

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
February 28, 2011, 7:00 PM

The Planning Board of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Chuck Adams presiding.

Present: Chairman Chuck Adams, Vice Chairman Sandi Bush, Members Ray Davis, John Grexa, Stephen Keeney; Alternates Jeff Davis and Bill Fairman

Absent: Alternate Shirley Wilson

Others Present: Cheryl Bennett, Clerk; Joshua Langen, Planning/Zoning Administrator; Mayor Brad Horvath

Citizens: Carol Mullis

The meeting was called to order at 7:00 pm; a quorum was present.

1. Pledge and Invocation

Chairman Adams led the pledge; Keeney gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Items 5 and 7 were switched in order; Sandi Bush made a motion to approve the agenda with this change; John Grexa seconded the motion. It was noted that agendas should be available to the Planning Board two weeks ahead of the meeting.

The motion passed unanimously.

4. Approval of Minutes

Ray Davis made a motion to approve the minutes from January 24, 2011; Bush seconded the motion.

The motion passed unanimously.

5. Minimum Yard Standards

Stephen Keeney said minimum yard standards are difficult to enforce or prosecute and infringe on personal property ownership; they create HOA requirements on rural areas. Another concern was they are arbitrary because they are generated from complaints.

Sandi Bush said she likes the grass height requirements. Ray Davis felt these standards infringe on individual rights. Chuck Adams said we legislate too many things; people should communicate directly with their neighbors instead of going through the Zoning Administrator. Mayor Horvath noted it is hard to make fair, enforceable standards.

Joshua Langen had provided a compilation of the complaints he had received, he said

only one was about grass height. Sandi Bush made a motion to not proceed with Section 4.16 Minimum Yard Standards. Ray Davis seconded the motion.

The motion passed with four votes, with John Grexa abstaining which is also a yea vote.

The issue of foreclosures/abandoned homes might still need to be addressed.

6. Review of Parking Requirements for Recreation and Assembly

Langen explained his memo which illustrated how the parking standards would apply to Dogwood Acres Park. There was a math error on Area 4; the actual parking required for that area of designated assembly without fixed seats would have been 434 spaces. There is not enough room for the amount of spaces required under the proposed ordinance. The existing ordinance would require 156 spaces. The size of the amphitheater was estimated at 125 feet by 125 feet. Discussion was held on what passive versus active recreation entails. The number of spaces on area 4 was changed to 1 per 100 square feet, instead of one space per 36 square feet as Langen wrote it. John Grexa thought the trail parking requirement was too low. Section 9.1.4(b) of the Zoning Ordinance allows for provisions for off-street parking at adjacent property by contract, for up to one half the parking required.

John Grexa made a motion that the text of Section 9.1.9 be set at one space per 600 square feet designated for ad-hoc /un-sponsored or passive recreation, and one space for every 50 square feet of area designated for assembly but not containing fixed/designated seats, plus one space for every 75 linear feet of walking/hiking/biking trail, and one space for every 60 linear feet of paved trails. Stephen Keeney seconded the motion.

The motion passed 4-1, with Sandi Bush voting nay because she felt the requirements were too onerous.

7. Section 8.5.A Banners, Pennants and Temporary Signs

Langen reported that Council felt the size limit of ten square feet for a temporary banner sign was too small, and that it couldn't be seen from the road. Sandi Bush made a motion to change the maximum square footage to twenty-four square feet for a building banner. John Grexa seconded the motion.

The motion passed 4-1 with Stephen Keeney voting nay.

8. Traffic Management

Joshua Langen reported he did some research, and when you ask the developer to do something off their property you are more likely to be shot down. He provided text for proposed changes to Section 405 Road Standards and Buffering Along Thoroughfares. The proposed change to cul-de-sac radius from sixty feet to forty feet was questioned. Chuck Adams said he asked former fire Chief Terry Byrum and they wanted the sixty feet radius. Last year a subdivision modification request came to Council and the applicant had checked the fire engine manufacturers specifications for turnaround radius and this would be more than they required. Planning Board decided they did not want to change the cul-de-sac radius specs.

Sidewalks were discussed; they are a buffer for safety and provide a place for mailboxes. Multiple entrances to major subdivisions were discussed; this would require one entrance for every 150 lots. Deceleration lanes are proposed; John Grexa asked what if there is

not 180 feet of frontage as required for the lane. Planning Board asked for a deceleration lane to be required for schools.

This item was tabled to the next meeting.

9. Other Business

Chuck Adams said he would be out of town for next month's meeting. Bill Fairman will do more research on abandoned homes and maintenance standards.

10. Topics to Discuss at Next Meeting

Topics include traffic management.

11. Adjournment

Ray Davis made a motion to adjourn the meeting; Stephen Keeney seconded the motion.

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams