

Minutes
Huntington Planning Commission
May 2, 2022

A meeting of the City of Huntington Planning Commission was held on May 2, 2022 at 5:30 p.m. in the City Hall Council Chambers. *M. Gallagher* called the meeting to order.

Members Present: Brian Gallagher, Sarah Walling, Sharon Pell, Sean Hornbuckle, Ursulette Ward, Carl Eastham

Members Absent: Stephanie Vlahos Bryant, Gerry Holley, Holly Smith Mount

Staff Present: Janney Lockman, Planner
Breanna Shell, Planning Director
Ericka Hernandez, Assistant City Attorney

M. Eastham made a motion to approve the April Minutes as presented; *M. Walling* seconded the motion. All were in favor, and the Minutes were approved.

M. Gallagher, with no objections from the other commissioners, made the determination to move PC 22-01 to the first item on the agenda as the board is a vote away from completion.

PC 22-01

A petition to make the following changes to the City of Huntington Zoning Ordinance:

1. To Amend Article 1345 Sign Regulations and Site Lighting including, but not limited, to the following proposed changes: updating language and structure for readability, consistency, and content neutrality; permits for existing sign structures maintenance; illumination; permitting and size for window signs; abandoned nonconforming sign structures; sign measurements; signs in residential districts; awning signs; and Electronic Messaging Centers.
2. Amend Article 1315 Definitions and Measurements to match sign types and content neutral language in Article 1345, and update the Artisan Manufacturing and Sales definition to not require on premise sales.
3. Amend Article 1320 - Permitted Use chart to allow Banquet Halls or Conference Centers as a conditional use in the C-1 Neighborhood Commercial District.

Petitioner: City of Huntington, 800 5th Avenue, Huntington, WV 25701

M. Lockman presented the Staff Report, summarizing the changes made to the code.

M. Walling made a motion to forward the petition with a favorable recommendation to City Council; *M. Pell* seconded the motion. Motion passed to forwarded a favorable recommendation by a vote of 5 Yes to 0 No.

PC 22-AB-03

A petition to abandon a portion of an unnamed alley north of the intersection between 17th Street West and Virginia Avenue. The petitioned abandonment is adjacent to Cabell County Tax District 7, Map 40, Parcels 57 and 482.

Owner: City of Huntington, 800 5th Ave., Huntington, WV

Petitioner: B & B Holdings, LLC., 1539 Greenup Ave., Ste. 101, Ashland, KY

M. Lockman presented the Staff Report for the B&B Holdings abandonment.

M. Gallagher requested clarification on who would be granted rights to the abandoned property.

M. Walling made a motion to forward the petition with a favorable recommendation to City Council; *M. Eastham* seconded the motion. Motion passed to forwarded a favorable recommendation by a vote of 5 Yes to 0 No.

PC 22-TA-04

A petition to make the following changes to the City of Huntington Zoning Ordinance:

1. To Amend Article 1315 Definitions and Measurements to clarify definitions for Auto Service Stations, Automotive and Other Vehicle Sales,
2. Add Section 1341.53 Animal Boarding and Training standards for locations providing animal boarding and training services,
3. Amend Section 1341.11 Auto Service Station to include Repair Shops and vehicle painting,
4. Add Section 1341.54 Fuel Sales to separate standards from Auto Service Station and Repair Shop standards,
5. Amend Article 1320 Permitted Uses to add Animal Boarding and Training and Open Space to the Permitted Uses Chart.

Petitioner: City of Huntington, 800 5th Avenue, Huntington, WV 25701

M. Lockman presented the Staff Report, illustrating the extent of the proposal's changes to Auto Service Stations, Repair Shops and Sales; Animal Boarding and Training facilities; and Open Spaces. *M. Lockman* began by summarizing the changes to auto related businesses, pausing to allow for questions and comments from the commissioners.

M. Gallagher inquired into the extent to which there are nonconforming businesses in the city due to the lack of clarity for Auto related uses.

M. Lockman detailed a recent Board of Zoning Appeals case that brought the issue to staff's attention. She explained that although there is no number on how many current businesses would be impacted by the change, this change would provide a clear path for businesses that provide major repair work.

M. Gallagher – Would this change not encourage more of these kinds of businesses in the C-1 areas?

M. Lockman explained that the process for these businesses would not principally permit them in any district other than the C-2 and I-2 districts, which allow for higher intensity uses by right. The Conditional Use process will ensure that this type of business in districts traditionally abutting residential properties will go through greater scrutiny for approval; and as the ordinance is lacking a clear definition for major repair services, and no use can be prohibited from occurring in all districts, the amendment would bring the ordinance into compliance with state standards.

M. Gallagher explained his concern is rooted in a controversial petition several years ago for a fuel sales business and wanted to know if this amendment would eliminate the process that business went through in order to be approved in a C-1 location.

M. Lockman assured the Commissioners that this amendment does not modify the permitted uses chart for any of the auto related uses and thus would not change the process for auto related businesses.

M. Walling asked for clarification on what is considered major repair work and the BZA process for a Conditional Use.

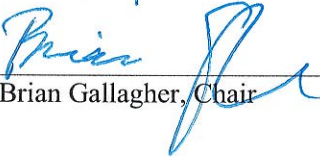
M. Lockman explained that all auto repair work would be included in this amendment, but assured the commissioners that the use specific standards require the work to be done indoors, time limits on wrecked vehicles in view, and storage outdoors to be screened. She then summarized the Conditional Use process, emphasizing the invitation for public to provide input.


M. Lockman continued with the Staff Report to discuss Animal Boarding and Training facilities and Open Space.

Ms. Walling made a motion to forward the petition with a favorable recommendation to City Council; Mr. Eastham seconded the motion. Motion passed to forwarded a favorable recommendation by a vote of 5 Yes to 0 No.

The meeting adjourned at 6:18 p.m.

Date approved: 7/6/22

Chairperson: 
Brian Gallagher, Chair

Prepared by: 
Patricia Usher, Zoning Officer