

January 4, 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 4:05 p.m. on Monday, January 4, 2016, in the Council Chambers of the Bridgeport Municipal Complex located at 515 West Main Street by Vice President Doug Gray.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

President Rodney Kidd.

**CITY STAFF PRESENT**

Secretary to the Commission Connie Hamilton.

**OTHERS IN ATTENDANCE**

Paul Currey, 627 Kembery Drive, Bridgeport, WV; Ernest Fragale, 611 Kembery Drive, Bridgeport, WV; Herbert G. Underwood, 600 Kembery Drive, Bridgeport, WV; Adam Chiffy, 3248 Moyers Road, Bruceton Mills, WV, and the media.

**ELECTION OF OFFICERS:**

Motion was made by Mr. Greer to nominate Rodney Kidd for President, seconded by Member Carter, and was unanimously approved.

Motion was made by Mr. Greer to nominate Doug Gray for Vice President, seconded by Member Carter, and was unanimously approved.

**APPROVAL OF MINUTES**

Minutes of the December 7, 2015 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Mr. Greer, seconded by Member Philip Freeman.

**NEW BUSINESS:**

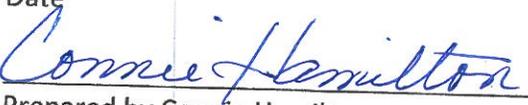
1. A public hearing was held to consider the final plat submission of Morgan T Development for Crystal Ridge Phase 2A, consisting of Lots 75 – 79.
  - Adam Chiffy of Morgan T Development reported the sewer and utilities are available and completed to lots 75 – 79.
  - Mr. Spellman reported Tom Brown, City Engineer, has reviewed the infrastructure plans and all are approved to serve these lots. Two lots have the asphalt in place and the other three lots will need a base course in place prior to any use and occupancy of any of the homes.
  - Mr. Spellman requested the final plat be stamped as Crystal Ridge Phase II-A instead of the current Crystal Ridge IA.
  - After general discussion, motion was made by Member Freeman to approve the final plat submission of Morgan T Development for Crystal Ridge Phase II-A, consisting of Lots 75 – 79, as presented. Motion was seconded by Member Carter, with Mr. Greer recusing himself. Motion passed 5-0.
  
2. A public hearing was held to consider the request of Dr. Carl Liebig to rezone property located at 1203 Johnson Avenue, Tax Map 2416, Parcel 91, from R-1 Residential to BPO Business Professional Office.
  - Mr. Spellman reported:
    - a. Dr. Liebig called the office and said he was currently out of town and could not attend the meeting due to weather issues. He requested the hearing be continued to the February 1, 2016 Planning Commission meeting.
    - b. After consulting legal advice from Dean Ramsey, a new legal notice was published for this meeting and letters were mailed to adjacent property owners, as well as the residents who attended the December 7, 2015 meeting, notifying them of this public hearing.
    - c. He refreshed the board on Dr. Liebig's first request to rezone his property from R-1 Residential to BPO Business Professional Office, which was heard in 2007. Residents are allowed to bring a request to rezone their property to the Planning Commission board three times. This is Dr. Liebig's second request to rezone his property to BPO Business Professional Office.
    - d. Three residents were in attendance: Mr. Paul Currey, Mr. Ernest Fragale and Mr. Herbert Underwood. No new information regarding the request was received from Mr. Liebig and all three residents were still in opposition to this request.
    - e. A letter from Harrison County Bank, 1215 Johnson Avenue, Bridgeport, WV, in opposition to Dr. Liebig's request to rezone, was submitted by Mr. Fragale. Randy read the letter to the board and the letter was entered into the minutes as Exhibit "A".

- f. Should a continuance of the hearing be granted, it will not be required to publish a new legal ad and letters will not be mailed to residents advising them of the continuance. Anyone in attendance who wanted to receive a verbal reminder of the meeting was instructed to leave contact information with the Secretary to the Commission.
- After discussion, motion was made by Mr. Greer to continue the public hearing to consider the request of Dr. Carl Liebig to rezone property located at 1203 Johnson Avenue, Tax Map 2416, Parcel 91, from R-1 Residential to BPO Business Professional Office, to the February 1, 2016 Planning Commission meeting.

Meeting was adjourned at 4:25 p.m. on a motion by Member Jolie Carter. Motion was seconded by Member Patrick Jeffers and motion passed unanimously.

  
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Doug Gray, Vice President

1/6/2016  
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Date

  
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Prepared by Connie Hamilton  
Secretary to the Commission