

October 3, 2016

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, October 3, 2016, 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, Member Jolie Carter, City Council Representative Robert Greer, and Randy Spellman.

BOARD MEMBERS ABSENT

Members Patrick Jeffers and Philip Freeman.

CITY STAFF PRESENT

Secretary to the Commission Connie Hamilton.

OTHERS IN ATTENDANCE

Davenia Myers, 506 Orchard Street, and the media.

APPROVAL OF MINUTES

Minutes of the April 4, 2016 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Vice President Gray, seconded by Mr. Greer.

NEW BUSINESS:

1. A public hearing was held to consider the subdivision request of Jason Paul Myers, 506 Orchard Street, to subdivide parcel on Harrison County Tax Map 24-07 Parcel 267 (14,971.23 SF +/-) into two parcels: Parcel A (7,035.09 SF +/-) and Parcel B (7,936.14 SF +/-).
 - Mr. Spellman said he researched the request and found the lot sizes and the setbacks would be in compliance. The area is zoned R1, which stipulates the structure must be stick built or a modular single family home.
 - One letter of concern was received by the Planning Commission. Mr. Spellman read the letter from Mr. Al Wiggins, 105 Black Stallion Drive, and it was entered into the minutes as Exhibit "A".
 - After discussion, motion was made by Mr. Greer to subdivide 506 Orchard Street, parcel on Harrison County Tax Map 24-07 Parcel 267 (14,971.23 SF +/-) into two

parcels: Parcel A (7,035.09 SF +/-) and parcel B (7,936.14 SF +/-), seconded by Vice President Gray, and unanimously approved.

- Mr. Spellman requested four original copies of the plat be submitted to his office so they can be sealed and then recorded at the Harrison County Courthouse.
2. A public hearing was held to consider amendments to the Codified Ordinances of Bridgeport, Part Thirteen – Planning and Zoning Code, Article 1325 – Signs.
- Mr. Spellman discussed the need to change outdated sections of the ordinance. He reviewed each proposed change of Article 1325 Signs, as shown on the paperwork provided to the board, and as detailed below. The highlighted areas are proposed additions to the ordinance, the strike-through areas are proposed deletions.
 1. **Page 55:**
 - No changes.
 2. **Page 56:**
 - a. **Size, Height Requirements, Section (a):** In any business or industrial zone, one ground graphic (free standing) business sign is permitted per street frontage, provided that all such signs combined shall not exceed 48 square feet in a BPO-1 Zone, 96 square feet in a B-1 Zone or 380 square feet in a B-2, I-1 or I-2 Zone. The size requirement is determined by measuring only one side of a sign. If the sign is not uniform in size, the largest side/sides and a face/faces visible at one time shall be used to determine the size of the sign. Also, two wall graphics are permitted as regulated in 1325.03, provided that such signs do not exceed 20% of the signable area for a wall graphic.
 3. **Page 57:**
 - a. **Wall Graphics, paragraph one:** All wall graphics in a B-1, B-2, I-1 or I-2 Zone are permitted as long as the wall graphics do not exceed twenty percent (20%) of the signable area for a wall graphic. Signable area shall be determined to be the wall space between the roof line and eight feet above grade level. ~~A total of two wall graphics are permitted, however.~~ Only one wall graphic per business entity is permitted per wall. In multi-tenant buildings, tenants may share one wall graphic per wall or they can have individual wall graphics provided that all wall graphics per wall combined comply with the total signable area allowed per wall. In a BPO-1 Zone, only one wall mounted sign is permitted. It shall not exceed thirty-two square feet and must face the front of the property. Wall graphics must clear all walkways by at least eight feet and cannot project one-third of the width of the walkway.
 - b. **Ground Graphics, Section (a):** Any activity may display one ground graphic per business per street frontage unless the business is in a B-2, I-1 or I-2 district and located within 2,200 feet of center line of I-79, measured from location of sign, and not within 150 feet of a residential district. Under this condition a business may have one additional unlimited height graphic as well as one ground graphic per street frontage not to exceed 48 feet in height as measured from grade to top of graphic. The combined size of both all graphics may not exceed 380 square feet measured using the largest face and/or side of each graphic.

