

FAIRMONT PLANNING COMMISSION

The regular meeting of the Fairmont Planning Commission was held on October 17, 2018 at 7:00 p.m. in the Public Safety Building located at 500 Quincy Street.

President Straight called the meeting to order at 7:00 p.m. and asked for a roll call of members.

ROLL CALL OF MEMBERS

MEMBERS PRESENT

Commissioner Parker
Commissioner Richardson
Commissioner Yann
Commissioner Greene
Commissioner Majic
Commissioner Luthy
Commissioner Wean
President Straight

MEMBERS ABSENT

Commissioner Carpenter

President Straight welcomed Commissioner Luthy to the Commission

CITY STAFF

City Planner – Sandra Scaffidi
Senior Staff Assistant - Maria Cipolla

PLEDGE OF ALLEGIANCE

Commissioner Richardson led the Commissioners in the Pledge of Allegiance.

APPROVAL OF MINUTES

August 22, 2018

Commissioner Parker motioned to approve the minutes.

Commissioner Richardson seconded the motion.

Motion carried 8-0 President Straight's vote was not required.

PUBLIC HEARING FOR October 17, 2018

None

PUBLIC HEARING TO SET FOR November 14, 2018

1. Fairmont Morgantown Housing Authority requests approval of a major subdivision application to construct a 30 unit residential development near Norway Loop Road.

The applicant called Sandra Scaffidi called today, October 17th, and requested that we postpone setting this request at this time. It will be rescheduled at a later time.

2. Fairmont Community Development Partnership requests approval of a major subdivision application to construct a 20 unit residential development near Garrett Avenue.

Sandra Scaffidi: Fairmont Community Development Partnership is requesting to create 20 individual lots in order to construct single family houses near Garrett Avenue. I am requesting that their hearing be set for November 14th, if this date is agreeable with the Commissioner. This is one week earlier than our normal meeting, but our normal meeting is scheduled for November 21st which is that day before Thanksgiving. Since it is the night before thanksgiving, we thought you might want to move your regular meeting to another night.

President Straight asked for a motion to set this request for a public hearing.
Commissioner Greene motioned to set this request for a public hearing on November 14, 2018.
Commissioner Parker seconded the motion.
Motion carried 8-0 President Straight's vote was not required.

The Commissioners all agreed to move their regular scheduled meeting to November 14, 2018.

3. Brad DeRoos requests a text amendment to the City of Fairmont Planning and Zoning Code to allow research and development businesses (with limited production) in the Main Corridor Zoning District.

Sandra Scaffidi: We have received a request from a new business to consider a text amendment to allow for research and development businesses in the Main Corridor Zoning District. Currently, it is not allowed. In doing research for tonight's meeting, I realized we don't have a definition for what a research and development type of business is in our zoning code. It is allowed in the Technology District, but there is no definition. So I thought it would be a good idea to consider what a research and development type business is; what would be allowed, what would be required, and then consider whether or not this is something we want in the Main Corridor Zoning District. I have found in some other communities, they mention research and development does not allow for a mass manufacturing, fabrication, sale, or processing of products. There is a fine line between this and light industrial. I want to encourage creative development of business as well. This could be a conditional use with limitation. This is our chance to explore that. I want to allow for 30 days to properly advertise this request in the newspaper.

Commissioners and City Planner had a detailed discussion on this request and defining research and development in a zoning district.

Commissioners discussed setting this request in December.

Due to the Christmas holiday, the Commissioners agreed to move their regular meeting on December 12, 2018.

President Straight asked the Commissioners to set the public hearing.
Commissioner Greene motioned to set the public hearing for December 12, 2018.
Commissioner Richardson seconded the motion.
Motion carried 8-0. President Straight's vote was not required.

NEW BUSINESS

None

CITIZENS PETITION (For items not listed on the agenda)

Citizens must register in advance with the recording secretary.

None

OTHER BUSINESS

Commissioners Comment:

The Commissioners welcomed Commissioner Luthy to the Planning Commission.

Commissioner Parker asked about the status of the repurposing of the property on Country Club Road and its proposed use. It is the old State police building.

President Straight: The BZA (Board of Zoning Appeals) heard the request. They did what they had to do. They did all their legal postings and the request passed.

Commissioner Yann stated that the newspaper interviewed the doctor that will be using the building as a clinic. The doctor answered all the questions that the residents had about his clinic. There are no drugs on site. He prescribes medicine and they have to have the prescriptions filled somewhere else. There is no needle exchange either. He will be doing other clinic work also.

Staff Updates:

Sandra Scaffidi informed the Commissioners that the Comprehensive plan is before the City Council. They are considering the Plan. There is a public hearing on November 13th for the Comprehensive Plan. The Plan is on the City's website and a hard copy is located in the public library.

ADJOURNMENT

President Straight asked for a motion to adjourn.

Commissioner Yann motioned to adjourn.

Commissioners Luthy seconded the motion.

Motion carried 8-0 President Straight's vote was not required.