

PUTNAM COUNTY PLANNING COMMISSION

Tuesday March 28, 2017

Putnam County Courthouse Courtroom 202

MINUTES

The Putnam County Planning Commission met on Tuesday, March 28, 2017 at the Putnam County Courthouse, Second Floor Courtroom, Room 202.

Sarah McCallister, president, called the meeting to order at 7:00 p.m. followed by the pledge of allegiance.

Roll call was taken and a quorum was present.

Sarah McCallister welcomed new members Jason Asbury and Bryan Hoylman.

Members present: Jason Asbury, Wayne Bennett, Jimmy Calhoun, Scott Chambers, John Dill, Ron Foster, Bryan Hoylman, Vic Mays, Sarah McCallister, and Greg Williamson.

Members absent: Chris Fleming, Tom Hankins, Dave Holtzapfel, Steve Perry, and David Powell.

Staff present: Melissa Sargent, Tim Keaton, Judy Graley, and Lisa Powell. Also present was county engineer, Lee McCoy.

Others present who signed in were: Ginny Hart, Kathy Hicks, Danny Simms, Roger Hicks, Molly Witte, Morris Hauldron, Roger Hart, Phyllis Copley, Barri Kreiner, Barry Myers, Steven Starcher, Frank Pierson, Ryan Pierson, Keith Garren, Jeff Gillenwater, Christy Gillenwater, Melissa Schamp, Kent Schamp, Dave Wood, and Brandy Alexander, and Ann McCormack.

APPROVAL OF MINUTES

The minutes of the February 28, 2017 meeting were reviewed. Motion was made by John Dill and seconded by Greg Williamson to approve the minutes as presented. The motion carried unanimously.

PCDA REPORT

Wayne Bennett reported the following: 1) County Commission has approved the PCDA budget for the 2017-2018 fiscal year; 2) Construction at Valley Park is ongoing. A decision should be made by April 11 regarding opening the pool for the summer; 3) Drew Dunlap gave an update on his trip to Italy and indicated that major companies there have shown interest in Putnam County.

CITIZEN CONCERNS

There were no citizen concerns.

CRESTA BELLA TOWNHOUSES MAJOR SUBDIVISION

William Thompson, Jr. requested preliminary plat approval for Cresta Bella Townhouses, a 24-lot major subdivision located 0.44 miles south of US 60 on the east side of CR 60/1, Culloden, WV (Tax Map 230, Parcel 117.2).

Public Hearing

Sarah McCallister opened the public hearing for preliminary plat approval for Cresta Bella Townhouses, a 24-lot major subdivision located 0.44 miles south of US 60 on the east side of CR 60/1, Culloden, WV (Tax Map 230, Parcel 117.2).

Disclosure of Conflict

Jimmy Calhoun, engineer for Mr. Thompson, recused himself and sat in the audience.

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

Motion was made by Vic Mays and seconded by John Dill to accept and classify Cresta Bella Townhouses as a major subdivision. The motion carried unanimously.

Applicant comments: Jimmy Calhoun, engineer for the applicant, briefly stated differences between this project and the previous submission that was approved in 2016. Mr. Thompson is now requesting approval for townhouses - 6 buildings with 4 units in each. The street has been upgraded from a width of 20 feet to 24 feet with the addition of 5 foot wide sidewalks. The units will be offered for sale in the \$200,000 price range.

Public comments: Danny Simms, 220 Pinewood Drive, expressed concerns with the high density of the development, increased risk of crime in the area, transient nature of rental units, and increased traffic on Thompson Road.

Morris Hauldron, 275 Thompson Road, had concerns regarding the narrow width of Thompson Road and the increase in traffic that would occur with the development.

Frank Pierson, 128 Willard Circle, stated concerns with increased light, noise, and stormwater issues.

Brandy Alexander, 222 Pinewood Drive, expressed safety concerns for the children in the area with the increase in residents and traffic.

Barry Myers, 132 Willard Circle, had questions regarding ingress and egress as well as utility easements. Also stated concerns with quality of life and traffic issues.

Keith Garren, 116 Willard Circle, stated concerns with traffic and water drainage as well as the fact that the units would be available for rent.

Jeff Gillenwater, 130 Willard Circle, concerned with stormwater runoff and drainage issues.

Ann McCormack, 223 Pinewood Drive, expressed concern regarding the type of development and that the units would be available for rent.

Molly Witte, 295 Thompson Road, questioned whether the commissioners had visited the site and inquired about a traffic count for Thompson Road.

Lora Davie, 233 Thompson Road, had concern with the increase in traffic the subdivision would create.

Melissa Schamp, 126 Willard Circle, expressed concerns regarding an increase in flooding and traffic safety on Thompson Road.

Kent Schamp, Westview HOA President, 126 Willard Circle, stated concerns with the possible degradation of the neighborhood as well as drainage and traffic issues. Mr. Schamp further stated that he was opposed to the project.

Ron Foster read into the record a letter received by County Commission from Catherine Grim expressing her opposition to the development. A copy of this letter is attached and made a part of these minutes.

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

Jimmy Calhoun left the meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by John Dill and seconded by Jason Asbury to approve Cresta Bella Townhouses Major Subdivision with the condition that Attachment H of the Summary be made a part of the approval. Attachment H is attached and made a part of these minutes.

The motion carried unanimously.

Staff presented, and explained in detail Resolution 17-01, a copy of which is attached and made a part of these minutes.

Motion was made by Vic Mays and seconded by Wayne Bennett to accept and approve Resolution 17-01 as amended to include the provision found in Attachment H of the Summary. Motion carried unanimously.

Jimmy Calhoun returned to the meeting.

VIOLATIONS REPORT

There was no report.

ADMINISTRATIVE SUBDIVISION REPORT

Staff presented a summary of the administrative subdivision approvals for February. There were no comments or questions.

FINANCIAL REPORT

Staff presented the financial reports for January and February. There were no comments or questions.

MONTHLY REPORT

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

STAFF REPORT

The following was reported by staff: 1) New members Jason Asbury and Bryan Hoylman were welcomed; 2) Commissioner Foster was asked to comment on the recent visit of Vice-President Pence to Putnam County; 3) The scheduling conference for the Arvidson/Crouse/Powell rezoning appeal will be April 19; 4) Three resumes have been received by County Commission for the Planning Director position and interviews are currently being scheduled. Sarah McCallister requested that one or more representatives from the Planning Commission be permitted to participate in the interview process for the new director. In further discussion, John Dill stated that it was his desire for Tom Hankins and Dave Holtzapfel to be reappointed for an additional term. Discussion followed to determine if a letter would be forwarded to County Commission from the Planning Commission expressing this desire. The Board decided not to compose a letter.

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 9:30 p.m.

Respectfully submitted,

Signed: _____, Lisa Powell, Secretary

Attest: _____, Presiding Officer

Minutes were approved: _____