

You are hereby notified that the Planning and Zoning Commission of the City of Clarksburg will meet as follows:

DATE: Wednesday, September 8, 2021
TIME: 4:00 p.m.
LOCATION: Clarksburg Municipal Building
Council Chambers
222 West Main Street
Clarksburg, West Virginia

A G E N D A

- 1) Roll Call**
- 2) Approval of minutes of meeting of:
February 10, 2021**
- 3) Unfinished Business**
- 4) New Business:**
 - A. Consideration of a Petition filed by Shawn Maditz and Michael Angiulli Jr. requesting a lot combination and minor boundary adjustment of lots or parcels of land situate on North 15th Street**
 - B. Comprehensive Plan RFP Discussion**
- 5) Adjournment**

****Please contact the City Clerk's office at 304-624-1673 should you be unable to attend the meeting.****

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Clarksburg met in Regular Session on **Wednesday, February 10, 2021** at 4:00 p.m. in Council Chambers, Clarksburg Municipal Building, 222 West Main Street, Clarksburg.

Members Present: J. Patrick Shaffer, Chairman
C. David McMunn
F. Lee West
Chris Meighen (via telephone)
Ryan DeBarr
Michael Brown
Timothy "Mike" Fazzini
City Manager Harry Faulk

Member(s) Absent: Pamela Gerlach
Dortha Parsons
Marshall Goff, Council Representative

Also Present: Ashley Carr, Code Department
James Cann, City Attorney's Office
Annette Wright, City Clerk

Chairman Shaffer called the meeting to order with roll taken upon arrival by the City Clerk.

MOTION by Mr. McMunn, **SECONDED** by Mr. West for approval of the minutes of the session held on January 13, 2021. **MOTION APPROVED UNANIMOUSLY.**

UNFINISHED BUSINESS: NONE.

NEW BUSINESS:

A. CONSIDERATION OF A PETITION FILED BY HCR MANORCARE WEST VIRGINIA PROPERTIES, LLC REQUESTING THE SUBDIVISION OF LOTS OR PARCELS OF LAND SITUATE AT 100 PARKWAY DRIVE

Mr. Fazzini, reporting on behalf of the Investigating Committee, stated that the petitioner wanted to subdivide a portion of the parcel from the other in order that such would be out of the flood plain with Code Officer Ashley Carr confirming the same.

Concluding discussion, **MOTION** by Mr. West, **SECONDED** by Mr. McMunn for approval of the above-captioned subdivision petition. **MOTION APPROVED UNANIMOUSLY.**

B. ELECTION OF OFFICERS (CHAIR, VICE CHAIR AND SECRETARY)

With the Committee recommending the following, as well as Mr. West making a **MOTION** for the same and Mr. Brown making a **SECOND** thereto:

J. Patrick Shaffer – Chair
C. David McMunn – Vice Chair
Ryan DeBarr - Secretary

MOTION APPROVED UNANIMOUSLY.

There being no further business to come before the Commission, **MOTION** by Mr. West, **SECONDED** by Mr. DeBarr for adjournment. **MOTION APPROVED UNANIMOUSLY.**

Chairman or Vice Chairman

Date

Annette Wright, City Clerk

SPECIAL INVESTIGATING COMMITTEE:

COMMITTEE #1

**Mr. C. David McMunn
Ms. Dortha Parsons
Mr. Christopher Meighen**

**SUBJECT: LOT COMBINATION /MINOR BOUNDARY
ADJUSTMENT**

**PETITION: A petition has been filed by Shawn Maditz and Michael Angiulli Jr.
requesting a lot combination and minor boundary adjustment of
lots or parcels of land situate on North 15th Street.**

Should you have any questions concerning the above, please
contact the Code Department at 304-624-1633 or the petitioners
Shawn Maditz (304-476-1347) and Michael Angiulli Jr. (304-838-
2086).

Attached hereto is the paperwork and information relative to the
above request.

Attachments

DIVISION OR COMBINING OF LOTS

NAME OF SUBDIVISION Taylor Addition Number 1 (DB 170 Pg 386)
 APPLICANT SHAWN MADITZ / Michael Augustin
 DATE OF COMPLETED SUBMISSION 8/16/21 8-16-21

The following checklist summarizes the information, which must be shown on the Simplified Plat in order to be received for review by the Clarksburg Planning and Zoning Commission.

