



BERKELEY COUNTY PLANNING COMMISSION

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Development Roundtable Meeting **January 11, 2013 9:30 am** **Notes**

Mike Thompson, the Planning Director, opened the meeting by updating the attendees that the Subdivision Regulation revisions were approved at the County Council Meeting on January 10, 2013. The revisions should be effective March 1, 2013. Staff will be working on another set of revisions in the near future and will be looking for comments from the Roundtable members.

Mr. Thompson stated that different agencies will soon be appearing on the Planning Commission agendas. This is a prelude to the Comprehensive Plan. Staff and the Planning Commission are also interested to know what the agency's mission and focus is. The Development Authority has already presented, with the Health Department and the Ambulance Authority coming soon. Mr. Thompson would like this to be a yearly update.

Ms. Shrader is working on the details regarding the Stormwater Management reviews for the plans that were granted extension. There were 72 extension requests granted through 12/31/12. Details will be forwarded as they become available.

Mr. Thompson requested that if a project is on the agenda, a representative be present. If a question arises, the Planning Commission would like it to be answered. Items will be tabled, if there is not a representative present.

Lyn Marsh-Hansen from Panhandle Builders stated that she does not believe it necessary to have representation for bond reductions/releases. She understands if there is a problem or question regarding the reduction/release, the project would have to be tabled if unrepresented.

Donald Fox, Planning Commission President, asked that the item be placed on the Planning Commission agenda for discussion.

Mike Shiffler from Fox and Associates asked if notification could be sooner on Planning Commission agenda items.

Mr. Thomas suggested placing a tentative agenda online one week prior to the meeting. No staff reports would be provided until later in the week.

Mr. Thomas stated that the automatic Preliminary Plat extension deadline was 12/31/12. The requests can still be made, but will have to have approval from the Planning Commission.

Mr. Thomas also stated that when applying for waivers, a letter must be included addressing the three reasons why the waiver should be granted.

Mr. Fox stated that the letter for waivers is being requested so that the record would reflect equal treatment among the applicants.

Mr. Thomas stated that the Planning Department had encountered some problems with the posting of public hearing signs. The sign must be visible to the main road. A hard backing is helpful, such as plywood or something similar. Utility and telephone poles are unacceptable. Mr. Thomas also suggested taking a photo when posting in case there is a problem later.

Mr. Thomas stated that back up dates are now being included in the public hearing advertisements in case the Planning Commission meeting would have to be cancelled. The project would not have to be re-advertised. This measure should help the project to stay on schedule.

Ms. Marsh-Hansen also requested that shorter and less controversial items be placed on the agenda first. Mr. Thompson stated that the Public Hearing portion of the agenda has to remain first due to the advertisement time.

Mr. Fox stated that the state statute has guidelines regarding the agenda order. Staff can look at the statute and see what can be done.

Mr. Thomas stated Staff is still working on bonding issues for dormant properties.

Mr. Thompson stated that he got notice from FEMA regarding flood insurance for non-primary residences pre August of 1988. There will be a 25% increase each year in premiums until full value is reached. Elevation certificates will be important for homeowner's. If insurance lapses, insurance will be at full value.

Mr. Thompson reminded everyone they are welcome to contact staff at any time and to let him know if there are issues they would like to see on the Roundtable agenda.

The meeting ended at 9:55 am.