

# WINFIELD PLANNING COMMISSION

## MINUTES

August 5, 2019

7:00 p.m.

Chairman William Davis called the meeting of the Winfield Planning Commission to order on August 5, 2019 at 7:00 p.m. at Winfield City Hall, 12448 Winfield Road, Winfield, WV.

**Members Attending:** Bill Davis, Diann Hodges, Jason Crane, Sean Loyd and Vee Brown

**Members Absent:** David Dean

**Staff Present:** Mayor, Randy Barrett, Angie Hodges, Secretary; Tim Lafon, City Attorney, Jackie Hunter, Recorder, Jesse Parker, Planning Director

**Staff Absent:** Jonathan Atkins, Building Inspector

**Public Present:** Ryan Powers; Greg Winter

**Approval of Minutes:** Minutes of the May 6, 2019 meeting were unanimously approved as presented.

### **Staff Action/Reports:**

68 Residential Building permits and 7 Commercial Building Permits and 2 Permit Extensions were issued between April 1, 2019 through July 28, 2019.

### **UNFINISHED BUSINESS**

1. None

### **NEW BUSINESS**

1. Mayor, Randy Barrett introduced and administered the oath of office to new member, Veola Brown.
2. Ryan Powers presented a plan to install an Amish built shed with open doors on his property at Walters Street, which borders the DNR boat ramp on Second Street. The shed would be used for vending machines, an ice machine and possible fishing tackle machine. Having this facility would allow people, using the boat ramp, to have access to drinks, snacks & basic fishing supplies. Mr. Powers also presented the idea of allowing food trucks to sell products at the boat ramp. Food Trucks would provide food and snacks as well as ice for boaters and fisherman. Lastly, he presented to allow non-profits and school groups to do fund raisers out of the Amish Building on the weekends. Food and bake sales would provide snacks for boat ramp patrons plus give the organizations an opportunity to raise money. He asked the Commission to table his request, to allow time to research and bring back to the next meeting.

Mayor, Randy Barrett, stated that the DNR would frown on using the parking spaces for school fund raisers, however, the City could possibly allow the use of the Community Center.

Jesse Parker, Planning Director, stated that article 741 of the Winfield Codified Ordinances states the Boat Ramp area is zoned R1 Residential. The only option would be to rezone, however, the BZA cannot allow "spot" rezoning as a variance. City Attorney, Tim Lafon stated that selling items would be retail and retail falls in Commercial zoning. However, Jesse would look into food trucks selling in the boat ramp area.

City Attorney, Tim Lafon stated that since the area is residential and the BZA could not pass spot rezoning, the idea of retail selling in the boat ramp area is a dead issue.

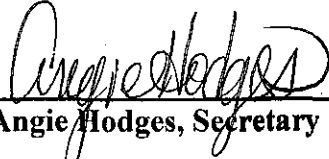
Greg Winter, a Bridge Street (boat ramp area) resident, stated he's against businesses in the Residential area around the boat ramp. He has spoken to the DNR representatives; they have expressed the boat ramp parking spaces are to be used for vehicles with boat trailers and the ramp used for boating and fishing.

**GOOD OF THE ORDER**

**ADJOURNMENT**

Bill Davis made a motion to adjourn at 7:40 pm until the next meeting. Motion carried.

  
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William Davis, Chairman

  
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Angie Hodges, Secretary