- | | Check if item is complete |
|--------------------------------------------------------------|------------------------------------------------------|
| 1. Simplified Plat, six (6) prints and application | <u>✓</u> |
| 2. Sheet size of 8 1/2" x 14 or 8 1/2" x 11" | <u>✓</u> |
| 3. Scale of 1" = 50' or 1" = 100' | <u>✓</u> |
| 4. Vicinity Plan at scale of not less than 1" = 1,000' | <u>✓</u> |
| 5. Name of Subdivision | <u>Taylor Addition Number 1 (DB 170 Pg 386)</u> |
| 6. Location of subdivision, address, city and state | <u>908 - 904 N 15th Street</u> |
| 7. Tax map number | <u>TM 14</u> |
| 8. Zoning District | <u>R-3 district</u> |
| 9. Election District | <u>district 8</u> |
| 10. Area of each lot or parcel shown | <u>14,604 FT² / 12,842 FT²</u> |
| 11. Name & address of land owner and developer, if different | <u>by owner</u> |
| 12. North point and date | <u>NAD North NAD 83 (1-11-2021)</u> |
| 13. Lot and parcel bearing and distances | <u>✓</u> |
| 14. Boundary lines, right of way lines and easements | <u>✓</u> |
| 15. Owners of adjoining land | <u>✓</u> |
| 16. All existing buildings & improvements within subdivision | <u>✓</u> |
| 17. Required certifications and related documentation | <u>Survey</u> |

STATE OF WEST VIRGINIA

COUNTY OF HARRISON, TO WIT:

Shawn MADITZ / Michael Angath (petitioner/petitioners)

Named on said petition, after being first duly sworn, upon his oath, deposes and says that Facts and allegation set forth in this said petition are true to the best of his/her knowledge and belief, except where stated, to be upon information and belief, and where so stated believes them to be true.

Shawn Maditz
SHAWN MADITZ
Signature of Petitioner 304-476-1347

8/16/21
Date

Michael Angath 304-838-2086
Signature of Petitioner

Taken, subscribed and sworn to before me this the 16th day of August, 2021



Paula Hardman
NOTARY PUBLIC, in and for Harrison County,
West Virginia

March 1, 2026
My Commission Expires

DIVISION OR COMBINING OF LOTS

APPLICATION

FEE: \$250.00
DATE: 8-16-21

1. NAME OF SUBDIVISION: Taylor Addition Number 1 (DB 170/386)
2. ZONING CLASSIFICATION OF SUBJECT LAND: _____
3. NAME OF APPLICANT(S): SHAWN MADITZ / Michael Angilly
ADDRESS: 908 ~ 904 N 15th ST
TELEPHONE: 304-476-1347 / 304-838-2086
4. LOCATION OF SUBDIVISION: A copy of the description of land as set forth in the deed shall be attached.
Parcel No. _____ Where is deed recorded: N.A.
5. NAME OF OWNERS(S) OF RECORD OF LAND: MARY PRESTON / JOHN ANGELO / MIKE ANGELO
ADDRESS: 904/908 NORTH 15TH ST
TELEPHONE: 304-838-2086
6. NAME OF AGENT OR ATTORNEY (IF ANY): NA
ADDRESS: _____
TELEPHONE: _____
7. NAME OF REGISTERED ENGINEER OR SURVEYOR: Mountain State Land Surveying
ADDRESS: P.O. Box 351 507 Main St. West Milford, NJ 26451
TELEPHONE: 304-476-8668
8. TOTAL AREA OF SUBDIVISION OR DEVELOPMENT: N/A
9. TOTAL NUMBER OF LOTS: 2
TOTAL NUMBER OR UNITS: N/A
10. GROSS DENSITY OF SUBDIVISION: N/A UNITS PER ACRES
11. AVERAGE LOT SIZE: N/A +/-

