

February 23, 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 4:00 p.m. on Monday, February 23, 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, Members Jolie Carter, Patrick Jeffers, Philip Freeman, and Randy Spellman.

BOARD MEMBERS ABSENT

Robert Greer.

CITY STAFF PRESENT

Administrative Assistant Sara Carder and Secretary to the Commission Connie Hamilton.

OTHERS IN ATTENDANCE

Zachary L. Assaro, The Thrasher Group; Jeffrey Roberts, The Thrasher Group; Kenny Cook, Cook Brothers, Inc.; Alex Sutton, The Thrasher Group; Rob Harold, and the media.

ELECTION OF OFFICERS

Motion was made by Randy Spellman to nominate Rodney Kidd for President, seconded by Jolie Carter, and was unanimously approved.

Motion was made by Randy Spellman to nominate Doug Gray for Vice President, seconded by Jolie Carter, and was unanimously approved.

APPROVAL OF MINUTES

Minutes of the May 5, 2014 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Member Doug Gray, seconded by Member Jolie Carter.

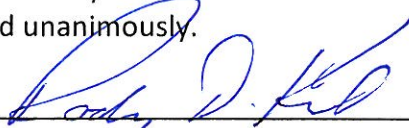
NEW BUSINESS

1. A public hearing was held for the Consideration of Subdivision Request of Simpson Creek Land Company to subdivide parcel on Lodgeville Road, Harrison County Tax Map 289 (18.34 acres) into two parcels: parcel A (10.71 acres) and Parcel B (7.63 acres).
 - Randy Spellman reported that both parcels will have access to Lodgeville Road and all conditions have been met for this request.

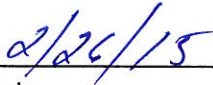
- After general discussion, a motion was made by Vice President Doug Gray to approve the request to subdivide the parcel located on Harrison County Tax Map 289 (18.34 acres). Motion was seconded by Member Jolie Carter, with Member Philip Freeman recusing himself due to employment with The Thrasher Group. Motion passed 5-0.
2. A public hearing was held for the Consideration of Rezoning Request by Lodgeville Estates, LLC to rezone property located on Lodgeville Road, Harrison County Tax Map 289, P/O parcel 34, Tract "A" (10.71 acres) from B2 (Business) to R3 (Multi-family Residential).
 - Randy Spellman reported the property requested to rezone is the acreage located at the top of the hill.
 - Rob Harold voiced his concerns with traffic on Lodgeville Road.
 - After a general discussion, a motion was made by Vice President Doug Gray to send a Report and Recommendation to City Council recommending the rezoning of Tract "A" (10.71 acres) from B2 (Business) to R3 (Multi-family Residential). Motion was seconded by Member Patrick Jeffers, Member Philip Freeman recused himself due to employment with The Thrasher Group. Motion passed 5-0.
 3. Consideration of Site Development Plan for Lodgeville Estates, LLC.
 - Randy Spellman stated this vote was contingent on City Council's final action on the request to rezone.
 - Jeff Roberts and Zachary Assaro gave a presentation, stating The Thrasher Group is working with Cook Brothers on the project. This will be a 96-unit complex with a combination of two-story and three-story buildings, with eight or twelve units per building. There will be an access road, paved parking, green space and potential for a park and pool access. He said a tree boundary near the residential area is planned.
 - Zachary Assaro said the storm water will utilize the existing pond, which will be oversized. The Sanitary Sewer will tie in with the system below the car dealership. He has been working with the West Virginia Department of Highways regarding Lodgeville Road. The road will be widened and a turn lane is required. There have been multiple meetings with the West Virginia Department of Highways concerning congestion on Lodgeville Road and it will be monitored.
 - Randy Spellman inquired about the lighting. Zachary Assaro said the site lighting will be 15' – 18' poles and no light will be projected towards the residential area.
 - A motion was made by Member Patrick Jeffers to approve the Site Development Plan. Motion was seconded by Vice President Doug Gray, Member Philip Freeman recused himself due to employment with The Thrasher Group. Motion passed 5-0.
 4. Vice President Doug Gray motioned that no official letter be mailed to the board members when a meeting has been cancelled. An email will be sent to all members in lieu of a letter. Motion was seconded by Jolie Carter and motion passed unanimously.

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Meeting was adjourned at 4:22 p.m. on a motion by Member Jolie Carter. Motion was seconded by Member Patrick Jeffers and motion passed unanimously.



Rodney Kidd, President



Date



Prepared by Connie Hamilton
Secretary to the Commission