

September 17, 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 4:09 p.m. on Monday, September 17, 2018, in the Council Chambers of the Bridgeport Municipal Complex located at 515 West Main Street.

**BOARD MEMBERS PRESENT**

President Rodney Kidd, Members Jolie Carter, Philip Freeman, Robert Greer, and Andrea Kerr.

**BOARD MEMBERS ABSENT**

Vice President Doug Gray and Member Patrick Jeffers.

**CITY STAFF PRESENT**

Secretary to the Commission Tyler Suzanne Grogg.

**OTHERS IN ATTENDANCE**

David and Almeida Eddy, 726 Long Street, Richard and Mary Greene, 524 Hall Street, Jeff Lilly, 612 Wesbanco, Fairmont WV, Vincent Collins, 2207 Four H Camp Road, Morgantown WV, Gary Johnson, 719 James Street, Laura Marple, 530 Hall Street, Rachael Bickel, 524 Hall Street, Bradley Ford, 740 Long Street, Pat Moore, 605 Hall Street, Michael and Shelly Moran, 705 James Street.

**APPROVAL OF MINUTES**

Minutes of the August 6, 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 Fourth Street, Harrison County Tax Map 24-05, Parcel 372, into two parcels.
  - Member Andrea Kerr stated she requested Fire Chief Phil Hart to measure the turnaround to see if the fire apparatus could turn properly. Chief Hart is requesting an additional 5-foot added to the entrance into the parcel, making the distance 30-foot.
  - Member Robert Greer asked why they didn't do a cul-de-sac.
  - Member Andrea Kerr mentioned a few of these turnarounds have been approved, and the City Engineer prefers turnarounds over cul-de-sacs.

- Member Jolie Carter made a motion to approve the subdivision with the revision of the plat from a 25-foot inset into the Greene's property to a 30-foot. Motion was second by Member Robert Greer, and unanimously approved.

#### **NEW 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 524 Hall Street is one parcel and Mr. Greene is requesting to subdivide the property into two parcels. There is plenty of room for two single family homes, one on each lot. This area is zoned R-1, which means only a single-family residence can be placed on the lot. There are no obstructions with utilities.
  - Present Rodney Kidd asked if the private drive way would be used as a common driveway. Member Andrea Kerr stated yes, the private driveway will be used as a common driveway and it will be Mr. Greene's responsibility to extend the second driveway to the lot.
  - President Rodney Kidd mentioned Mr. Greene would need to be careful protecting the adjacent lots during construction.
  - Mr. Vincent Collins, 243 Hall Street, gave a brief history of his dealings with Mr. Greene and stated he spoke to Ms. Kerr regarding the subdivision in April 2018. He mentioned that Ms. Kerr stated that this subdivision was already approved.
  - Member Andrea Kerr stated Mr. Greene approached her a few weeks after Randy Spellman retired and explained to her that they had been working on a subdivision.
  - Mr. Vincent Collins continued to voice his concerns for construction, such as increased traffic, danger to children, construction noise, and drainage issues. He also mentioned his concerns regarding the parcel being land locked and downstream damage onto his property.
  - President Rodney Kidd stated if the property and subdivision are within the subdivision requirements, there isn't much they can do to deny the request. It is up to the owner to protect his property and the adjoining

neighbors' properties. The board is to consider the request to subdivide the property, and he doesn't believe they can prevent Mr. Greene from subdividing because it does meet all the lot requirements for a subdivision and the property is still R-1. The City can't prevent someone from using their property and it will be up to the Engineering Department to address the concerns regarding construction.

