

**FAIRMONT PLANNING COMMISSION**

**The special meeting of the Fairmont Planning Commission was held April 21<sup>st</sup>, 2021 @ the Public Safety Building 500 Quincy St. Fairmont WV.**

**President Greene** 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 Yann  
Commissioner Wean  
Commissioner Jura  
Commissioner Straight  
Commissioner Majic  
Commissioner Bledsoe  
President Greene  
Commissioner Lambert  
Commissioner Richardson

**MEMBERS ABSENT**

**CITY STAFF**

**Director of Planning and Development – Shae Strait  
Senior Staff Assistant –Kirstin Poluck**

**APPROVAL OF MINUTES** from March 17<sup>th</sup>

Commissioner Straight motioned to approve the minutes and Commissioner Richardson seconded the motion. All were in favor.

**NEW BUSINESS / PUBLIC HEARINGS TO SET FOR** May 19<sup>th</sup>,2021

1. PC 21-01. Director Strait gave a summary of the text and zoning regulations of City Center and parking amendments. These text amendments will exempt uses within the City Center district from the minimum parking space requirements. This does not excuse them from all other parking standards such as design standards, setbacks and or space sizes. The city would no longer be requiring a minimum number of parking spaces for just that district.

Single family homes and duplexes will no longer be permitted additional curb cuts based on lot width. They will be based on fronting two streets and having an improved alley for additional access points. Shared driveways would be permitted as well as double tract driveways. This would help with water runoff and the financial hardship of trying to put in a new paved driveway.

Garage aprons will be regulated differently from drive ways. They will have a special permitted length of area that they are allowed to come out. This will clearly separate those two things. Where we only permit a driveway to be 24 ft wide, but you have a three-stall garage which may be 30 feet, you can have 30 feet of concrete in front of that area, clearly making that two distinct things. It would make clarifications on residential and non-residential driveways.

It would add in handicap parking space requirements. Standards would be standard ADA requirements. It would create specific standards for bicycle parking. There would also be a proposal for a reduction on drive-thru stacking requirements.

There would be a large change to loading regulations for delivery trucks, docks and heavy-duty trucks. There would be an easier way to design these loading areas. In Industrial areas they must have a No Idling sign.

Commissioner Bledsoe had a question regarding the no idling sign. If trucks coming in for a delivery and having to wait in the weather, would they be forced to follow those guidelines. Planning Director Strait stated ordinance is a suggestion but will not be enforced.

President Greene calls for a motion regarding PC 21-01. Commissioner Bledsoe makes a motion to approve, Commissioner Jura seconds the motions. All in favor. However, after the motion to vote, Commissioner Yann did want some clarification on the changes in the ordinance for the drive thru. Planning Director Strait states that the changes would be made specifically for carwashes. We would be reducing the stacking spaces from two to one, there wouldn't be changes made to restaurants or other retail businesses.

Commissioner Richardson did pose concern that the GO Mart on Fairmont Ave had removed there ADA accessible ramp. Planning Director Strait stated that we will be checking into that immediately as a reduction of access to the ADA slanted curb is not permitted. After further discussion of the amendment PC 21-01 President Greene called for another motion. **Commissioner Bledsoe makes a motion to approve, Commissioner Jura seconds the motions. All in favor**

2. PC 21-02. Director Strait gave a summary. This petition would amend the rules to the BZA for clarification on BZA approved variances and conditional use. It would set a clear standard for when you need to finish up projects because of the expiration of the variance request. The expiration of the variance and conditional uses will be clearly stated for people. If an applicant has not obtained a permit or started the work of the approved variance within a year of receiving it, the variance will have expired. Also, BZA variances/ conditional use approvals are for the land and not the property owner. Previously, the expiration dates have not been clearly stated for people.

Commissioner Richardson asked if there was a penalty for not getting a renewal. Planning Director Strait stated there is no penalty, however they will be required to reapply for another variance and also pay the fee.

**President Greene asked for a motion regarding PC 21-02. Commissioner Richardson motioned to approve the request, Commissioner Strait second the motion. All in favor.**

3. PC 21-03. Director Strait gave a summary. It will add buffer yards and their differences to the ordinance. There will be an added buffer yard chart that will clarify the requirements and the descriptions of a buffer yard. There have been five created, however not all five will be used, but there will be a variety to choose from. There will be clarifications to what someone can and can't do with the buffer yard. There will also be a clarification as to what a front yard fence must be. There will be amendments to the rule that businesses are unable to have fencing. For example, business with outdoor dining will be able to have fencing.

It will allow property owners to put a fence on separate parcels under very specific circumstances. As long as all the parcels are owned by the same property owners and the properties are touching. It is meant to increase property being acquired but that doesn't have to merged. It will help create flexibility.

**President Greene asked for a motion to approve PC 21-03. Commissioner Strait motioned to approve, Commissioner Jura second the motions. All in favor.**

Mike Bonasso/ Nick Fantasia are requesting to rezone ½ block to Neighborhood Mixed Use. This was suggested by staff as it would allow for commercial building in that area.

**President Greene asked for a motion. Commissioner Straight made a motion to approve, Commissioner Bledsoe second the motion. Motion passed and is approved for May 19<sup>th</sup>.**

**OTHER BUISNESS**

There is no other business.

**ADJOURNMENT**

**Commissioner Straight motion to adjourn the meeting, Commissioner Jura seconded the motion. Motion approved.**