- c. **Ground Graphics, Section (b):** Ground graphics must comply with the total area and height requirements for all ground graphic (free standing) signs of 48 square feet in a BPO-1 Zone, 96 square feet in a B-1 Zone or 380 square feet in B-2, I-1 and I-2 Zones measured as set forth in Section 1325.02.
 - (1) ~~A ground graphic may be displayed only on a frontage of seventy five feet or more.~~
 - (2) A ground graphic may not be closer than fifty feet to any other ground graphic. (Ord. 6-00. Passed 8-14-00.)
 - d. **Billboards, paragraph one:** Advertising billboards. Where such billboards are permitted by the State of West Virginia, no such sign shall be permitted to be within 100 feet of any structure in a residence district.
4. **Page 58:**
- a. **Temporary Signs, Section (a):** All temporary signs shall be permitted for a maximum of thirty days prior to the event they advertise ~~or the voting day~~ with prior city approval. A business or entity can only request three temporary sign events per calendar year. A building permit is not required for temporary signs.
 - b. **Street Graphics Prohibited, Section (b):** Street graphics attached to light poles or standards ~~or located in any public right of way.~~
 - c. **Street Graphics Prohibited, Section (e):** Exterior spinners, ~~or pennants,~~ or similar devices used for commercial purposes whether advertising a message or not unless as permitted in Section 1325.07.
 - d. **Street Graphics Prohibited, Section (i):** ~~Advertising devices of which all or any part is set in motion by movement of the atmosphere including fluttering or rotating.~~
5. **Page 59:**
- a. ~~Street Graphics Prohibited, Section (j): Neon lighting and tubing used to outline buildings or structures or ornamental features by use of exposed neon tubing, strings of lights or otherwise.~~
 - b. **Street Graphics Prohibited, Section (l):** Any sign which is in a state of disrepair may be subject to removal within ten days of city notification. ~~By the City upon the following conditions: if such a sign shall not be receipt of written notice of the condition of the sign from the City then the City may cause removal of such sign and any expense shall be paid by the owner of the sign.~~
 - c. **Street Graphics Prohibited, Section (m):** Any permitted sign painted directly on the surface of any wall shall be required to be repainted at least every three years as required to prohibit fading, peeling, etc.
 - d. **Street Graphics Prohibited, Section (n):** Gooseneck and think line reflectors and lighting shall be permitted on indirectly illuminated signs provided such reflectors and lights do not extend more than eight feet beyond the sign structure to which attached and such illumination is directed upon the face of the sign to reduce possibility of direct light rays shining into adjoining property or the public way.
 - e. **Street Graphics Prohibited, Section (o):** Flashing signs unless in compliance with the State of West Virginia standards.

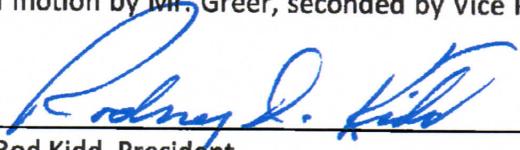
- f. **Street Graphics Prohibited, Section (p):** Signs that project above the roofline on which it is mounted unless attached properly to withstand applicable wind loads as regulated in the state building code.
 - g. **Street Graphics Exempt, Section (a)** One Graphics advertising the sale or lease of property.
 - h. **Street Graphics Exempt, Section (b):** One Graphics indicating the architect, engineer, project name, source of financing and contractor when displayed during the construction period and on a construction site and moved thirty days after construction is completed.
 - i. **Street Graphics Exempt, Section (g):** Any lettering or design painted or applied directly to the surface windows of the structure.
 - j. **Street Graphics Exempt, Section (j):** Political signs.
6. **Page 60:**
No changes.

The board discussed the proposed changes and decided to leave in the section on Page 59, Street Graphics Prohibited, Section (j), concerning neon lighting. Also, in regards to Page 58, Temporary Signs, Section (a), the board discussed the necessity of limiting the number of requests by businesses to three requests (thirty days per request) per year. It was determined the temporary signs can become unsightly and a public safety issue.

After discussion, a motion was made by Member Carter, seconded by Vice President Gray, and unanimously approved the amendments to the Codified Ordinances of Bridgeport, Part Thirteen – Planning and Zoning Code, Article 1325 – Signs, with the following corrections:

- 1. Page 59, Street Graphics Prohibited, Section (j), is to remain in the ordinances.

Meeting was adjourned at 4:35 p.m. on a motion by Mr. Greer, seconded by Vice President Gray, and unanimously approved.



Rod Kidd, President

10/16/16

Date



Prepared by Connie Hamilton
Secretary to the Commission