

**City of Lewisburg
Planning Commission Regular Session
Meeting Minutes — May 2, 2024, 7:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers**

PRESENT: Vice Chairperson Valerie Pritt; Commissioners Davis Lewis, Margaret Gossard, Helen Harless, Dan Stevenson, Jerry Janiga and Cheryl Gilman-Dobbs; Planning and Zoning Assistant Marsha Cunningham; Zoning Officer Brandon DePriest; Recording Officer Tina Alvey.

ABSENT: Chairperson John Little, Commissioner Misty Hill.

VISITORS: Leonidas Martinez, Carlos Lazo, Ben Hersman.

CALL TO ORDER: The session was called to order by Vice Chairperson Valerie Pritt at 7:00 p.m.

APPROVAL OF MINUTES: Commissioner Helen Harless made a motion to approve the minutes from the meeting held on March 7, 2024. The motion was seconded by Commissioner Jerry Janiga, and was approved on a 7-0 vote.

COMMENTS FROM THE PUBLIC: None.

Public hearing: Lewisburg Paintball LLC, 3004 Jefferson Street North. Conditional use permit to install a recreational paintball course.

Planning and Zoning Assistant Marsha Cunningham reported that all conditions for awarding a conditional use permit to the applicant have been met.

Applicant Nathan Hersman said he is establishing this business to provide an outdoor activity for kids in the community. At the beginning, he intends the wooded course to be open only once or twice a month on weekends, with summer operating hours of 10 a.m. until 8 p.m.. No additional structure will be built on the property, he said. An existing structure on the one-acre lot is approximately 200 square-feet. He anticipates opening the activity to middle school age children and up, with a maximum of 10 kids at a time using the course. He said he has spoken to all neighboring property owners, none of whom had an objection, adding that his brother owns an abutting lot.

Janiga suggested that a 50' setback be required at the perimeter of the property, as a paintball course was not included in the new zoning table. The property in question is zoned C2, according to Cunningham.

Following a public hearing that both opened and closed at 7:15 p.m., with no comments received, Commissioner Dan Stevenson made a motion to recommend City Council approve the application, with the stipulation that a 50' setback be established. Commissioner Margaret

Gossard seconded the motion, which passed on a 7-0 vote.

Public hearing: Leonidas Martinez, tax map 18, parcel 6. Conditional use permit to build a Seventh-day Adventist Church on this property.

Cunningham noted this property is located on McElhenney Road near the intersection with U.S. Route 60. It is zoned R1, and all conditions for awarding a conditional use permit to the applicant have been met, including a requirement that one parking space for every five seats in the church must be provided. She said, if the application for a conditional use permit is granted, the applicant will still have to submit to the city a site plan and a stormwater plan for which core drilling will be required.

In response to a question from the panel, the applicant said he expects the church's congregation to number around 25.

Following a public hearing that both opened and closed at 7:33 p.m., with no comments received, Janiga made a motion to recommend City Council approve the application. Commissioner Davis Lewis seconded the motion, which passed on a 7-0 vote.

Public hearing: Patrick Shea, 1546 Washington Street East. Request for a conditional use permit for a three-plus bedroom AirBnB.

Application is for operation of a three-plus bedroom AirBnB located in the city's Historic District. The applicant did not attend this meeting. Commissioners had numerous questions dealing with such issues as parking (10 spaces required for this five-bedroom AirBnB), potential impact on property values and whether the character of the neighborhood would be affected by the granting of a conditional use permit in this instance.

Commissioners decided to table the public hearing until the applicant could attend — either in person or via ZOOM teleconference. — and provide answers to their questions. It was tabled on a 7-0 vote, upon motion by Lewis, seconded by Stevenson.

COMMENTS FROM THE COMMISSIONERS: Pritt announced that WVU Law will assist the city in updating its nearly 10-year-old Comprehensive Plan, a process in which the Planning Commission will be heavily involved. Having heard this was in the works, the city's Parks Commission has expressed interest in offering input.

ADJOURNMENT: The meeting adjourned at 7:42 p.m., upon motion by Lewis, seconded by Stevenson, on a 7-0 vote.

Respectfully submitted,
Tina Alvey
Recording Officer