12. BUILDING COVERAGE: n/a +/- ACRES (SQ.FT.) % OF TOTAL AREA

13. AREA RESERVED FOR OPEN SPACE: n/a +/- ACRES (SQ.FT.)

14. ESTIMATED COST OR REQUIRED IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT \$ 0

15. STATEMENT OF INTENTION:

- A. I HAVE THOROUGHLY READ AND UNDERSTAND ALL THE REQUIREMENTS AND PROVISIONS SET FORTH BY THE CLARKSBURG SUBDIVISION ORDINANCE.
- B. I HAVE CONSULTED WITH THE PLANNING COMMISSION AND/OR CODE ENFORCEMENT ABOUT ANY PROVISION IN THE ORDINANCE WHICH REQUIRED FURTHER CLARIFICATION.
- C. I UNDERSTAND THAT APPROVAL OF THE FINAL PLAT BY THE CLARKSBURG PLANNING COMMISSION DOES NOT CONSTITUTE PERMISSION TO CONSTRUCT. APPROPRIATE PERMITS MUST BE OBTAINED FROM THE CODE ENFORCEMENT DEPARTMENT BEFORE CONSTRUCTION MAY COMMENCE.

SIGNATURES FOR FEE PAID:


CITY OF CLARKSBURG


APPLICANT

DIVISION OR COMBINING OF LOTS

FINAL PLAT CERTIFICATIONS

The following Certifications and related information shall appear on the Final Plat:

1. **CERTIFICATE OF OWNERSHIP AND DEDICATION**

I/We Suzanne Maditz / Michael Angelle do hereby certify the I/We are the
(Name/Names of Corporation)

True owner(s) of the property shown and described here on and that I/We adopt the plan of subdivision and establish and minimum building restriction lines.

I/We do hereby dedicate all utility easements and drainage areas unto the City Council of Clarksburg, West Virginia and reserve the fee simple title to all rights-of-way, streets, alleys, open spaces and other public sites.

I/We do hereby offer to dedicate the above reserved areas and all public utility systems therein to the City Council of Clarksburg, West Virginia for the use of the public in general. Said offer shall not be deemed to be accepted by the City until said offer is formally accepted in the manner prescribed by law.

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs and personal representatives and all parties and interests thereto have hereunto affixed their signatures indicating their assent to this Plan of Subdivision.

WITNESS on this 11th day of August, 20 21.

WITNESS:

[Signature]
[Signature]
OWNER/OWNERS

2. CERTIFICATE OF ACCURACY

I hereby certify that the plan shown hereon is a true and correct survey to the accuracy required by the State Board of Examiners of Land Surveyors and that the monuments have been placed as shown hereon to the specifications of the Clarksburg Subdivision Ordinance.

8/06, 20 21
Date


REGISTERED ENGINEER OR SURVEYOR

3. CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEM

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation, in the subdivision plat entitled NA fully meet the requirements of the West Virginia Health Department and are hereby approved as shown.

_____, 20 _____
Date

COUNTY HEALTH OFFICER OR
AUTHORIZED REPRESENTATIVE

4. CERTIFICATION OF APPROVAL OF REQUIRED IMPROVEMENTS

I hereby certify that streets and other required improvements have been installed in acceptable manner and according to the specification of the Clarksburg Subdivision Ordinance in the subdivision entitled NA.

