

Hardy County Planning Commission
Meeting Minutes
06-23-2020

A regularly scheduled Hardy County Planning Commission meeting was rescheduled for and held on June 23, 2020 at 6:00 pm at Brighton Park, Pavilion 3, Moorefield, WV. Planning Commission members present were Lee Lehman, Greg Greenwalt, Roger Saville, Tim Wilkins, George Leatherman, Tyler Bradfield, Robert Williams, Charlotte Bowman, and County Commission representative Dave (Jay) Fansler. 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, Kirk Wilson with L & W Enterprises, Lloyd Fultz Jr, Cary Turner, Jennifer Turner, Stacie Thompson, Eric Tasker, Angela Zirk, Jeremy Baldwin, Steve Pendleton, Kyle Sherman, Steven Schetrom, Gerald Johnson, Kristen Reyes, and Joyce Reyes.

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

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

- Charlotte Bowman made a motion to approve minutes with typos corrected.
- Greg Greenwalt seconded the motion
- Motion carried, all in favor.

New business:

Rohrbaugh gave a staff report for March, April, May and June to date - there were 21 permits for March with a total of \$1,688,575; 21 permits for April with a total of \$1,413,000; 16 permits for May with a total of \$6,978,500 and 23 permits to date in June with a total of \$1,348,643. Rohrbaugh informed the board that the county Commission would hold a Public Hearing on July 7, 2020 at 10am to get public input for the proposed floodplain ordinance. She noted it was the State template they were proposing. Robert Williams asked about the version that the planning office had recommended and Rohrbaugh stated the County Commission had turned it down and had moved forward with proposing the state template without the recommended changes the planning commission had proposed. Rohrbaugh also informed the Board that the BZA (Board of Zoning Appeals) would be meeting on Wednesday, June 24, 2020 at 5:30pm to hear a variance request to place a singlewide in a residential zone

and a variance request asking for condition changes to a previously approved variance request to place a singlewide in a residential zone.

Rohrbaugh informed the board that the planning office has had several inquiries about the poultry house project in recent weeks. Based on the comments and questions, she felt there was a misconception about the project and the approval process. It seems most people are under the impression the projects had to go before the Planning Commission for approval when in reality they were approved administratively from the office staff based on current zoning ordinance regulations. Lehman then clarified that the poultry house complexes were not brought before the board for approval nor did they need to be brought before the board for approval. The planning office staff went by the current county zoning regulations and approved them administratively.

Lee Lehman introduced Ben Martin, AmeriCorp volunteer stationed in the Planning Office to help with research for the Comp plan updates. Martin gave an overview of the research he has been working on so far and that he would be reaching out to each member to discuss their individual categories.

The expiring board terms of board members George Leatherman, Tyler Bradfield, and Greg Greenwalt was discussed. Those terms are set to expire on June 30, 2020. All three members agreed to serve again and Lehman requested Rohrbaugh draft a letter to the County Commission recommending the reappointment of all three for another three-year term.

Next the discussion moved to the Commercial/Industrial Farming issue. Lehman opened the floor to allow the public to speak about their concerns with the current poultry house complex being built in Old Fields. The public members in attendance expressed their issues and concerns with the poultry house complex being near multiple subdivisions in Old Fields. The main issues and concerns were the water supply; where it would come from and how it would affect the current homeowners water supply, noise and air pollution, how mortality would be dealt with, and how will this project affect the homeowner's property values. Kirk Wilson explained the DEP permit process and that it is just for stormwater management. West Virginia does not regulate ground water. General consensus from the public is the current zoning ordinance needs to be updated to protect future property owners from a project of this nature happening in their back door. There was a general discussion about ideas to update the zoning to correct the flaws within the current zoning ordinance and to try to get more public involvement in the process.

Old business:

An update was provided on the GIS Board and 911 Addressing status. Both are still a work in progress.

The next meeting date was set for July 7, 2020 at 6pm at Brighton Park, Shelter 3.

At 7:22 pm Lee Lehman called for a motion to adjourn

- George Leatherman moved to adjourn
- Tim Wilkins seconded the motion
- All in favor

Meeting adjourned.



President, Hardy County Planning Commission



Hardy County Planner Planning Office Manager

10/20/20



10/20/20





204 Washington St. Moorefield, WV 26836
Phone: 304.530.0257 - Fax: 304.530.0258

June 24, 2020

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

RE: Hardy County Planning Commission Board Re-Appointments

Our records indicate that the Hardy County Planning Commission board terms for **Greg Greenwalt** (Moorefield District), **Tyler Bradfield** (Capon District) and **George Leatherman** (Moorefield District) expire on June 30th 2020.

We respectfully request reappointment of these two Planning Commission members starting July 1st, 2020. The re-appointments for all board terms shall be for a period of three (3) years with terms ending June 30th 2023.

We thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Lehman".

Lee Lehman
Hardy County Planning Commission President