- Mr. Vincent Collins asked what happens when construction damage is done to the adjacent properties.
- Member Andrea Kerr stated that the City inspectors visit construction sites frequently to make sure everything is up to code, on task, there is no debris, and they do make sure silt fences are put into place.
- Mr. Vincent Collins stated he doesn't agree that the Planning Commission can't deny a subdivision approval if there is community opposition to it and asked why they would have this public hearing if the Planning Commission can't deny it.
- President Rodney Kidd stated they are here to discuss subdividing the lot into two R-1 lots, and he doesn't think they can prevent the subdivision of this property because there isn't any legal issue stating Mr. Greene cannot have the subdivision approved.
- Mr. Vincent Collins cited the City Code regarding the Planning Commission and stated he doesn't understand why the commission can't deny the subdivision because they can and have denied subdivisions.
- Ms. Almeida Eddy, 726 Long Street, asked where on the property the subdivision will take place and Member Andrea Kerr showed her on the map. Ms. Eddy also had concerns with drainage, emergency vehicle access, and safety issues.
- Member Robert Greer asked to hear from the property owner and what his plans are to contain the stormwater runoff and why he thinks this subdivision is a good idea.
- Mr. Richard Greene stated back in 1985 he had this property surveyed to divide into lots. It was always his intention to build another one to three homes on the property. Plans have changed, but the survey stakes are still there to this day. He had Hornor Brothers resurvey because he had decided to subdivide to have only two lots, one for the house currently on the property and the second for a one level, handicap accessible house on the flat part of the parcel.
- President Rodney Kidd stated they are meeting to discuss the subdivision of the property, not the construction of the home. The board doesn't have any reason not to approve the subdivision because they are not talking about a housing subdivision but a lot subdivision.

- Member Robert Greer stated his main concern was with the storm water and how it will affect the surrounding properties. He is requesting additional studies be done before this request is approved.
- Member Andrea Kerr stated at this time the City is doing storm water upgrade on Hall Street and the City Engineer was confident that storm water wouldn't be an issue for a single-family home.
- Member Robert Greer stated there is a slight bend in the road on Hall Street. He has concerns of visibility and wants to know if a new street should be created. He would like to hear from the Chief of Police in regards to public safety.
- Rachael Bickel, 524 Hall Street, asked where the slight bend in the road was located and President Rodney Kidd stated it was right before the driveway of 524 Hall Street.
- Ms. Jill Cadorette, 520 Hall Street, stated the petition she went around with has 31 signatures from Hall Street, Long Street, and James Street. Everyone she asked signed the petition to deny the subdivision request because they are worried their property value will decrease.
- Mr. Vincent Collins stated his concerns regarding future multi-family homes or another subdivision on the property.
- Member Andrea Kerr stated that cannot and will not happen. To build a multi-family home it must be rezoned from R-1 and everything around the property is zoned R-1, that will result in spot-zoning. The City ordinance does not allow for spot-zoning.
- Mr. Jeff Lilly, representing the Greene family, stated that they can for a limited situation and that is to subdivide or not subdivide the lot in question. The Greene family has fully complied with the City ordinance and there is no reason to postpone the discussion in favor, because the Greene family has satisfied all the legal requirements. There are concerns from the neighbors, that the Greene's are respectful of, but there are other phases in this process in which the neighbors can express their concerns.
- Member Robert Greer stated that does not address the public safety concerns or the stormwater drainage issues. He will make a motion to differ the discussion until studies are complete and to hear from Chief of Police but will not make a motion to approve the subdivision today.
- Mr. Richard Greene stated he thought the storm water was not an issue.
- President Rodney Kidd stated the City's storm water line can handle the amount of run off, but storm water is an issue. It is better to know all the information upfront before a decision is made, though simply subdividing the lot, he doesn't believe they can prevent that.

Bridgeport Planning Commission

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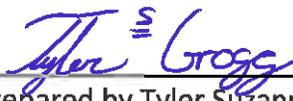
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- Member Robert Greer stated the community concerns is a reason to not change the zoning but is not a valid reason to deny the subdivision. These other issues that he pointed out may be valid reasons to deny the subdivision.
- Member Jolie Carter made a motion to defer discussion until the next meeting. Motion was second by Member Robert Greer, and unanimously approved.

Meeting was adjourned at 5:12 p.m. on a motion by Member Philip Freeman. Motion was second by Member Robert Greer and motion approved unanimously.

  
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Rodney Kidd, President

10-29-18  
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Date

  
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Prepared by Tyler Suzanne Grogg  
Secretary to the Commission