

Hardy County Planning Commission
Meeting Minutes
8-4-2020

A regularly scheduled Hardy County Planning Commission meeting was held on August 4, 2020 at 6:00 pm at Brighton Park, Pavilion 3, Moorefield, WV. Planning Commission members present were Lee Lehman, Greg Greenwalt, Roger Saville, Charlotte Brommer, Tim Wilkins, Robert Williams, and County Commission Representative Dave (Jay) Fansler. Tyler Bradfield was absent. Also present was Planning Office Manager Nicole Rohrbaugh and AmeriCorps Volunteer Ben Martin. Members of the public present were Lon Anderson with the Moorefield Examiner, Daryl See with WV Poultry Association, Michael Sullivan, Jeff Courtney, Allen Collins, and Tim Cullers with Pilgrim's Pride. George Leatherman

Lee Lehman called the July meeting of the Hardy County Planning Commission to order at 6:00 pm

The minutes were read and approved from the July regularly scheduled meeting.

- Greg Greenwalt made a motion to approve minutes
- Roger Saville seconded the motion
- Motion carried, all in favor.

New Business:

Rohrbaugh gave a staff report for July - there were 22 permits with a total construction cost of \$699,879. Rohrbaugh informed the Board that the BZA (Board of Zoning Appeals) will have a public hearing on Wednesday, August 12, 2020 at 5:30pm to hear a variance request for a singlewide in a residential zone on Warden Lake AB Dr. Another ILP permit that is in the floodplain has been received by the planning office and submitted to the County Commission for approval.

Next the discussion turned to the rezoning request for a 0.9-acre parcel along US 220 S. The request was to rezone a residential parcel to commercial. The applicant was interested in selling it to the commercial business next door or creating a self-storage facility. After some discussion it was decided it would be best not to rezone the parcel and suggest the applicant reach out to surrounding property owners to see if they would be interested in the parcel. If the existing business next door would like to merge it with that parcel, the planning commission agreed it could be used to expand the existing business.

- George Leatherman made a motion to leave the parcel zones as is until better clarification is received
- David Fansler seconded the motion.
- Motion carried, all in favor.

Discussion then turned to the open Planner position.

- Greg Greenwalt made a motion to recommend hiring a planner
- Robert Williams seconded the motion
- Motion carried, all in favor with David Fansler abstaining from the vote

Unfinished Business:

The recommendations from the Berkley Group were discussed. George Leatherman mentioned a percentage of impervious surface to total acreage may be something worth looking at to make sure the run off could be handled correctly. Charlotte Bowman recommended creating a committee to help look at the recommendations. The following organizations will be invited to attend the next meeting: WV Poultry Association, Farm Bureau, Department of Ag, NRCS, BZA, and Pilgrims representatives.

Several representatives of Pilgrim's Pride attended the meeting and explained they were there to answer questions the Planning Commission may have and to have an open dialog.

The next meeting date was set for August 18, 2020 at 6pm at Brighton Park, Shelter 3.

At 6:57 pm Lee Lehman called for a motion to adjourn

- George Leatherman moved to adjourn
- Greg Greenwalt seconded the motion
- All in favor

Meeting adjourned.



President, Hardy County Planning Commission



Hardy County Planning Office Manager



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August 5, 2020

Hardy County Commission
The Honorable Harold Michael, President
204 Washington St.
Moorefield, WV 26836

RE: Open Planner Position

At the regularly scheduled Planning Commission meeting held on August 4, 2020, the Hardy County Planning Commission voted to recommend hiring a Planner to fill the open Planner position created in March when the existing Planner resigned. We respectfully request permission to advertise the open position.

We thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lee Lehman".

Lee Lehman, President
Hardy County Planning Commission