

I. ANNUAL REPORT TO THE COUNTY COMMISSION

West Virginia State Code § 8A-2-11 (9) provides that the Planning Commission has a duty to:

“Make an annual report to the appropriate governing body concerning the operation of the planning commission and the status of planning within its jurisdiction;”

The By-Laws of the Monongalia County Planning Commission Article III, Section 6 states:

"The Planning Commission shall make an annual report to the County Commission concerning the operation of the Planning Commission and the status of planning within its jurisdiction."

This report is intended to fulfill these statutory obligations.

II. INTRODUCTION

Monongalia County Planning Commission
Monongalia County Courthouse
243 High Street, Room 110
Morgantown, West Virginia 26505
304 291-9570



The County Planning Office is located on the first floor of the Monongalia County Courthouse. The County Planning Office is co-located with the Morgantown / Monongalia Metropolitan Planning Organization and the County Commission's Floodplain Administrator/GIS Analyst. As the work plans for the agencies expand with the adoption of additional land use and transportation policies, this location will serve as a one-stop-shop for regional land use planning, transportation planning, and GIS programs and services.

Residents and interested visitors can access a great deal of general county and specific planning-related information on the World Wide Web at the Planning Commission's website www.moncpc.org. Through the internet, citizens can access the Planning Commission's vision and goals, planning related ordinances and application forms; maps; and planning education materials and links.

The screenshot shows the homepage of the Monongalia County Planning Commission. The header includes the MCPC logo and a scenic landscape image. The main content area is organized into three columns. The left column contains a navigation menu with links such as 'About', 'Planners Office', 'Planning Commission', 'Board of Zoning Appeals', 'Planning Districts', 'Comprehensive Plan (PDF)', 'Exclusion Conditions (PDF)', 'Implementation Guide (PDF)', 'Ordinances', 'Foodplain Ordinance (PDF)', 'Zoning Ordinance (PDF)', 'West Run Zoning', 'Application Forms', 'Foodplain', 'Tourism', 'Zoning', 'EPCs', 'Maps', 'West Run Planning District Map (PDF)', 'Cheat River Planning District Map (PDF)', 'Cheat Lake Planning District Map (PDF)', 'West Run Planning District Map (PDF)', 'Stewartstown Planning District Map (PDF)', 'Frequently Asked Questions', 'Subdivision FAQ', 'County Profile', 'Links', and 'County Offices'. The central column features a 'WELCOME' section with text about presentations, a 'PSA!' section regarding subdivision regulations, a 'GIS Parcel Viewer' link, and a 'Facebook Page' link. The right column contains 'Announcements & Postings' and 'Meetings' information. The footer includes a 'Send Feedback' link, 'Powered By WWTNET', and a copyright notice for 2017.

The **Vision** of the Planning Office is to build a public planning organization that puts customer service first; that is a model for management excellence; and that works, through motivated professionals, toward shaping high quality communities in Monongalia County for residents, business and visitors.

The **Mission** of the Planning Office is to enhance the quality of life and the design of communities, foster innovative planning, and promote sustainable development. This will be accomplished through exercising commitment to public service, fairness, and trust while maintaining respect for individual property rights.

The **Purpose** of the Planning Office is to provide advice and technical expertise to assist Elected Officials, Planning Commissioners, public agencies, and citizens in understanding and dealing with key community issues and priorities and making well-informed and collaborative decisions. The Office continues to focus efforts on a long-term commitment to economic vitality, development design quality, and preservation of natural landscapes. The Office sustains this purpose by pursuing standards of excellence built on partnerships and integrity to achieve more sustainable and diverse communities for today's residents and future generations.

The Planning Office is responsible for:

- **Current Planning** – Administration of land use related ordinances, i.e., floodplain management; wireless communication facilities; and, zoning regulations within the Planning Districts.
- **Community Services** – Providing land use planning advice and technical expertise to residents, community interest groups, public agencies and elected officials who are working to achieve sound land use management and sustainable growth.
- **Advanced Planning** – Conducting comprehensive planning and undertaking special planning projects, i.e., neighborhood plans and redevelopment plans.

III. FY 2018-2019 Progress

Comprehensive Plan:

The Comprehensive Plan for the Four Planning Districts in Monongalia County was formally adopted by the Monongalia County Commission on February 6, 2013. The development of a Comprehensive Plan is the process that a community goes through to describe how it should look and function in the future. Through the development of the plan, the consultants, the Planning Commission and the citizens looked at different possibilities for development and conservation, industry and housing, transportation and utilities, and many other components to see what the community's preferences might be. Within the planning districts, four specific growth areas were identified, Pierpont Growth Area, Canyon Growth Area, Lake Lynn Growth Area, and West Run. The Comprehensive Plan will help guide future development in the Planning Districts and be the basis for any new land use tools. The Planning Commission continues to rely on the Comprehensive Plan in the implementation of its existing land use regulations and the development of future land use regulations. (A copy of the Comprehensive Plan may be found on our website.)

West Run Zoning Ordinance:

Significant progress has also been made on implementing the West Run Planning District Zoning Ordinance. The Planning Commission is functioning as a "true" Planning Commission. The West Run Planning District Board of Zoning Appeals has heard a number of cases. The fact that there is a zoning ordinance in place has become increasingly aware, and accepted, by the business owners, residents,

developers and contractors. Efforts at completing work on improvements to Zoning Ordinance are ongoing.

Intra-Office Coordination:

The Planning Office has also been working with Michael Paugh, County Floodplain Administrator/GIS Analyst, and has implemented significantly upgrades to the Office's GIS capability. Further, through the planning staff's participation with the Monongalia Geospatial Committee, additional uses and benefits of the County's GIS system are being developed.

The Planning Office continues to implement provisions of the Monongalia County Tower Ordinance. It should be noted that the ordinance appears to be working in promoting co-locations over new tower construction, over the past year.

The Planning Office has continued to coordinate activities with the County Commission's Floodplain Administrator/GIS Analyst, and the Morgantown / Monongalia Metropolitan Planning Organization; and respond to inquiries and information requests by developers and the citizenry. Planning staff is an active partner with the MPO in its effort to improve transportation in the county.

Of significance is the relocation of the Planning Group's Offices to the County Courthouse. Also, Planner, Patricia Booth, has received her certification as a member of the American Institute of Certified Planners, (AICP).

The most important undertaking of the Planning Commission for the remainder of the year will be completing the reworking of the draft Subdivision Ordinance and implementing the Subdivision Ordinance, if the County Commission determines to move forward with adoption and finalizing the revised zoning ordinance. This will also include incorporating the new GIS data in revising the zoning map. Additional planning efforts will include exploring the possibility of designating an additional planning district.

MONONGALIA COUNTY PLANNING COMMISSION

President: Matthew Ridgway

Vice President: Vince Putkowski

County Commissioner: Ed Hawkins

Other Members:

Erica Bowe

Barton Loar

Rick Colebank

Joe Panico

Bader Giggenbach

Michael Mills

Exofficio: Robert Andriotto, County Surveyor

WEST RUN PLANNING DISTRICT BOARD OF ZONING APPEALS

Chair: Eric Powell

Vice Chair: Bill Rice

Other Members:

Steve Morris

Kent Pauley



Constructed five story multifamily building approved through a Land Use Permit on 7-6-16



An under construction house approved through a Land Use Permit on 8-29-17



Under construction accessory walkway bridge approved through a Land Use Permit on 12-18-2017