

WINFIELD PLANNING COMMISSION

MINUTES

SPECIAL MEETING

January 9, 2023

7:00 p.m.

President William Davis called the meeting of the Winfield Planning Commission to order on January 9, 2023 at 7:02 p.m. at Winfield City Hall, 12448 Winfield Road, Winfield, WV.

Members Attending: William Davis, Diann Hodges, Jason Crane, Jeff Schoolcraft and David Dean via phone

Members Absent: Sean Loyd

Staff Present: Mayor, Randy Barrett, Angie Hodges, Secretary, Laura Cox, Planning Director, David Mattocks, Recorder and via phone, Tim Lafon, City Attorney

Staff Absent: Richie Ferguson, Building Code Official

Public & Guests Present: Council Member, Dana Campbell, Keri Bragg, Dennie Sansom, Connie Sansom and Tom Workman

Approval of Minutes: Motion to approve the Minutes of the October 3, 2022 meeting made by Diann Hodges. Motion carried.

Staff Action/Reports:

39 Residential Building permits and 3 Commercial Building Permits and 0 Permit Extension were issued between September 21, 2022 through December 31, 2022.

UNFINISHED BUSINESS

None

NEW BUSINESS

Due to the tardiness of the rezoning applicant, the commission proceeded to the other items on the agenda and held the public hearing last.

1. 1363.02 (b) (c) Landscaping and Screening General Provisions for trash receptacles and 1361.05 (e) 1-7 Loading Facilities Requirements, dumpster requirements for business/commercial districts.

Bill Davis called on Planning Director, Laura Cox; she explained the two ordinances, noting 1361.05 (e) 5. Meaning the planning commission may waive the dumpster screening if the owner accepts full responsibility for the disposal of rubbish by written agreement. Mayor Barrett explained that Brittany Point has one dumpster for the whole complex. This dumpster is located

near the entrance and when it overflows, the debris can be easily seen by the public. Mayor Barrett made a suggestion to the manager of Brittany Point that a second dumpster is needed on the back lot, which would be out of public view. Mayor Barrett made a suggestion that he could present, to the Planning Commission, a landscaping provision waiver for the second dumpster. The waiver would allow Brittany Point to add the second dumpster quickly and save money for no landscaping. The manager suggested that the City provide her with a letter, that she could send to the corporate office. The letter would need to state that they are noncompliant of the city trash ordinances. Mayor Barrett delivered the letter. Planning Director Laura Cox stated that the waiver would only allow Brittany Point permission to add the second dumpster without landscaping around it. Jason Crane made a motion to waive the screening for Brittany Point, Diann Hodges seconded it. Motion passed.

2. Residential short term rental property (example – VRBO/Airbnb).

Mayor Barrett stated that the commission had a discussion concerning short term rental property at the September 10, 2018 Planning Commission meeting. After discussion, the commission agreed to make no changes and would not address unless the subject would present itself again. The city received an email on December 19, 2022 requesting the city's short term rental regulations. After a brief discussion, Planning Director, Laura Cox commented that she along with the Planning Commission members need to research short term rental property regulations. All findings need to be brought to the next Planning Commission meeting for discussion. Once new regulations are agreed upon, the commission could vote and recommend them to City Council for adoption.

3. Public Hearing

Opened at 7:16 p.m.

Closed at 7:34 p.m.

2022-2023-2 Application submitted from PP&J Structures requesting to rezone .16 acre lot located at 101 Second Street, from R1 Residential to R2 Residential.

President Bill Davis opened public hearing at 7:16 p.m. and read the legal publication into record and called on the applicant, Dave Thompson to present his case. Mr. Thompson stated that he needed the lot rezoned in order to build (2) two townhomes. The (2) two units would be built facing the river. Keri Bragg, who lives beside the lot at 9 Valley Street, voiced her concerns regarding the gas line. Ms. Bragg stated that the gas line that services her home is connected to the vacant lot and her gas meter is still on the lot. Mr. Thompson assured Ms. Bragg that he would be working with Union Oil & Gas to get the gas line changed, at no expense to her.

President Bill Davis called on Planning Director, Laura Cox to present the staff report. Ms. Cox stated that the October 8, 2013 Old Town Winfield Section of the Land Use Chapter of the Winfield Comprehensive Plan was amended as follows: "Small scale medium density infill Residential projects are to be encouraged where feasible to stimulate redevelopment in Old Town". Staff recommends that the Planning Commission consider all public comments received in the public hearing. Staff also recommends that the Planning Commission recommend approval of this application to the City Council based upon a finding that the rezoning of this parcel from R-1 to R-2 Residential would be in conformance with both the intent of the Comprehensive Plan and the established long range planning efforts of the City.

Dennie Sansom, who lives beside the lot at 89 Second Street, voiced concerns about drainage from the construction site invading surrounding properties. Mr. Thompson stated that the plans would be reviewed and approved by the city. All drainage concerns would be addressed at that

time. Mr. Sansom then stated that he approved the rezoning because the lot is an eye sore and the town homes would make it more appealing.

President Bill Davis then asked if any letters or phone calls had been received concerning the rezoning. Secretary Angie Hodges stated that none had been received. Diann Hodges then recused herself from the meeting due to being an adjacent homeowner to the lot. Member Jason Crane stated that Mr. Thompson needed to provide a signed agreement to Ms. Bragg that stated that Union Oil & Gas would move the gas line and meter at no charge to her. Mr. Thompson stated that wouldn't be an issue.

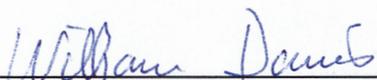
Attorney Tim Lafon reminded everyone that the public hearing was for rezoning only. The owner's construction plans would be addressed when he applies for a building permit to construct the town homes. President Bill Davis closed the public hearing at 7:34 p.m.

President Bill Davis asked the Planning Commission for comments and after a brief discussion, member Jeff Schoolcraft made a motion to accept the rezoning application and send it to City Council for approval. Member Jason Crane seconded. The motion carried.

GOOD OF THE ORDER

ADJOURNMENT

President William Davis made a motion to adjourn at 7:35 p.m. until the next meeting. Motion carried.



William Davis, Chairman



Angie Hodges, Secretary