

December 7, 2015

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 4:02 p.m. on Monday, December 7, 2015, in the Council Chambers of the Bridgeport Municipal Complex located at 515 West Main Street.

BOARD MEMBERS PRESENT

President Rodney Kidd, Vice President Doug Gray, City Council Representative Robert Greer, Member Philip Freeman, and Randy Spellman.

BOARD MEMBERS ABSENT

Members Patrick Jeffers and Jolie Carter.

CITY STAFF PRESENT

Secretary to the Commission Connie Hamilton and Office Administrator Sara Carder.

OTHERS IN ATTENDANCE

Mark Turley, Melanie Goode and Debbie Hildebrand, A.B. Contracting, Inc., 5521 Ohio River Road, Point Pleasant, WV; Tom Hansberry, 606 Kembery Drive, Bridgeport, WV; Ernie Fragale, 611 Kembery Drive, Bridgeport, WV; Paul Curry, 627 Kembery Drive, Bridgeport, WV; Herb Underwood, 600 Kembery Drive, Bridgeport, WV, and the media.

APPROVAL OF MINUTES

Minutes of the November 2, 2015 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Member Freeman, seconded by Vice President Gray.

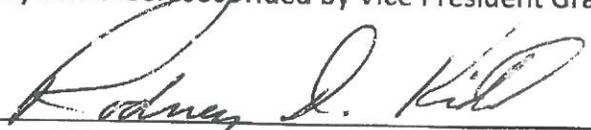
NEW BUSINESS

1. A public hearing was held to consider Dr. Carl Liebig's request to rezone his property located at 1203 Johnson Avenue, Bridgeport, WV, located on Tax Map 2416, Parcel 91, from R-1 Residential to B-2 Large Scale Commercial Business.
 - Dr. Liebig was in attendance and spoke regarding his request to rezone his property. He also inquired about other options than the B-2 Large Scale Commercial Business. Mr. Spellman discussed the option of rezoning to BPO Business Professional Offices, which is more restrictive than B-2 zoning.
 - Mr. Spellman said he has received calls concerning opposition to the request, however, he has not received any written statements.
 - Four residents appeared in opposition to the request. Herb Underwood, 600 Kembery Drive, spoke to the Planning Commission about his concerns regarding the

rezoning request. In addition to his concerns, he also informed the board that the deed restrictions state that only residential use may be utilized on this property. Mr. Underwood submitted a written statement of opposition, which has been entered into the minutes as Exhibit B.

- Tom Hansberry, 606 Kembery Drive, read his statement of opposition to the rezoning request. The statement was submitted to the board and entered into the minutes as Exhibit A.
 - Ernie Fragale, 611 Kembery Drive, voiced his concerns with the request to rezone. He presented the board with a letter of opposition from Harrison County Bank, which was read by Mr. Spellman and entered into the minutes as Exhibit C.
 - After discussion of amending Dr. Liebig's request to reflect a BPO zoning designation in lieu of the original B-2 designation, a motion was made by Member Gray, seconded by Mr. Greer, and unanimously approved to continue the public hearing on January 4, 2016.
 - Mr. Spellman advised he will consult with legal counsel to determine if the public hearing is to be continued or if a new legal notice and public hearing will be advertised reflecting the amended request.
 - Mr. Spellman informed all in attendance that all abutting property owners as well as those who attended today's meeting will receive a certified letter advising of the public hearing date.
2. A public hearing was held to consider the Site Development Plan for "The Meadows", a 240 unit mixed residential development to be located on Meadowbrook Road, Tax Map 268, Parcel 43, Page 632 of Deed Book W173, in District 16 of Harrison County, West Virginia.
- Mark Turley of A.B. Contracting, Inc., handed out a revised Site Development Plan to the board and those in attendance as Melanie Goode presented the board with photos and information regarding the gated community. The revised Site Development Plan reflected a total of 284 units which will be a residential mix of townhomes, duplexes and apartments. Mr. Spellman said he has been working closely with the developers and the added units meets all City Code regulations. In addition, the developers stated the new name will be "Meadow Creek".
 - After discussion, a motion to approve the Site Development Plan for "Meadow Creek" to include the flexibility of housing types as long as the total units do not exceed 284, was made by Mr. Greer, seconded by Vice President Gray, and unanimously approved.

Meeting was adjourned at 5:10 p.m. on a motion by Mr. Greer, seconded by Vice President Gray, and unanimously approved.



Rodney Kidd, President

12-11-15

Date



Prepared by Connie Hamilton
Secretary to the Commission