



September 9, 2019

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

OPEN MEETING - CALL TO ORDER

The Bridgeport Planning Commission meeting was called to order at 4:01 p.m. on Monday, September 9, 2019 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 Robert Greer, Patrick Jeffers, Philip Freeman, and Andrea Kerr.

BOARD MEMBERS ABSENT

Jolie Carter

CITY STAFF PRESENT

Mayor Andy Lang and Secretary to the Commission Staci Unger.

OTHERS IN ATTENDANCE

Precious Culp, 126 Blair St., Richard Whiteman, 721 James St., Aaron Jones, 311 Cherry St., Paul Whiteman, 520 Broadway Ave. and the media.

APPROVAL OF MINUTES

Minutes of the July 8, 2019 Bridgeport Planning Commission meeting were approved by a 5-0 vote by members Kidd, Gray, Greer, Jeffers and Kerr as presented on a motion by Vice President Gray, seconded by Member Greer.

UNFINISHED BUSINESS

- None

NEW BUSINESS

1. A public hearing was held to consider the request of Reep Revocable Trust to subdivide parcel located on Bartlett Avenue, Harrison County Tax Map 2405, Parcel 370 in Simpson District, into two parcels.

- Member Kerr stated that the property owner, David Reep, built a house over the existing garage and the property meets the requirements to be subdivided.
 - Member Kerr informed the commission that the setbacks and lot sizes comply with code and that the owner would be responsible for paving from the end of Bartlett Avenue to the house.
 - Resident, Precious Culp, expressed concern that if the property were to be subdivided, the owner would be allowed to put a business or other type of building on the property.
 - Member Kerr explained that the property is currently zoned R-1 – Single Family and could not be rezoned for businesses since the city does not allow spot zoning.
 - After a general discussion, a motion was made by Vice President Gray to approve the request of Reep Revocable Trust to subdivide parcel located on Bartlett Avenue, Harrison County Tax Map 2405, Parcel 370 in Simpson District, into two parcels. Motion was seconded by Member Jeffers and approved 5-0 by members Kidd, Gray, Greer, Jeffers and Kerr.
2. A public hearing was held to consider the request of Aaron Jones to rezone property located on Harrison County Tax Map 2403, Parcels 134, 150, 157 and 167 in Simpson District, from R-3 Residential -Multi-family to B-1 Business.
- Aaron Jones, property owner, stated that he owns Grounds Pro Lawncare and wanted to build a pole building on the property to house his equipment which includes trucks, mowers and snowplows.
 - Mr. Jones informed the commission that he would need an easement from one of his neighbors to access the property.
 - Property owner, Richard Whiteman, spoke against that request citing slippage concerns from Rt. 131 and concerns that property value would decrease if a business were located adjacent to the property.
 - Property owner, Paul Whiteman, also spoke against the request citing agreement with Mr. Richard Whiteman's previous statements and concerns over increased dust and noise due to increased traffic.
 - Member Kerr informed the Commission that Diane Whiteman had called the city and asked that her statement be added to the record. She stated that she and her husband own property that abuts the properties owned by Mr. Jones and wanted the record

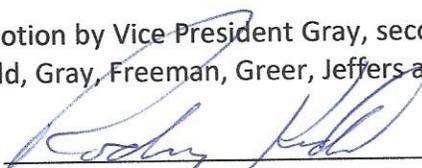
to show "she is in agreement with the opinions presented by Richard Whiteman and Paul Whiteman".

- Mr. Jones questioned why his business would be any different from RDR Energy Resources which is located next to residential homes.
- Member Kerr stated that the former Skate World (currently RDR Energy Resources), which is adjacent to the properties being discussed, is outside of city limits and the City of Bridgeport has no jurisdiction over zoning.
- Member Greer inquired whether B-1 was the only option available to Mr. Jones. Member Kerr confirmed that it was the only option available since spot zoning is not allowed.
- After a general discussion, Member Greer made a motion to deny the request to rezone property located on Harrison County Tax Map 2403, Parcels 134, 150, 157 and 167 in Simpson District, from R-3 Residential - Multi-family to B-1 Business. Motion was seconded by Member Freeman, and approved 6-0 by members Kidd, Gray, Freeman, Greer, Jeffers and Kerr.

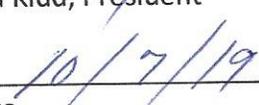
3. Member Kerr introduced Staci Unger, Secretary to the Commission, to the commission.

CLOSE MEETING

Meeting was adjourned at 4:37 p.m. on a motion by Vice President Gray, seconded by Member Freeman, and approved 6-0 by members Kidd, Gray, Freeman, Greer, Jeffers and Kerr.



Rod Kidd, President



Date



Prepared by Staci Unger
Secretary to the Commission