

April 22, 2019

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 3:58 p.m. on Monday, April 22, 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, Jolie Carter, Patrick Jeffers, Philip Freeman, and Andrea Kerr.

BOARD MEMBERS ABSENT

None.

CITY STAFF PRESENT

Secretary to the Commission Connie Hamilton.

OTHERS IN ATTENDANCE

Craig Baker, 600 White Oaks Blvd.

APPROVAL OF MINUTES

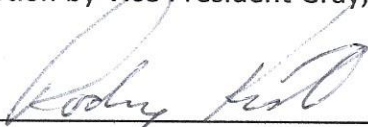
Minutes of the April 1, 2019 Bridgeport Planning Commission meeting were unanimously approved as presented on a motion by Member Carter, seconded by Member Jeffers.

UNFINISHED BUSINESS

1. A public hearing was held to consider the request of High-Tech Corridor Development, LLC to amend the Planned Unit Development (PUD) located at Phase I – White Oaks Business Park.
 - High-Tech Corridor Development is requesting their Planned Unit Development, which was created in 2008, be amended to rezone parcels from B-2 to R-3, which will allow the development of multi-family housing.
 - The request was presented to the Planning Commission on April 1, 2019, at which time the decision was postponed until the original agreement and plat are presented for review.
 - Mr. Baker presented the board with the two site plans bearing the “Approved by Bridgeport Planning Commission” stamp, dated June 2, 2008, and signed by Randy Spellman. The original letter of request from Chad Riley, Thrasher Engineering and the official letter mailed to Chad Riley by Randy Spellman were also submitted.

- Mr. Baker reported he added clarification to his document, such as:
 - The development will meet the density requirement as per City Code.
 - This amendment is tied back into the covenants and restrictions already in place.
 - In the event this request is approved, and the current developer backs out of the deal, the parcels will be allowed to remain zoned as B-2.
 - In response to questions raised by Member Greer, Mr. Baker stated the maximum number of units planned is 100. The units will be a maximum of two stories, with possibly basement level walkouts and garages. He will also research the restrictions, if any, Phase 1 has regarding TIF dollars.
 - Vice President Gray advised Mr. Baker that should the current developer back out of the deal and he would like the parcels to be zoned B-2 again, he would need to submit a new request to the Planning Commission.
 - After discussion, motion was made by Member Carter to send a Report and Recommendation to City Council recommending the rezoning of the nine (9) noncontinuous acres from B-2 to R-3. Motion was seconded by Vice President Gray and unanimously approved.
2. Consideration of the 2019 update to the City's Comprehensive Plan in accordance with Article 1309.01(C) of the Zoning ordinance of the City of Bridgeport.
- Member Kerr discussed the updates from the 2013 Bridgeport Comprehensive Plan. This plan, if approved, will be used for the next five years, at which time it will be reviewed and updated again.
 - After general discussion, motion was made by Vice Chairman Gray to recommend to City Council the approval of the 2019 Bridgeport Comprehensive Plan Update. Motion was seconded by Member Carter and unanimously approved.


Meeting was adjourned at 4:20 p.m. on a motion by Vice President Gray, seconded by Member Greer, and unanimously approved.



 Rod Kidd, President



 Date



 Prepared by Connie Hamilton
 Secretary to the Commission