

**City of Lewisburg
Planning Commission
Meeting Minutes
July 19, 2018
Paul R. Cooley Council Chambers
942 Washington Street, West, Lewisburg, WV**

PRESENT: Commission members Cindy Bowe, Sarah Elkins, Jason Johans, John Manchester, Jim Simpson, Roger Vannoy, Jeff Vickers; Zoning Officer Chuck Smith, Planning & Zoning Clerk Marsha Cunningham, Recording Officer Peggy Mackenzie

ABSENT: Commission Chair Mark Etten, Commission member Ed Johns

VISITORS: Cliff & Pat Baker, Jacy Faulkner, Ron Kirk, Ted Knight, Florian Schleiff

CALL TO ORDER: Commission member John Manchester, acting in the absence of Chair Mark Etten, called the meeting to order at 7 p.m. and introduced new Commission member Roger Vannoy.

COMMENTS FROM THE PUBLIC: Florian Schleiff spoke as a representative for Montwell Park and asked that a study by the commission be formed to address storm water runoff on the roadways in town. Montwell Park, at the low end of the road, suffers from how fast water pours into the park coming from the roadways.

Others present also added to the local dilemma, describing how storm water affects other areas of town. Manchester said, "If simple answers were out there, we'd have solved it by now."

Public Hearing: *Greenbrier Historical Society, 934 Jefferson Street North; request minor subdivision*

Zoning Officer Chuck Smith stated city code section 21-13-02 allows a property to separate into two or three lots if the minimum square footage is met. The Greenbrier Historical Society wish to convey to Montwell Park a piece of property, which meets the minimum lot size at 3,034 square feet. It is different from most minor subdivisions, Smith said, in that it does not have road frontage, however, it will not be a stand alone lot, but will be added to the park property. All adjoining property owners have been notified with no objections to the subdivision of the lot.

A Public Hearing was called at 7:14 p.m. and closed at 7:14 p.m. with no public comments. A motion to approve the minor subdivision as presented was made by Commission member Vickers and seconded by Commission member Jason Johans. With seven (7) in favor and two (2) absent, the motion carried.

A question posed by Ted Knight followed: "Do you have a boundary line adjustment ordinance?" Smith said he would look into what can be dealt with by the Planning Commission as a body, and what can be addressed administratively.

Public Hearing: *Anna P. Gehrken minor subdivision, 133 Kirkpatrick Street,
Deed Book 599 page 765 parcel 3*

Smith said Kirkpatrick Street, off of Foster Street, used to go through to Washington Street before The Livery was developed, and became a dead-end lane where a small cottage is situated. The owner wants to subdivide the property to form two lots, to include 60 feet of road frontage. A Public Hearing at 7:22 City of Lewisburg
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p.m. was called, and hearing no comments, was closed at 7:23 p.m. A motion to approve as presented was made by Commission member Vickers and seconded by Commission member Johans. With seven (7) in favor and two (2) absent, the motion carried.

Public Hearing: Montwell Park, Jefferson Street North, site plan update

Three years ago, Smith said, the Greenbrier Restoration Group presented their original site plan, which included an asphalt-paved parking area. The group has decided to instead use pervious pavers on the lot, with one foot of gravel beneath it to absorb and saturate the excess storm water coming off of Rte. 219. The water would be stored in the gravel and slowly absorbed in the soil. To avoid a bottleneck, a new drop inlet will be added north of the parking lot catching water uphill and direct it to the cave on the property, Schleiff said. The parking lot layout also includes a deterrent to discourage vehicles from using it as a by-pass to avoid downtown traffic.

Montwell Park consists of almost seven acres with one and a half acres in development. All the rest is green space. Four hundred years ago, Schleiff said, it likely took two to three hours for storm water to reach the caverns, but now it takes only 20 minutes. According to Stafford Engineering, the client has to prove that drainage is no greater than that in the pre-development state. Smith said code states all new development needs to retain all water on the lot. A Public Hearing was called at 7:48 p.m. and was closed at 7:48 p.m. with no public input. A motion to approve as presented was made by Commission member Sarah Elkins and seconded by Commission member Vickers. With seven (7) in favor and two (2) absent, the motion carried.

COMMENT FROM ZONING OFFICER: Smith said developer Don Huber is scheduled for the next Planning Commission meeting on August 2, 2018, to present a major subdivision site plan.

APPROVAL OF THE MINUTES: Two meeting minutes were approved as presented. The minutes of December 7, 2017 in a motion by Commission member Vickers and seconded by Commission member Roger Vannoy; the minutes of April 12, 2018 in a motion by Commission member Vickers and seconded by Commission member Johans. With seven (7) in favor and two (2) absent, the motions carried.

ADJOURNMENT: The meeting was adjourned at 8 p.m. in a motion by Commission member Vickers and seconded by Commission member Johans.

Respectfully submitted,
Peggy Mackenzie
Recording Officer