_____, 20 _____
Date

CODE ENFORCEMENT OFFICIAL

ArcGIS ▾ Zoning Map

Details

Basemap

About

Content

Legend

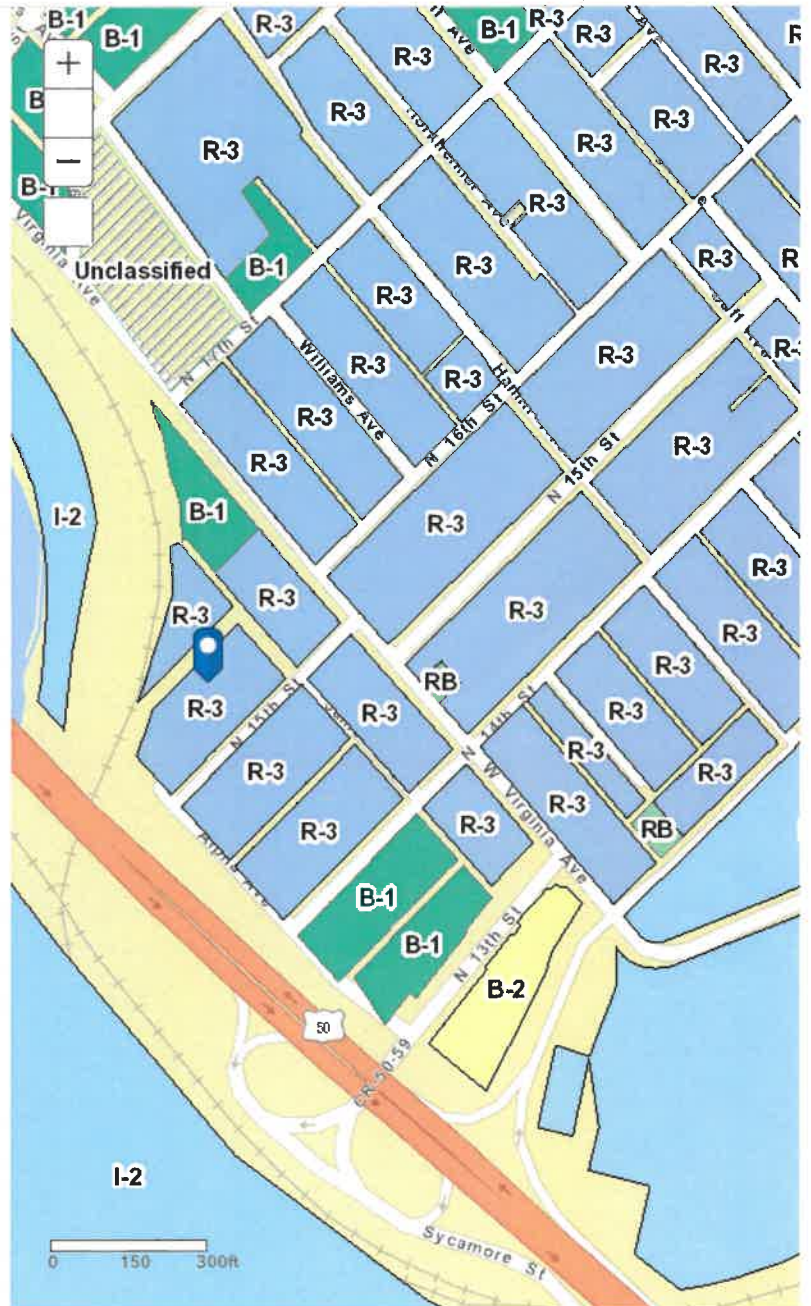
Contents

Map Notes

Zoning

Zoning

Streets



[Trust Center](#) [Legal](#) [Contact Esri](#) [Report Abuse](#)



CITY OF CLARKSBURG

222 WEST MAIN STREET • CLARKSBURG, WV 26301 • PHONE (304) 624-1650 • FAX (304) 624-1662

RECEIPT NO.

OFFICE OF
DIRECTOR OF FINANCE

CASH RECEIPT

101651

CUSTOMER NAME:

ADDRESS:

ACCOUNT NUMBER:

PAYMENT MADE FOR:

Amount

SERVICE FEE - WASTE COLLECTION	\$	_____
SERVICE FEE - FIRE SERVICE	\$	_____
PAYMENT AGREEMENT	\$	_____
CIVIL SUIT - (# _____ For _____)	\$	_____
PARKING - (circle one - tickets or monthly parking)	\$	_____
CERTIFICATE OF OCCUPANCY	\$	_____
B & O TAXES	\$	_____
LICENSE (specify - _____)	\$	_____
(specify - <u>P&Z Fee</u>)	\$	_____
(specify - _____)	\$	_____
OTHER <u>lot combination/multi boundary</u>	\$	_____
OTHER <u>Adjustment</u>	\$	_____
TOTAL AMOUNT RECEIVED	\$	<u>250-</u>

Payment Made In Full

Partial Payment

BALANCE DUE.....\$ 0

Customer Payment Accepted By _____

(Print Name)

(Initials)

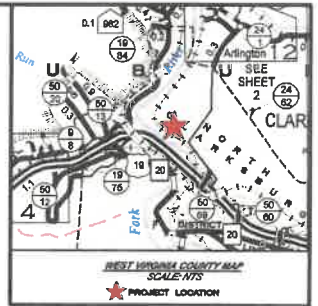
Date

Cash Received By _____

(Print Name)

