

**City of Lewisburg
Planning Commission
Meeting Minutes ~ March 3, 2022, 7 p.m.
942 Washington Street West, Lewisburg, WV
Paul R. Cooley Council Chambers**

PRESENT: Chair John Little, Margaret Gossard, Davis Lewis, Valerie Pritt, Dan Stevenson, Tia Bouman, Helen Harless (via ZOOM), City Manager Misty Hill, Planning and Zoning Officer Marsha Cunningham, Recorder Sarah Richardson

ABSENT: None

VISITORS: Kristen McClung, Patrick McHale, and Richard Kirk with Seneca Trail Animal Hospital

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair John Little

APPROVAL OF MINUTES: The minutes of the *February 3, 2022* Planning Commission Meeting were approved with a motion by Dan Stevenson and a second by Davis Lewis. With all in favor, the motion carried.

COMMENTS FROM THE PUBLIC: None.

Sketch Plan Review: Seneca Trail Animal Hospital, 3453 Jefferson Street North

Kristen McClung, representing Seneca Trail Animal Hospital, explained to the commission that Veterinarian Pat McHale has purchased the home next door to his practice with the intention of expanding. Marsha Cunningham said that it turns out they are zoned C2, which means they do not need a variance due to being within 350 feet of the state road. Kristen McClung says Pat intends to “renovate and enlarge” the new house for his practice, and then tear down his current practice to make room for a new parking lot. There will be a detention pond on the back of the property that will drain into a sinkhole. The state has to approve this, said Kristen. The current practice will be open and operational until the new practice is operational.

“We love to see people expand,” said John Little. Davis Lewis asked when the date of completion is. Kristen said two years, thinking they will be done in a year, with Pat saying “hopefully quicker than that.” The site work will take longer than the building.

Misty Hill reminded Kristen to submit the new projected water usage, and asked if this will change their water usage. They do not anticipate much change in water usage from what it is currently. The new place will be less “crammed” than the current practice, not necessarily larger for water usage. Valerie Pritt asked if this will go to council, Marsha said she will make a report to council next week to let them know

about the sketch plan. When the final site plan is completed Marsha said they will need approval from council on the final plan.

Valerie Pritt motioned to approve the sketch plan for Seneca Trail Animal Hospital as presented, and Tia Bouman seconded. With all in favor, the motion carried.

COMMENTS from the COMMISSIONERS: Davis Lewis noted that he appreciated the commission being “proactive, not reactive,” and gave kudos to his fellow members. Misty Hill said that as the city moves forward with wayfinding signage it will be brought back to planning to adjust permitted signage downtown. “Once it’s put into place, sandwich boards and things like that will be taken away,” she said. Margaret Gossard said she enjoyed the wayfinding meeting and was “blown away” by what the Mills Group presented.

COMMENTS from the ZONING OFFICER: Marsha Cunningham said that the PUD zone might be changing again. The owner wants to sell the commercial part of the PUD to other people. They have spoken to the city attorney before when the owner sold a back part of the PUD to an investor, which makes things a “little bit different.” They now will check with Tom to see if the PUD will have to be dissolved if he sells a section “not to an investor, but to three different people.” According to Tom, the investor in the “back part” of the property has to stick exactly to the PUD plans as they were initially passed. Now they are not sure about the front. She said it is not sold yet, but is for sale, and they want to split the three commercial parcels against the highway to new buyers. Dan Stevenson asked if they stay commercial, as on the PUD, it won’t change the use. Marsha said they need to check with Tom since the name of the owner might be different, and she doesn’t currently know. Misty Hill said that the PUD has to have all the areas to continue to be the PUD. If the commercial component changes, that would change the PUD. John Little said it would be “disappointing for the city” if the PUD falls through. Valerie Pritt said the addition of another grocery store would help with Wal-Mart traffic. Misty feels like it might continue to move forward, but they are just making sure. The commission discussed rising costs related to building being something that most investors are currently facing. John Little said this would have been a “sizeable” project for Lewisburg. Marsha said that DNA Holdings reported that they have already sold 10 lots in the PUD, all to out-of-state residents, indicating people will like to move here from NY, CA, etc.

ADJOURNMENT: The meeting was adjourned at 7:21 p.m. in a motion by Valerie Pritt and a second from Dan Stevenson.

Respectfully submitted,
Sarah Richardson, Recording Officer