

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
March 29, 2010, 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, Stephen Keeney (arrived during Item 4)

Absent: John Grexa, Alternates Shirley Wilson and Bill Fairman

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

Citizens: Carol Mullis, Candee Wilhelm, Todd Elmore, Mary Anne Stone

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

1. Pledge and Invocation

Chairman Adams led the pledge and gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Bush made a motion to approve the agenda, Davis seconded the motion.
The motion passed unanimously.

4. Public Information Session regarding Wesley Chapel Volunteer Fire Department CUP 10-1.

Todd Elmore who lives adjacent to the Fire Department on Billy Howie Road spoke in favor of the new station. He said they own lots 2 and 3, have an unobstructed view of the station, and don't particularly want any tall trees to block their view.

5. Consideration and possible recommendation for Wesley Chapel Volunteer Fire Department CUP 10-1

Chairman Adams noted we are here to review the new plans, last time we voted on the plans but they were not complete. Bush made a motion to rescind the previous vote due to the plans not being complete. Davis seconded the motion.

The motion passed unanimously.

Langen noted this is CUP 10-1 for a new fire station. He went through the CUP application noting all required items:

A – the applicant is the Wesley Chapel Volunteer Fire Department;

B – a scaled boundary survey was provided;

C – they provided a list of adjacent property owners;

- D – the info required is shown on the staking plan and planting plan;
- E – a site plan was provided;
- F – they are not proposing signage, entrance and exit signs are shown on the plan;
- G – they provided adequate parking;
- H – they provided a landscape plan with the correct number of trees and shrubs;
- I – there is a statement that there is no quarantined vegetation or soil;
- J – floor plans and elevations are shown, A-3-01(A) is different, they have a section view; Bush asked if they meet the height restrictions, Langen said yes they meet the current ordinance;
- K – 1. they are not in the flood plain, 2. they have a 30 page document looking at compaction capacity to handle the building, and 3. topography was provided at one foot and five foot contours;
- L – not applicable;
- M – there is no phasing;
- N – the narrative was provided;
- O – Langen talked to our engineer and what the applicant submitted last time is sufficient;
- P – the lighting plan is provided, it has a wrong date; it went above and beyond the ordinance;
- Q – Certification from owner is provided;
- R – Statement is provided;
- S – not applicable;
- T – Fees were waived by Council;
- U – Engineering deposit waived by Council;
- V – Staff review letter was distributed; Adams asked if the plan meets the setbacks per the variance; Langen replied yes.

Planning Board reviewed the findings of fact.

- (a) The use will not materially endanger the public health, safety or welfare if located where proposed and developed according to the submitted plan and not create dangerous traffic conflict points, noxious odors/sounds/glare, or environmental hazards.

Staff recommendation was to approve this finding. Bush made a motion to approve this finding of fact; Davis seconded the motion; Planning Board voted unanimously to approve this finding.

- (b) The use meets all required conditions and specifications.

Langen reported requirements are for 28 parking spaces, and with the variances granted by Board of Adjustment they meet the setbacks. He said there was subsequent information that they may have forty people training but they do have forty spaces; variances were granted, he went through the requirements for the Sheriff use and staff, but didn't have training information at that time. Bush made a motion to accept Langen's recommendation that the applicant met this finding of fact. Keeney seconded the motion. Planning Board voted unanimously to approve this finding.

- (c) The use will not substantially injure the value of adjoining or abutting property and will not hinder future development potential of adjacent properties by the introduction of incongruent land use or incompatible development scale/intensity.

Langen's report said buffers are proposed along side and rear yard setbacks; variances having been granted he felt the project met this finding. Bush made a motion to approve this, noting there was an expert witness report at the Board of Adjustment hearing that the fire station would not hurt and might enhance values. Davis seconded the motion. Planning Board voted unanimously to approve this finding.

- (d) The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located, will not disrupt the integrity of existing land use districts, and will be in general conformity with this Ordinance and the Village of Wesley Chapel Land Development Plan.

Langen's staff report noted the project has a high level of design, and with the variances granted it meets this finding. Bush made a motion to accept Langen's comments; Davis seconded the motion.

Planning Board voted unanimously to approve this finding.

- (e) Availability of services including water, wastewater treatment, gas, stormwater as required by project.

Langen noted services are available to the project or the County is waiting for our approval. Davis made a motion to approve this finding; Keeney seconded the motion. Planning Board voted unanimously to approve this finding.

- (f) Access to public streets and the adequacy of those streets to carry anticipated traffic; and on-site circulation for both pedestrian and on-site and off-site vehicular traffic circulation patterns.

Langen reported there is adequate access to public streets, and on-site and off-site vehicular traffic circulation patterns are adequate. Bush made a motion to accept Langen's comments; Keeney seconded the motion.

Planning Board voted unanimously to approve this finding.

- g) Adequate safety and emergency services (police, fire and EMS).

Langen's report said services are available. Bush made a motion to approve this finding; Davis seconded the motion.

Planning Board voted unanimously to approve this finding

- h) Additional review criteria, as stated in the Ordinance, shall also be considered and addressed where required.

Langen reported there are not additional criteria. Bush made a motion to approve this finding; Keeney seconded the motion.

Planning Board voted unanimously to approve this finding.

Langen said he recommended approval of the overall CUP. Chairman Adams noted this is a much needed improvement in Wesley Chapel. Bush made a motion to accept Langen's recommendation. Davis seconded the motion.

The motion was withdrawn.

Bush made a motion to accept Langen's recommendation and recommend Council approve the CUP. Keeney seconded the motion.

Planning Board voted unanimously to approve the motion.

6. Other Business – none

7. Topics to Discuss at Next Meeting

No discussion was held.

8. Adjournment

Bush made a motion to adjourn the meeting; Davis seconded the motion.

The motion was approved unanimously.

The meeting adjourned at approximately 7:45 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams