

MORGANTOWN PLANNING AND ZONING COMMISSION

Thursday April 10, 2025

Joe Blevins, Commission President, called meeting to order @ 6:30 PM.

Members present included:

Kyle Rooks

Marie Neely

Chanda Gatton

Joe Blevins

Jewel Blevins

Penny Anderson

Jason Allen

Also present:

Chris Schiewer, Building Inspector

Becky Smith, Secretary

Joe presented minutes for preview from February 13, 2025 meeting.

Jason Allen motioned to accept minutes.

Kyle Rooks second motion.

All members in favor.

Joe announced the need to fill BZA vacancy created due to Dylan Miller moving out of Morgantown. Made recommendation to appoint Penny Anderson to that position.

Chanda Gatton motioned to appoint Penny Anderson.

Jewel Blevins second motion.

All members in favor.

Joe mentioned an upcoming Variance for the Dinks property, now owned by Melanie Goldman, who wants to put in some type of salvage. No further information regarding this proposal is available at this time.

Joe turned the floor over to Chris Schiewer.

Chris mentioned the On-Line Permit Application contained some obsolete information.

He had attempted to contact Laura Elliott, who manages the web-site for The Town of Morgantown, but had not received any response as of date.

Jewel said she would contact Laura and ask her to make the website more user friendly.

Chris presented changes in Building Permit Application, Building Permit, Fee Schedule and Stop Work Order.

Every member received a copy of each revised form, for review.

Chris explained the new Building Permit will contain more information, such as:

- 1) Solar Panels
- 2) Fire Sprinkler System
- 3) Hood System
- 4) Fire Alarm System
- 5) Moving a house (or similar structure)

The Stop Work Order removed some unnecessary verbiage.

Chris also mentioned he has no one to fill in for him in case of illness or vacation. Suggested Bryne Perciful.

The Commission would like to meet him. Chris stated he could bring him to a meeting.

Discussion began about possible changes to the Fee Schedule, whereas, Chris would like to see more consistency in fees. Additionally, he feels these changes would be more comparable to other town and any increase in fees will bring in more revenue for Morgantown.

Fee Schedule is tabled until the next meeting, so Commission can go over each fee, individually.

There was extensive discussion over requiring a Demolition Permit and the necessity to add a report on asbestos, lead or other hazardous materials. Joe said he has a Demolition Permit with instructions and will send both to Chris for inspection and/or possible changes.

Chris discussed the inspection fees charged to Ed Roberts for the new NAPA store. He charged according to the Fee Schedule, which charged by the job plus square footage.

Joe said square footage should not be added to inspection fees and this must have been an oversight when the Fee Schedule was created originally.

Joe recommended to strike the verbiage error from the Fee Schedule at this time and to refund Mr. Roberts the amount he was overcharged.

Chanda motioned error be stricken and refund Mr. Roberts overcharge.

Kyle second motion.

All in favor.

Joe mentioned permits for companies who come in and use the town's easement, such as Comcast. Also, any other companies who cut the road for cable, etc.

Chris said he has connections with the civil tech who inspects road cuts for Franklin, if the Commission is interested.

Joe reported there are unsafe buildings in town that need addressed.

- 1) The old gas station.
- 2) The grain mill.
- 3) Kathy's Café.

Chris suggested, sometimes, all it takes is a phone call or a letter sent to the property owners about the condition of the building and the owner will work on the problem. He will need to

communicate with Lee Robbins to create a letter that can be sent out to these property owners.

Chris requested the Commission make a recommendation to the Town Council to increase his monthly stipend. He explained he is now doing more for the Town and spending more time in work, including e-mails, letters and inspections. He will do all inspections now, including fences

The Commission decided to table Chris' request for recommendation until the next meeting.

Jason asked how much revenue has been brought into Morgantown from permits/inspections over the past 3 years.

Joe will contact Sharon to have this information available for the next meeting.

Joe asked about the possibility of getting the buffer zone back. Would have to talk with Brian Colyer.

Marie asked why there is a stock pile of gravel at the area in which Roger Hickey is wanting to build the storage building. Much discussion followed, but no decisions made.

No permits have been issued, to date, for any type of structure on that property.

Tabled till next meeting:

- 1) Fee Schedule
- 2) Commission's recommendation to the Town Council regarding Chris Schiewer's request.

Next meeting scheduled for Thursday May 8, 2025 @ 6:30 PM

Meeting adjourned @ 8:12 PM.