



October 7, 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 4:05 p.m. on Monday, October 7, 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 and Andrea Kerr.

BOARD MEMBERS ABSENT

Jolie Carter and Philip Freeman

CITY STAFF PRESENT

Mayor Andy Lang, City Manager Randy Wetmore and Secretary to the Commission Staci Unger.

OTHERS IN ATTENDANCE

Rob Stuart, Genesis Partners, L.P. and Jim Christie, Genesis Partners, L.P.

APPROVAL OF MINUTES

Minutes of the September 9, 2019, Bridgeport Planning Commission meeting were approved by a 4-0 vote as presented on a motion by Vice President Gray, seconded by Member Greer (Member Jeffers was absent for the vote).

UNFINISHED BUSINESS

- None

NEW BUSINESS

1. A public hearing was held to consider the request of Genesis Partners, L.P. to amend the Charles Pointe Planned Unit Development Application.
 - Jim Christie, Genesis Partners, L.P., explained that the city approved the Genesis Partners, L.P. Charles Pointe Planned Unit Development (PUD) in 2005/2006. Since

that time, they have operated under the PUD and anytime there were changes to the PUD, such as a subdivision of land, it had been administratively approved by the city.

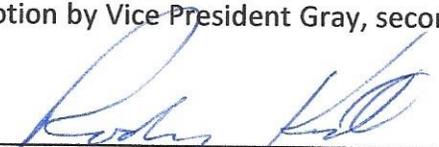
- Jim Christie stated that they recently reviewed the city code when they attempted to record a plat for the Menard's subdivision and discovered that city code states they must appear before the Planning Commission for approval unless it was approved as part of the PUD application, which it was not.
- Site work for Charles Pointe Crossing is starting and they have 112 acres that are being site developed and will end up with 67 acres of flat land, of which 17 acres belongs to Menard's. The remaining 50 acres are currently divided into two tracts of land.
- As development continues, Jim Christie said that they will need to further subdivide property as they sell off lots but at this time there is no way to know how many lots that will be.
- He explained that the amendment to the PUD application would expedite the process by allowing residential and commercial subdivisions to be approved with administrative approval rather than having to appear before the Planning Commission.
- Jim Christie stated that if the amendment is approved, Genesis Partners, L.P. would submit all plats to the Bridgeport Planning Department for review and approval.
- Rob Stuart, Genesis Partners, L.P., stressed that all subdivisions would be in compliance with city code.
- Member Kerr referenced Article 1321.01 of the Planned Unit Development ordinance which states that PUDs are required to adhere to all subdivision regulations, except when it is specifically authorized in the PUD application.
- Member Kerr confirmed that she reviewed the original Charles Pointe PUD application and it did not contain an exception to the subdivision regulations.
- The requested amendment states that a subdivision within the PUD "shall be submitted to the City of Bridgeport Planning Department for administrative approval, in lieu of approval by the Bridgeport Planning Commission.....so long as such subdivision complies with the zoning ordinance and otherwise complies with the subdivision regulations of the City".
- Member Greer requested clarification on the PUD's plans for the mixed-use areas of the current plat.

- Rob Stuart stated that there are no plans to have mixed-use properties in Charles Pointe Crossing, but acknowledged that the mixed-use designation does allow for limited residential units.
- Member Gray cited the mixed-use description in the current PUD which states "residential cannot exceed 75% of a structure square footage and ground floor must be non-residential use".
- Member Greer requested confirmation that all PUD plat changes would be reviewed and approved by the Bridgeport Planning Department.
- Member Kerr confirmed that all plat changes would have to be reviewed and would require an approval stamp from the Bridgeport Planning Department prior to being recorded.
- After a general discussion, a motion was made by Member Jeffers to approve the request of Genesis Partners, L.P. to amend the Charles Pointe Planned Unit Development. Motion was seconded by Member Gray and was unanimously approved.

2. Member Kerr introduced Randy Wetmore, Bridgeport City Manager, to the commission.

CLOSE MEETING

Meeting was adjourned at 4:18 p.m. on a motion by Vice President Gray, seconded by Member Jeffers, and was unanimously approved.



 Rod Kidd, President

1/6/2020

 Date



 Prepared by Staci Unger
 Secretary to the Commission