



## **City of Ravenswood**

### **Planning Commission Agenda**

**July 20, 2023 – 6p**

- I. Pledge of Allegiance – Meeting was called to order at 6:04p  
Flag moved from council chambers to conference room for  
purposes of pledge of allegiance – Todd will return**
  
- II. Roll Call – Ritchie, Akers, Casey, Fox, Greening, Salser, Cady,  
Carmichael**  
  
**Present – Ritchie, Akers, Casey, Fox, Greening, Salser, Carmichael**  
  
**Absent – Cady (excused)**  
  
**Also in attendance – Steve Cogar, Danny Mitchel , Brennan Williams  
by virtual call , RDA team joined to give a report on activity**
  
- III. Public Forum**  
  
**No one requested to speak during public form. Two questions  
raised**  
  
**Is the Catholic church planning a cemetery on property? The answer  
was 'no' by Code Officer Mitchel– only the tribute to unborn  
children**

With the ban on further mobile home spaces in the trailer park located in the northern end of Ravenswood near the east end of Brown Street, If a trailer is removed, can another be placed in the vacated position. The answer was yes by Cogar and Mitchel

**IV. Approval Past Minutes – March, April, May**

May and June minutes were approved as presented on motion by Casey and a second by Grenning

**V. Updates Community Planning Addendum - Brennan Williams**

Brennan Williams from Downstream Strategies updated the Commission on recent activity including work revisions on the digitized land use map, consulting on layout and use of the RDA property near Riverfront Park, the theme and vision of the addendum document, the work ongoing with WVU Law on land use code revision. A meeting with Council is being formulated targeted for August 1.

**VI. Update (s)**

**a. Berkshire Hathaway / ONE (Our Next Energy) Todd**

**i. Water and Sewage**

Final plans and specs completed by Thrasher for Phase 2A. 80 %Row's Easements, and Land acquisition to be completed by July 31. Advertising for bids on July 24. Bid opening in August- Start construction October 2 . Completion target July 31, 2024.

Phase 2B water and sewer in design with location change to the old sewage handling facility near the sand/gravel plant along the Ohio River as the current option. BHE continue to acquire additional land for required solar panel farms

Commission feels strongly that a third-party engineer be retained to consult as an 'owner's representative' role for the city

- b. Harper's Ridge Todd  
Continuing discussions with Harper's on methods to reduce cost of development to bring in line with market demand. Meetings attended with state and banking representatives to discuss statewide common issue and potential solutions – including use of the WV Build Act. JCDA is working to designate Jackson as a designated district with this advantage. Alternate main line extension agreements have been discussed. Planning Commission recommends that a financial feasibility study be prepared to view the possibility and risk to the city. Member Akers offered use of his resources to perform the study.

- c. New Water Tank - Todd  
Lots of discussion has transpired to acquire a portion and routing for the addition of a water tank to provide proper fire surge protection and capacity / pressure for the potential development on the higher Harper property. Progress has been made in discussions. Harpers will be on site on July 24 to discuss with city representatives.

- d. Downtown revitalization Todd  
Received notification from state Mainstreet representatives that there will be a Zoom workshop on August 9 for those pursuing the ONTRAC program to pursue the MainStreet status. A team will be developed and a meeting set to participate in the workshop

- e. Residential Marketing Studies Brennan / Todd  
Downstream has estimated near 200 additional residences will be required in Ravenswood within 5 – 7 years. Advantage Valley is currently completing a residential survey for a 10-county area including Jackson to be completed and available in December

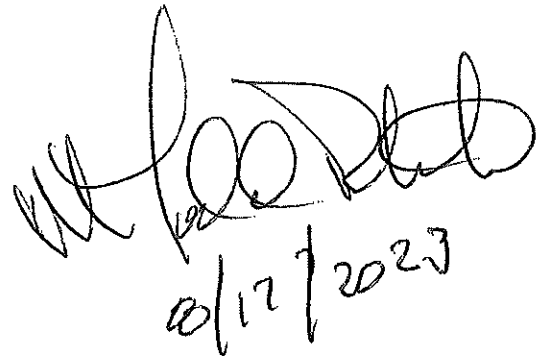
- VII. Building Permit(s) Status** **Tim**  
No new building permit issues to bring up. A sort discussion held on the need to raise rates for permits
- a. **Variances and Variance Committee** **Craig/Chris/Cindy**  
No new variance request in process
- b. **Discussion of Ordinance for Structure Demolition** **Todd**  
City attorney Cogar developed a draft ordinance for process to demolish dilapidated structures. Steve will add additional language or ordinance modification to address issues including asbestos removal. The ordinance changes will be agenda's for vote next meeting
- VIII. Zoning Issues** **Tim**
- a. **Discussion on RDA property south of Riverfront Park**  
RDA members were present to discuss the entirety of their current activity including updates on the development of the structure south of Riverfront Park. Work continues on structure design and water and sewer layout. Downstream Strategy is working with the RDA toward and overall vision and design for the total property  
Planning Commission will agenda a vote to create Land Use zone for the area as Restricted Residential - Commercial
- b. **Draft Digital Zoning Map**  
The current offering was reviewed. The map will be worked to completion in concert with revision to the Land Use code
- c. **Discussion on direction for Roosters in City limits**  
Discussion held with regard to current situation(s) with Chickens and Roosters within city limits. The only land use codes that allow these fowl are within agricultural districts- of which Ravenswood has no district so designated. Other land use zones are silent on allowing chickens and roosters.

Occurrences will be handled on a complaint basis with the current code being enforced

An additional topic was raised to address swimming pool fence stability and adequacy. Mr Mitchel offered advice. A draft ordinance will be offered and agenda'd for a vote at next planning session

IX. Adjournment

Meeting was adjourned at 7:56p



Handwritten signature and date: 10/17/2023