

**City of Lewisburg
Planning Commission Special Session
Meeting Minutes August 19, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers**

PRESENT: Chairperson John Little; Commissioners Davis Lewis (Zoom), Dan Stevenson (Zoom), Margaret Gossard, Valerie Pritt, Helen Harless, Jerry Janiga (Zoom), Cheryl Gilman-Dobbs, and City Manager Misty Hill; Planning and Zoning Officer Nick Sloan, Assistant Planning and Zoning Officer Marsha Cunningham; City Clerk Crystal Ratliff and Fire Chief Joseph Thomas

VISITORS: Adam Whanger, Kristin McClung

CALL TO ORDER: The meeting was called to order by Chairperson Little at 5:00 p.m.

Monti Semper Liberi, (Greg Parseghian) State Route 219 North Lewisburg, site plan review

Planning and Zoning Officer Sloan stated the City's engineer Greg Belcher with Chapman Technical had some concerns with the lack of plans for the commercial water and drainage as it was presented on the original site plan. He stated that most of those issues have been addressed and updated. The other major concern of how to guarantee the completion of the commercial part of the development. It is an all-inclusive type of development and feels there needs to be a way for the city to be able to ensure it being completed. To address this concern there has been a Memorandum of Understanding (MOU) between the City and the Developer and has been approved by both the City's attorney and the Developers attorney. City Manager Hill stated the MOU is a development agreement between the City and the Developer on the commercial property and it discusses the HOA to make them compliant with the city's ordinances. The MOU also covers the completion of the commercial stormwater and the greenspace during phase one.

City Manager Hill Stated that all necessary departments through the city have approved the site plan as presented except for the fire department, Chief Thomas is requesting the adjustment of fire hydrant's locations. She also stated that permits could not be issued until a copy of the easement from the WVDOH, a driveway permit from the WVDOH to allow access to route 219, and the WVDEP stormwater permit. Engineer for the developer Kristin McClung stated this project does not require a stormwater permit but a UIC permit which has been submitted to the city. As for the permits from the DOH they have submitted the driveway permit and been bonded for it and the developer should have those.

Commissioner Pritt made a motion for recommendation to Council, seconded by Commissioner Gossard to approve the site plan for Monti Semper Liberi (Greg Parseghian) as presented pending Greg with Chapman Technical signing off and the submission of copies of the DOH permits still needed. Commissioner Janiga asked about the lack of the commercial breakdown on the site plan and also questioned once the commercial area is developed will it have an entrance on Rt 219 or only from within the PUD. Engineer McClung stated there would only be an entrance to the commercial area from within the PUD and not onto Rt 219. No further discussion. With all in favor motion carried.

COMMENTS FROM THE COMMISSIONERS

Chairperson Little stated he appreciated all the work and time that has been put into this project from all departments.

ADJOURNMENT

Commissioner Pritt made a motion, seconded by Commissioner Gossard to adjourn at 5:31p.m. No further discussion. With all in favor motion carried.

Respectfully submitted,

Crystal Ratliff, City Clerk