(Initials)

Date



TAX MAP 14

PAR	NAME:	DB	PG
46	ANGIULLI JOHN MICHAEL ETAL (SHAWN & RENEE MADITZ)	1604	905
279	ANGIULLI JOHN M & TONDA & ANGIULLI MICHAEL JR	1598	356
280	ANGIULLI JOHN M & TONDA	1598	356
282	ANGIULLI JOHN M & TONDA	1598	356
283	ANGIULLI JOHN M & TONDA	1587	1107



CAD FILE: C:\Users\Michael\Dropbox\2020 Jobs\2020-91 Maditz\2020-91 MADITZ PLAT.dwg
 PLOT DATE/TIME: 8/7/2021 - 1:22pm

LEGEND

- ⊙ 5/8-INCH REBAR, w/CAP, SET STRICKLING, P.S. # 715 CAP AND REBAR, FOUND
- ⊙ 7/8-INCH IRON ROD IN CONC, FOUND
- ⊗ 3/4-INCH REBAR, FOUND
- ⊕ 3/4-INCH REBAR IN CONC, FOUND
- ◆ MONUMENT FOUND (AS NOTED)
- POINT
- (73) LOT NUMBER - TAYLOR ADDITION #1
- (46) PARCEL NUMBER - TAX MAP 14
- ⚡ POINT OF BEGINNING

TAYLOR ADDITION NUMBER 1
 TO CITY OF CLARKSBURG
 DB 170 PAGE 388

JOHN STRICKLING SURVEY MAY 2013
 DB 1560 PAGES 442 TO 449

MADITZ 2020 SURVEY

SUBJECT TO ALL RESTRICTIVE
 COVENANTS, RESERVATION &
 EXCEPTIONS, CONDITIONS, EASEMENTS,
 AND RIGHT-OF-WAYS WHICH ARE
 BINDING AND OF RECORD. THE
 SURVEYOR DID NOT CONDUCT A
 COMPLETE TITLE SEARCH.



SCALE: 1 INCH = 50 FEET
 SURVEYED WITH TOPCON GR-3 RTK GPS



Date: 01/11/2021
 Scale: 1"=50'
 Surveyed By: MWA
 File No. 2020-91
 PAGE 1 OF 1

NORTH 15TH ST., CLARKSBURG, WEST VIRGINIA 26301
SHAWN AND RENEE MADITZ
PLAT OF MINOR BOUNDARY ADJUSTMENT SURVEY
 CLARK (CLARKSBURG) DISTRICT, HARRISON COUNTY, WEST VIRGINIA

Turning Point Solutions, P.L.L.C. dba
Mountain State Land Surveying
 242 Sandstone Drive, Leak Creek, West Virginia 26025 504-476-0668



Turning Point Solutions, PLLC, dba

Mountain State Land Surveying

342 Sandstone Drive, Lost Creek, West Virginia 26385 304-476-8668

**Description of Minor Boundary Adjustment
For
Michael Angiulli, Jr.**

**Tax Map 14
Being or Portions of Parcel(s) 40, 46, 59, 279, and 282**

A tract(s) or parcel(s) of land lying and being situate in the City of Clarksburg, on the waters of the West Fork, in Clark (Clarksburg) District, Harrison County, West Virginia, more particularly described as follows:

Beginning at a Strickling, P.S. #715 cap and rebar, found, a corner to Maditz (TM 14 Parcel 40) and a point on the northern Right-of-Way line of North 15th Street (Taylor Street), from which a Strickling, P.S. #715 cap and rebar, found, corner to said Maditz (TM 14 Parcel 40), corner to Angiulli (TM 14 Parcel 33), bears N 46-00-35 E 38.75 feet, thence with said northern Right-of-Way line of North 15th Street (Taylor Street) for one (1) line;

S 45-47-55 W 117.50 feet to a 3/4-inch rebar, found, corner to Comer (TM 14 Parcel 65), thence with said Comer (TM 14 Parcel 65) for one (1) line;

N 40-53-15 W 138.56 feet to a 7/8-inch rebar in concrete, found, a point on the southern Right-of-Way line of North 16th Street (Railroad Street), thence with said southern Right-of-Way line of North 16th Street (Railroad Street) for one (1) line;

