

**City of Lewisburg**  
**Planning Commission Regular Session**  
**Meeting Minutes — November 7, 2024, 7:00 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** Chairperson John Little; Vice Chairperson Valerie Pritt; Commissioners Misty Hill, Davis Lewis, Helen Harless, Margaret Gossard and Jerry Janiga (via Zoom); Planning and Zoning Assistant Marsha Cunningham; Recording Officer Tina Alvey.

**ABSENT:** Commissioners Dan Stevenson and Cheryl Gilman-Dobbs.

**VISITORS:** Mayor Beverly White, Joyce & Fred Perlove, Rick McMahan, Peri Mickey, Mimi Coffman, Robert Vass,.

**CALL TO ORDER:** The session was called to order by Chairperson John Little at 7:00 p.m.

**APPROVAL OF MINUTES:** Commissioner Valerie Pritt made a motion to approve the minutes from the regular session held on September 12, 2024. The motion was seconded by Commissioner Davis Lewis, and was approved on a 7-0 vote.

**COMMENTS FROM THE PUBLIC:** None.

*Public hearing: Richard McMahan, 134 Harris Street, map 25, parcel 53. Request for a minor subdivision.*

The applicant advised the Commission that he wants to put a small house on the second lot that would result from the requested minor subdivision, but he had found that the property line will need to be moved 6' to 8', which will change the survey.

Little noted that, because of the survey change, the Commission must table the request until its January meeting to enable the applicant sufficient time to redo the paperwork accompanying the application. McMahan agreed to the postponement.

Commissioner Margaret Gossard made a motion to table the application for a minor subdivision, seconded by Commissioner Misty Hill. The motion passed on a 7-0 vote.

*4 Kids LLC. Plat review for Ivy Terrace, Blackbird Village.*

Noting a conflict, Commissioner Jerry Janiga recused himself from the discussion and the subsequent vote on the application.

Speaking on behalf of the applicant, Robert Vass said the action sought would allow the development to form a homeowners' association and to remove some buildings from the stormwater plan in order to accommodate possible future changes in the site plan. He indicated a couple of areas on the new, amended plat where single-story units are under consideration.

Hill said the city needs to have the developers acknowledge that the applicant will have to come back to the Planning Commission if and when anything does change in the site plan. Vass said he is aware of the need to seek approval of such changes. He said the action being taken would serve the purpose of protecting the homeowners' association if something unforeseen occurs and the development is sold to another development group in the future.

Pritt made a motion to send the plat changes to City Council with a positive recommendation. Lewis seconded the motion, which passed on a 6-0 vote.

**COMMENTS FROM THE CITY MANAGER:** City Manager Misty Hill, who also serves on the Planning Commission, pointed out to the Commission that the city's other boards and commissions typically meet at 5 p.m. rather than at 7, as the planners do. She asked if the planners if they would consider changing their regular meeting time from 7 to 5 as well. Little said Planning Commissioners will consider it.

**ADJOURNMENT:** The meeting adjourned at 7:24 p.m., upon motion by Lewis, seconded by Gossard, passing on a unanimous vote.

Respectfully submitted,  
Tina Alvey  
Recording Officer