring properties.

Discussion followed.

Developer comments:

Jimmy Calhoun, engineer for The Gables, stated that this development will be a mixture of duplexes plus three and four unit townhouse buildings with the selling price starting at \$170,000. He also explained the drainage plan.

Public comments:

Ed Eagloski, abutting property owner, expressed concerns regarding drainage in the area and made comment on the cost of the proposed residences.

Sue Myers, owner of 104 Arthur Lane, expressed concerns regarding the drainage and stated that they had recently spent \$10,000 to correct problems and cannot afford more expense. Ms. Myers also expressed concerns regarding the use of a tall white fence as screening. Warren Myers suggested using shrubs instead of the fence.

Nancy Williams expressed concerns regarding the use of a tall white fence and suggested using earth tones for the fence instead of white.

Dorel Freeman, resident across the road, expressed concerns regarding the existing drain under the road toward his property.

Doris Browning inquired if this development will be similar to The Gables in Milton.

Jimmy Calhoun further explained drainage plans in detail and reported that the existing drainage problems on Arthur Lane and Halfway Market will be reduced. The system will be picking up all the drainage from the streets and the only area not being picked up will be from the back of the lots. Mr. Calhoun stated that Arthur Lane will not get drainage from street pavement since all storm water will be picked up in the storm drain system and taken to the stormwater detention facility. After this drainage system is completed, there will only be possible runoff from the back areas of the lots on the west side. Mr. Calhoun also stated that this development is very similar to The Gables in Milton that was also developed by M & B Development Co., LLC, with the area of the lots in this development being larger and larger setbacks for the structures.

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 Vic Mays and seconded by Gary Tillis to accept and classify The Gables of Teays Valley as a major subdivision. Motion carried with an 8 – 1 vote.

Staff presented, and explained in detail, Resolution 08-02, a copy of which is attached and made a part of these minutes.

Motion was made by Tom Hankins and seconded by Tom Calabrese to accept and approve Resolution 08-02 as presented. Motion carried unanimously.

REVISIONS/AMENDMENTS TO THE PUTNAM COUNTY FLOODPLAIN MANAGEMENT PROGRAM ORDINANCE

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the revisions/amendments to the Putnam County Floodplain Management Program Ordinance.

Public Hearing

Sarah McCallister opened the public hearing for the revisions/amendments to the Putnam County Floodplain Management Program Ordinance.

Staff presented the draft revisions/amendments, a copy of which is attached and made a part of these minutes.

Robert Perry, WV NFIP Coordinator for Counties, explained the State guidelines for updating and revising floodplain ordinances and the benefits for Putnam County including federal assistance when the programs are adopted, implemented, and enforced by the county.

A question and answer session followed.

There were no public comments.

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 Lynn Cvechko to approve and recommend that County Commission adopt the revisions/amendments to the Putnam County Floodplain Management Program Ordinance as presented. Motion carried unanimously.

VIOLATIONS REPORT

There were no violations to report.

ADMINISTRATIVE SUBDIVISION REPORT

Staff provided a summary of the January 2008 administrative subdivision approval for the following parcels:

Ronial Blankenship	-	1 lot; 1.68 acres; located on 18 Mile Creek Road, Buffalo
Helen Louise Ellis	-	1 lot; .32 acres; located on Mt Vernon Road, Hurricane
C P Farley	-	1 lot; 3.89 acres; located off 5 & 20 Mile Creek Road, Fraziers Bottom
Gordon Hallman	-	1 lot; 2.72 acres; located on Blue Lick Road, Winfield

FINANCIAL REPORT

Staff presented the financial report for January 2008. There were no comments or questions.

MONTHLY REPORT

Staff presented the monthly report for January 2008 summarizing the building/zoning permit approvals. There were no comments or questions.

STAFF REPORT

There was nothing to report.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Discussion ensued regarding the possibility of requiring commercial lots to access the highway in alternative locations.

ADJOURNMENT

Motion was made and seconded to adjourn. Motion carried unanimously. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Linda Bess, Secretary

Attest: _____
Presiding Officer

Minutes were approved: _____