

**City of Lewisburg
Planning Commission
Meeting Minutes ~ April 4, 2019
Paul R. Cooley Council Chambers
942 Washington Street, West, Lewisburg, WV**

PRESENT: Commission Chair Mark Etten; Commission members Tia Bouman, Sarah Elkins, John Manchester, Jeff Vickers; Zoning Officer Gary Ford, Planning & Zoning Clerk Marsha Cunningham, City Manager-in-training Jacy Faulkner, Recording Officer Peggy Mackenzie

ABSENT: Commission members Cindy Bowe, Jason Johans, Roger Vannoy

VISITORS: Martha Hilton, Beverly White

CALL TO ORDER: Commission Chair Mark Etten called the meeting to order at 7:05 p.m. There were no comments offered by the public.

APPROVAL OF THE CLINIC MINUTES: The minutes of February 26, 2019 were approved with a correction to the spelling of Sarah Elkins name in the list of those members present at the meeting. The motion was made by Commission member Jeff Vickers and was seconded by Commission member Sarah Elkins. With five (5) in favor and three (3) absent, the motion carried.

Public Hearing: Bodies in Motion, 102 LaFayette Street~Sketch Plan Review

Vickers stated that Premier Bank has a relationship with Bodies in Motion, that he has no incentive relationship with the Karrs, and that he does not personally benefit in the association. This is a small community, he said, and people do know one another. The remaining members of the commission also claimed no relationship with either Bodies in Motion or the Karrs.

Commission member Tia Bouman, as architect for the project, recused herself from the commission review process. Let the record report that with only four members remaining to review the sketch plan, there would not be a vote taken at the meeting.

Terradon Engineering is working on the drainage plan for the LaFayette site by designing an underground holding tank that will slowly release storm water to the city's main drain lines. Bouman said the set backs are OK and the project has been approved by the Historic Landmarks Commission. She said there is an issue with telephone poles located on each of the four corners of the property, that is creating an access problem to design. On-site parking is not a requirement and there is access to the municipal parking lot adjacent to the property. Outdoor lighting is also not an issue since the lights all cast downward. Bouman said a 2 ½ foot high wall of stone will be constructed at the edge of the property sloping up along side of the roadway to the public parking lot to prevent vehicles from parking on the roadway and to define the boundaries of the lot. The time line to open for business is set for August 2019. It was noted that a deadline to get on the May agenda is April 12, 2019.

COMMUNICATIONS FROM MEMBERS: Chair Etten stated it is the opinion of the West Virginia Law consultants that motions should be included in the meeting minutes. He said his response has been to address issues in a series of discussions over two meetings that include a public hearing. In other

words, a review at one meeting and a discussion at the next. In that way the final product would be presented as a whole. WVU, however, would rather motions are made throughout the clinic process.

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Commission member Manchester suggested addressing the issue at the next meeting with Christi deMuth. Vickers asked, "Is the process different? The idea is to work through as a process in order to understand the material." Etten said, "It's not as if it's not in the public domain with two meetings at the Planning Commission and two meetings at City Council."

On another issue, Etten said Michael Christie sent a letter to the City asking that the gym at Lee Street Studios be used by a small dance group three days a week. Zoning Officer Gary Ford said the request is similar to other requests made by the GROW Project and Bimbo Coles at the Bolling School, where the zoning designation is E1, intended to provide an appropriate setting for public and private educational and institutional facilities. Ford said Christie is once again asking for a different answer to the same request. In a letter from the City Attorney, Thomas White stated, "the short answer is no."

"This is a slippery issue," Manchester said. The educational aspect must be developed more. The Planning Commission is doing due diligence, as is the Zoning Officer, he said.

The next scheduled meeting is May 2, 2019 at 7 p.m. with a deadline of April 12, 2019.

ADJOURNMENT: The meeting was adjourned at 7:50 p.m. in a motion by Committee member Manchester and seconded by Committee member Vickers.

Respectfully submitted,

Peggy Mackenzie

Recording Officer