

December 4, 2017

Bridgeport Planning Commission Minutes
City of Bridgeport
County of Harrison
State of West Virginia

CALL TO ORDER:

The Bridgeport Planning Commission meeting was called to order at 4:00 p.m. on Monday, December 4, 2017, in the Council Chambers of the Bridgeport Municipal Complex located at 515 West Main Street by President Rod Kidd.

BOARD MEMBERS PRESENT

President Rod Kidd, Vice President Doug Gray, Members Philip Freeman, Patrick Jeffers, Jolie Carter, City Council Representative Robert Greer and Randy Spellman.

BOARD MEMBERS ABSENT

Members Patrick Jeffers and Jolie Carter.

In attendance RAK 5/14/18

CITY STAFF PRESENT

Secretary to the Commission Tyler Suzanne Grogg, City Clerk Andrea Kerr, and Engineering Office Administrator Connie Hamilton.

OTHERS IN ATTENDANCE

Dennis Elbon, Sam Olivio, Dave McHenry, Lary Cleavenger, John Martin, Clint Nesler, and Jason Underwood.

APPROVAL OF MINUTES

Minutes of the November 6, 2017 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Vice President Gray; seconded by Member Greer.

NEW BUSINESS:

1. Consideration of amendment of approved site development plan of Meadow Creek.
 - Member Spellman stated that the development was approved in December of 2015 for up to 284 residential units. The developers were able to cluster more units into the larger buildings, which allowed them to well exceed the fifty percent green space requirement.
 - The proposal is for fifteen additional units which will take the development up to 299 units with sixty-seven percent green space.
 - Member Greer asked if there was a limit of units the developer would be allowed to build.

- Member Spellman stated the restriction is limited to maintaining the fifty percent green space requirement. But, any additional units over 299 would require Planning Commission approval.
 - Member Greer made a motion to approve the amendment to 299 units; motion was second by Vice President Gray; and unanimously approved.
2. Public Hearing: Consideration of subdivision request of E&C Properties, LLC, to subdivide Parcel 74.1 (1.77 acres +/-) and Parcel 74.2 (.43 acres +/-), located on Valley Drive, Harrison County Tax Map 16-24-14, into four parcels: Parcels A and B (0.62 acres each) and Parcels C and D (0.42 acres each).
- Member Spellman stated in 2013, the City did a comprehensive plan and one of the top priorities of that plan was infill development of residential housing. This proposal falls in line one hundred percent with the comprehensive plan.
 - The property already has a public street right of way on Valley Drive; Mr. Underwood is proposing to create a common driveway in accordance with our Design and Construction Standards Manual to access the four lots. The City has already had preliminary meetings with Hornor Brothers to address storm waste run-off and other relative issues, and will meet additionally before permits are issued.
 - This meeting is only to look at the four lot subdivision and not the potential construction of any homes.
 - President Kidd asked if this allows space for emergency vehicles and Member Spellman stated this will be a common driveway, constructed in compliance with our Design and Construction Standards Manual.
 - Mr. Martin, resident of 146 Valley Drive, asked if the standards for construction would be the same for a common drive as a city street. His main concern is a drain that will keep from storm water over flow flooding his property.
 - Member Spellman stated that has already been addressed by Hornor Brothers and City Engineer Beth Fox, and that the post development will meet or exceed the current storm water system in place.
 - Mr. Olivio, resident of 130 Valley Drive, asked if the residents will be invited to additional meetings before construction, and Member Spellman stated there will not be any additional meetings because Mr. Underwood is only putting one residential unit on each lot, and will only be required to secure building permits prior to construction.
 - Vice President Gray made a motion to approve; motion was second by Member Greer, and unanimously approved.

Meeting was adjourned at 4:27 p.m. on a motion by Vice President Gray, seconded by Member Freeman and unanimously approved.

Roddy D Kidd

Rod Kidd, President

5/14/19

Date

Tyler S Grogg

Prepared by Tyler Suzanne Grogg