



BERKELEY COUNTY PLANNING COMMISSION

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Development Roundtable Meeting

July 13, 2012 1:30 pm

Notes

Mike Thompson, the Planning Director, opened the meeting by updating the attendees on the approved Order that will extend the expiration date until 7/1/2015 for vested preliminary plats. A written request will be accepted through 12/31/12 for anyone wanting the extension.

Allen Henry from Rental Properties asked if the preliminary plat extensions were for commercial projects also.

Mr. Thomas answered yes.

Mike Shifler from Fox and Associates asked if the Planning Staff would be responding to the extension requests that have been submitted.

Mr. Thompson answered yes. Staff is waiting on a copy of the Order.

The bonding text amendment was approved on 7/1/12, changing some of the language.

Staff is currently reviewing comments and changing some language to the proposed Subdivision Text Amendments. When finished, they will be forwarded to the County Council for review. Our Ordinance required a 25' reservation, not the state. Mr. Thompson will recommend changes to that reservation language to the Council.

Planning staff is still working on the website updates.

David Hartley from Eastern Panhandle Homeowner's Association stated that the Engineering Department had been working on the master plan process which would save permitting time. The process is for builders that build the same plan of home.

Mr. Shifler asked about the MS4 requirements for existing subdivisions that have been completed in phases.

Kim Shrader, the County Engineer, stated that the information regarding that question is found on the last page of the Storm Water Management Ordinance. (Page 28) This Ordinance was adopted on 1/28/10, so it would depend on when the project was approved.

Mike Thompson stated the approvals for Minor Subdivisions currently are done by staff. Staff has always signed for President Fox on plats smaller than 24" x 36", but has required Mr. Fox to sign the larger plats. Mr. Thompson is proposing that staff sign the larger plats for Mr. Fox so that they can be returned to the taxpayer in a timely manner.

Steve Thomas stated he had been working on the Minor Checklist. There were no provisions in the Ordinance pertaining to the Minor Subdivisions. After meeting with several local surveyors and engineers, Staff will be proposing a 2 page addendum to the Ordinance reflecting proposed changes and clarifications. One change will be regarding the setbacks and another will be regarding the owner's certificate on the 24" x 36" plats. The Minor checklist will be changed once the amendments are approved.

Dirk Stansbury asked about the 2 acre requirement for Preliminary Finals. He stated that the 2 acre requirement was for storm water purposes and now the criteria has changed.

Mr. Thomas stated that the item was on staff's list to review.

Steve Thomas stated he had also been reviewing and making the appropriate changes to the other checklists that were used in the department. He has tried to make them more user friendly and correct the references to the Ordinance that have changed. On the Preliminary Final checklist, he has tried to scale it down because it has all the information from the Preliminary and the Final checklists. These checklists will then be added to the Planning website once it is updated.

Mr. Thompson stated the he has been working with Matthew Pennington from Region 9. The DEP will be releasing a new Best Management Practices manual regarding Storm Water Management. Mr. Pennington has asked if the Roundtable members would be interested in a workshop explaining the manual. The members present indicated they would be interested in hearing from the DEP. Mr. Thompson said he will work with Mr. Pennington to schedule a session in November, 2012. Once a date has been set, a notice will be sent to the Roundtable members.

A member of the audience asked if the meeting was for input or if the manual was complete.

Mr. Thompson thinks that the manual is complete, but is not sure.

A member of the audience suggested that the next meeting be held in the morning in October.

The meeting concluded at 2:00 pm.