

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 p.m. | February 9, 2023 | County Commission Chambers

COMMISSIONERS PRESENT: Pete DeMasters, Danielle Trumble, Bill Petros, William Blosser and Tim Stranko.

COMMISSIONERS ABSENT: Mike Shuman, Charles Shobe

STAFF PRESENT: Rickie Yeager

CALL TO ORDER/ROLL CALL: The meeting was called to order at 6:30 p.m. Mr. DeMasters asked to bypass the pre-meeting announcement, all in favor.

I. PUBLIC COMMENT: None.

II. MATTERS OF BUSINESS: Meeting minutes from January 12, 2023. Minutes were moved to approve by Trumble, seconded by Petros. Amended to include all meeting minutes from January 12. Moved to approve by Trumble, seconded by Petros.

III. UNFINISHED BUSINESS: None.

IV. NEW BUSINESS:

A. MNS23-01 / Enrico Porto / 124 Skemp Avenue and 110 Wilmerding Street

Request by Mr. Enrico Porto for a minor subdivision and lot consolidation of property (minor boundary adjustment) involving Tax District 14, Tax Map 43, Parcels 22, 23, 76, 77, and 78, and Tax District 14, Tax Map 44, Parcels 26, 27 and 29, commonly known as 124 Skemp Avenue and 110 Wilmerding Street respectively; R-1A, Single-Family Residential District.

Yeager read the staff report.

Mr. Porto thanked Yeager and Barb McDonald for all the help along the way with his application submission. He is happy with the way things have progressed thus far.

DeMaster's asked if there were any questions.

Public hearing was opened, being none, it was closed.

STAFF RECOMMENDATION:

After review, staff recommends that the minor subdivision application be approved by the Planning Commission with the following conditions:

1. The final plat is updated to include the:
 - a. applicant/owner's address
 - b. existing zoning designation
 - c. location, shape, exterior dimensions of each existing building on the site(s)
 - d. location and the dimension of paved surfaces (including sidewalks and curb cuts), and of all abutting streets
 - i. approval signature block allowing space for the President of Morgantown Planning Commission.
2. The applicant provides staff with a letter of service availability and approval from the Morgantown Utility Board regarding the proposed minor subdivision.
3. That the petitioner submits at least three (3) original final plat documents, including all access/utility easements, signed, and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature.
4. That the final plat is recorded at the Monongalia County Courthouse within thirty (30) days of receiving the executed plat.

Stranko moved to approve subject to staff conditions accepting items 1, D and 2. Seconded by Trumble. Vote was unanimous.

B. MNS23-02 / Morgantown Building Commission / 1001 Mississippi Street

Request by Mr. Stephen Higgins on behalf of the Morgantown Building Commission for a minor subdivision and consolidation of property involving Tax District 9, Tax Map 48A, Parcels 4 and 6, commonly known as 1001 Mississippi Street; R-1A, Single-Family Residential District.

Yeager read the staff report.

Trumble noted that the footprint of the ice arena is expected to grow. Yeager stated that it could be encroaching on the adjacent parcel as well as bank financing.

DeMaster's asked for questions. Being none he opened the public hearing.

Public hearing was opened. Being none, it was closed.

STAFF RECOMMENDATION:

After review, staff recommends that the minor subdivision application be approved by the Planning Commission with the following conditions:

1. The final plat is updated to include a vicinity map, dimensions of paved surfaces (including sidewalks and curb cuts), and the exterior dimensions of each existing building on the site.
2. The applicant provides staff with a letter of service availability and approval from the Morgantown Utility Board regarding the proposed minor subdivision.
3. That the petitioner submits at least three (3) original final plat documents, including all access/utility easements, signed, and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature. That the final plat is recorded at the Monongalia County Courthouse within thirty (30) days of receiving the executed plat

Trumble moved to approve based on staff recommendation, seconded by Stranko. Vote was unanimous.

V. OTHER BUSINESS:

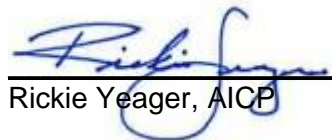
A. **Committee Reports-** None.

B. **Staff Comments-** Yeager discussed the zoning map amendment on Willey and Spruce were approved on first reading by City Council, and will continue to March 21 meeting for consideration and public hearing. The March meeting will have two zoning map amendments and a workshop regarding the zoning text amendment regarding the firearms sales establishment. Staff will bring a full proposal for consideration.

VI. ADJOURNMENT: Trumble moved to adjourn. Meeting adjourned at 6:37 p.m.

MINUTES APPROVED:

COMMISSION SECRETARY:



Rickie Yeager, AICP