

WINFIELD PLANNING COMMISSION
MINUTES
February 8, 2021
7:00 p.m.

Chairman William Davis called the meeting of the Winfield Planning Commission to order on February 8, 2021 at 7:12 p.m. at Winfield City Hall, 12448 Winfield Road, Winfield, WV.

Members Attending: Bill Davis, Diann Hodges, Dave Dean, and Sean Loyd

Members Absent: Vee Brown and Jason Crane

Staff Present: Mayor, Randy Barrett, Angie Hodges, Secretary, Laura Cox, Planning Director, Tim Lafon, City Attorney and Jackie Hunter, Recorder

Staff Absent: None

Public Present: None

Approval of Minutes: Motion to approve the Minutes of the December 7, 2020 meeting made by Diann Hodges. Motion carried.

Staff Action/Reports:

24 Residential Building permits and 4 Commercial Building Permits and 0 Permit Extensions were issued between December 1, 2020 through January 31, 2021.

UNFINISHED BUSINESS

None

NEW BUSINESS

Discuss Proposed Ordinance Amendment 1347.02(a)(4) Permitted Principal Uses-Tiny Houses.

Planning Director, Laura Cox began by commenting that the City adopts the State Code which includes the use of tiny houses but the City doesn't have an ordinance defining them. The City ordinance specifies the residential areas required lot size but not size of dwellings built on them. Since some of the lots, in the old town area, do not meet the required square footage and setbacks, the area makes sense to allow tiny houses. For a starting point, tiny houses may be defined as square footage from 300 sq feet to 1100 sq feet and must be on a permanent foundation.

After discussion, member, Dave Dean, made a motion to define tiny houses as minimum 750 square feet to maximum 1100 square feet.

Under Article 1347 – R-1 Single Family Residential District – Permitted Principal Uses, the proposed amendment reads as follows:

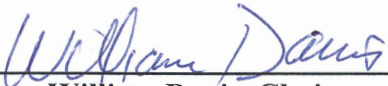
1347.02(a)(4) Tiny House – a single family dwelling between 750 sq ft and 1100 sq ft in size, placed on a permanent foundation with a minimum width of 13 feet. Such dwellings are to be permitted in the Old Town area only and must comply with all existing setback requirements.

Motion carried; the proposed amendment will be sent to City Council for reading and approval.

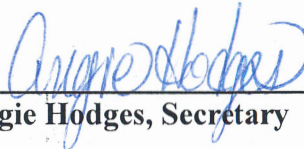
GOOD OF THE ORDER

ADJOURNMENT

Bill Davis made a motion to adjourn at 7:44 pm until the next meeting. Motion carried.



William Davis, Chairman



Angie Hodges, Secretary