

**City of Lewisburg**  
**Planning Commission Regular Session**  
**Meeting Minutes — September 12, 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, Dan Stevenson and Jerry Janiga; Planning and Zoning Assistant Marsha Cunningham; Zoning Officer Brandon DePriest; Recording Officer Tina Alvey.

**ABSENT:** Commissioners Cheryl Gilman-Dobbs and Margaret Gossard.

**VISITORS:** Fire Chief Joseph Thomas, Paula Janiga, Adam Unger, Greg Parseghian, Gary Canterbury, Kristen McClung,.

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

**APPROVAL OF MINUTES:** Commissioner Dan Stevenson made a motion to approve the minutes from the meeting held on July 11, 2024. The motion was seconded by Commissioner Valerie Pritt, and was approved on a 7-0 vote.

**COMMENTS FROM THE PUBLIC:** None.

*Public hearing: Nathan Hersman, 3004 Jefferson Street North. Request for a minor subdivision.*

Little declared a public hearing open at 7:01 p.m. on an application by Nathan Hersman for a minor subdivision that will result in an additional five acres of land being added to the existing Greenbrier Valley Estates Planned Unit Development (PUD). The proposal involves a land swap between Hersman, owner of parcel 10-6-13.3, a triangular portion of which is being deeded to Montani Semper Liberi Development, LLC, owner of parcel 10-6-13.4, a trapezoidal portion of which is being swapped for the aforementioned triangular portion of parcel 10-6-13.3

Engineer Kristen McClung explained that the land swap will give the PUD more frontage on U.S. Route 219 and allow the property owners to avoid a lengthy federal permit process by skirting around a wetlands within the PUD rather than constructing an interior road overtop of the wetlands.

Hearing no further public comment, Little closed the public hearing at 7:09 p.m.

Pritt made a motion to send the application for a minor subdivision to City Council with a positive recommendation. Stevenson seconded the motion, which passed on a 7-0 vote.

*Public hearing: Montani Semper Liberi, 3120 Jefferson Street North. Request for a minor subdivision.*

Little declared a public hearing open at 7:11 p.m. on an application by Montani Semper Liberi for a minor subdivision that will result in an additional five acres of land being added to an existing Planned Unit Development (PUD) via a land swap with Nathan Hersman.

Hearing no public comment, Little closed the public hearing at 7:12 p.m.

Stevenson made a motion to send the application for a minor subdivision to City Council with a positive recommendation. Pritt seconded the motion, which passed on a 7-0 vote.

***Public hearing: Montani Semper Liberi, 3120 Jefferson Street North. Request for rezoning.***

Little declared a public hearing open at 7:13 p.m. on an application by Montani Semper Liberi to rezone a five-acre parcel newly included in the existing Greenbrier Valley Estates PUD. The parcel is currently zoned C2.

Documentation presented in support of the rezoning application indicates that, with the five-acre addition, the PUD in question now totals 58.52 acres. Changes in the resulting project will increase garden home lots from 32 to 46 and commercial acreage from 8.56 acres to 10.8 acres. A new sketch plat was also submitted. McClung noted that the West Virginia Division of Highways has no objection to the proposal. Commissioner and City Manager Misty Hill said developers will need to gain approval of a preliminary plan and a stormwater plan before the project can proceed.

Hearing no further public comment, Little closed the public hearing at 7:18 p.m.

Pritt made a motion to send the rezoning application to City Council with a positive recommendation. Commissioner Jerry Janiga seconded the motion, which passed on a 7-0 vote.

**ADJOURNMENT:** The meeting adjourned at 7:20 p.m., upon motion by Hill, seconded by Commissioner Davis Lewis, on a 7-0 vote.

Respectfully submitted,  
Tina Alvey  
Recording Officer