

October 29, 2018

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 4:01 p.m. on Monday, October 29, 2018, 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, Robert Greer, and Andrea Kerr.

**BOARD MEMBERS ABSENT**

None.

**CITY STAFF PRESENT**

Secretary to the Commission Tyler Suzanne Grogg.

**OTHERS IN ATTENDANCE**

Richard Greene, 526 Hall Street, Christopher Bickel, 524 Hall Street, Brad Eddy, Long Street, David and Almeida Eddy, 726 Long Street, Vincent and Margie Collins, 2207 Four H Camp Road, Morgantown WV, Richard and Karen Smith, 713 James Street, Gary Johnson, 719 James Street, Laura Marple, 530 Hall Street, Max and Jill Cadorette, 520 Hall Street, Michael and Shelley Moran, 705 James Street, Laurel and Rich Dottellis, 523 Hall Street.

**APPROVAL OF MINUTES**

Minutes of the September 17, 2018 Bridgeport Planning Commission meeting were unanimously approved on a motion by Member Jolie Carter, seconded by Member Robert Greer.

**UNFINISHED BUSINESS**

1. Consider the request of Richard Greene to subdivide property located on Hall Street, Harrison County Tax Map 24-02, Parcel 242 into two parcels.
  - Member Andrea Kerr stated on pages 49 through 52 of the Design & Construction Standards, adopted by the City, (Exhibit A) stormwater is not indicated as a step in the Planning Commission process. Once a subdivision is approved the construction plans are then submitted to the City for approval before construction can begin. Also, after speaking with Chief John Walker, there were no concerns regarding the driveway.
  - Laurel Dottellis stated she doesn't understand why the board doesn't take into consideration the residents who signed the petition.
  - Member Andrea Kerr stated that the Planning Commission is they are not disregarding any residents or petitions that have been signed. The purpose of this Commission is to

subdivide based on the regulations and rules set forth by the City, and this lot meets all those rules, regulations, and ordinances. If this lot fits within the confines of what the City says is a lot, then there is no reason for the Commission not to grant the request.

- Laurel Dottellis stated water run-off was affected when the addition to 520 Hall Street was added, constructing a new dwelling will cause more run-off in an area that already has major issues.
- President Rodney Kidd stated water run-off would be addressed before the time of construction.
- Member Andrea Kerr stated Hall Street just underwent a major upgrade to the storm and sewer lines, and the residents will see a decrease in their current run-off issues.
- President Rodney Kidd added that this development has been there a long time, which means the lines are undersized, old, and in need of replacement and repair. The upgrade was not just for one additional home.
- Jill Cadorette stated the City just finished construction in front of her house. If this subdivision is approved and a new house is constructed, will it affect her property or the street in front of her house.
- Member Andrea Kerr stated there should be no residential lines on their property, but if the City has a line through their property then the City's has the potential to dig if they need to repair the line.
- Laurel Dottellis asked how a subdivision uses a shared driveway.
- Member Andrea Kerr stated the City has rules and regulations for common shared driveways in the Design and Construction Standards. The common shared driveway will also be stated in each property owners' deeds.
- Jill Cadorette asked if the lot is subdivided and a dwelling built, do they have to worry about the property being subdivided again.
- Member Andrea Kerr stated she does not believe the lot is big enough to be subdivided again. The City has requirements, such as 50% green space.
- Richard Greene stated it is not his intention, but if he decides to subdivide the lot again, then the request would require another meeting.
- President Rodney Kidd stated they are looking at a single-family home with a lot that meets all the code requirements of the City. There will be individual taps, but there is no other reason for them to be on anyone's property.
- City Engineer Beth Fox stated even though this is considered a subdivision, according to our codes nothing less than three residents per subdivision is to go through the storm water studies. This is the first of many procedures that Mr. Greene will need to go through.

The City considers the length, the width of the shared driveway, the turnarounds, and they make sure that the lot is covered with 50% green space to allow for infiltration of drainage that is coming off that house. The surface run-off should not be any problem, it will be captured, the City will make sure of that with the steps that they go through within the standards and manuals to make sure everything is covered.

- Karen Smith asked if drainage issues occurs, would it be the responsibility of the home owners or the City to correct the issues.
- City Engineer Beth Fox stated the conditions of their property now must be met or built better than prior to construction. Any run-off that comes off that property will not increase, it must be captured.
- Vincent Collins requested an hydrologic study and traffic study be done before the construction permit is issued.
- President Rodney Kidd stated he doesn't believe it would be necessary for only a single-family dwelling.
- Vincent Collins stated that Mr. Greene is the applicant for the subdivision, but the property is owned by Greene's Grocery Company. He expressed his concerns that Mr. Greene will request a zoning change and build either multifamily townhomes or several single-family homes.
- President Rodney Kidd stated that the request has already been denied, because the City ordinance does not allow spot-zoning.
- Almeida Eddy asked how many homes can share a common driveway, and Member Andrea Kerr stated 5 homes.
- Vice President Doug Gray made a motion to approve the subdivision of the property located on Hall Street, Harrison County Tax Map 24-02, Parcel 242 into two parcels. Motion was seconded by Member Patrick Jeffers, and unanimously approved.

Meeting was adjourned at 6:45 p.m. on a motion by Member Robert Greer. Motion was seconded by Member Jolie Carter and motion approved unanimously.

  
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Rodney Kidd, President

~~1/3/19~~ 11/7/19 TSG  
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Date

  
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Prepared by Tyler Suzanne Grogg  
Secretary to the Commission