N 19-05-35 E 3.36 feet to a 3/4-inch rebar in concrete, found, corner to Angiulli (TM 14 Parcel 282), thence with said Angiulli (TM 14 Parcel 282) for one (1) line;

N 40-54-20 W 17.31 feet to a 5/8-inch rebar with cap, set, corner to Angiulli (TM 14 Parcel 279), thence with said Angiulli (TM 14 Parcel 279) for one (1) line;

N 76-35-10 W 15.08 feet to a 5/8-inch rebar with cap, set, a point on the northern Right-of-Way line of North 16th Street (Railroad Street) and a point on the southern Right-of-Way line of the B&O Railroad, thence with said southern Right-of-Way line of the B&O Railroad for one (1) line;

N 19-05-20 E 50.90 feet to a 5/8-inch rebar with cap, set, point on line to Angiulli (TM 14 Parcel 46), thence through the lands of said Angiulli (TM 14 Parcel 46) for one (1) new line;

S 63-39-35 E 24.42 feet to a 5/8-inch rebar with cap, set, corner to said Angiulli (TM 14 Parcel 279), thence through the lands of said Angiulli (TM 14 Parcel 279) for one (1) new line;

S 63-39-35 E 179.98 feet to the Point of Beginning, containing 14,604 Sq. Feet, more or less, as determined by a survey in December 2020 and January 2021, and as shown on a plat attached hereto and made part of this description.

Surveyed by Michael W. Ash, P.S. #2204

Michael W. Ash 01/16/2021





Turning Point Solutions, PLLC, dba

Mountain State Land Surveying

342 Sandstone Drive, Lost Creek, West Virginia 26385 304-476-8668

**Description of Minor Boundary Adjustment
For
Shawn Maditz and Renee Maditz**

**Tax Map 14
Being or Portions of Parcel(s) 40, 279, and 280**

A tract(s) or parcel(s) of land lying and being situate in the City of Clarksburg, on the waters of the West Fork, in Clark (Clarksburg) District, Harrison County, West Virginia, more particularly described as follows:

Beginning at a Strickling, P.S. #715 cap and rebar, found, a corner to Angiulli (TM 14 Parcel 59) and a point on the northern Right-of-Way line of North 15th Street (Taylor Street), from which a 3/4-inch rebar, found, corner to said Angiulli (TM 14 Parcel 59), corner to Comer (TM 14 Parcel 65) and a point on said northern Right-of-Way line of North 15th Street (Taylor Street), bears S 45-47-55 W 117.50 feet, thence with said Angiulli (TM 14 Parcel 59) for one (1) line;

N 63-39-35 W 179.98 feet to a 5/8-inch rebar with cap, set, corner to Angiulli (TM 14 Parcel 46) and corner to Angiulli (TM 14 Parcel 279), from which a 5/8-inch rebar with cap, set, a point on line to said Angiulli (TM 14 Parcel 46) and a point on the southern Right-of-Way line of the B&O Railroad, bears N 63-39-35 W 24.42 feet, thence with said Angiulli (TM 14 Parcel 46) for one (1) line;

N 45-57-45 E 121.18 feet to a 5/8-inch rebar with cap, set, corner to Angiulli (TM 14 Parcel 39), corner to Angiulli (TM 14 Parcel 32), and a point on line to Angiulli (TM 14 Parcel 280), thence through the lands of said Angiulli (TM 14 Parcel 280) for one (1) new line;

S 40-54-20 E 30.04 feet to a 5/8-inch rebar with cap, set, a point on line to Angiulli (TM 14 Parcel 33) and a point on line to said Angiulli (TM 14 Parcel 279), thence with said Angiulli (TM 14 Parcel 33) for one (1) line;

S 45-25-05 W 13.00 feet to a point, corner to said Angiulli (TM 14 Parcel 33) and a point on line to said Angiulli (TM 14 Parcel 279), thence with said Angiulli (TM 14 Parcel 33) for one (1) line;

S 41-01-30 E 139.63 feet to the Point of Beginning, containing 12,842 Sq. Feet, more or less, as determined by a survey in December 2020 and January 2021, and as shown on a plat attached hereto and made part of this description.

Surveyed by Michael W. Ash, P.S. #2204

Michael W. Ash 01/16/2021

