

Minutes 2007.06.25

Approved 07.23.07

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Monday June 25, 2007, 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 John Troxell presiding.

Present: Chairman John Troxell; Members: Chuck Adams, Ray Davis, John Grexa, Alternates: Shirley Wilson, Bill Fairman (who served as regular member)

Absent: Bill Gwinn

Others Present: Cheryl Bennett, Clerk; Justin Krieg, Planning/Zoning Administrator, Citizens Stephen Keeney, Elisa Gregorich, Carol Mullis, David Pope, Eddie MacEldowney

Item # 1

Pledge and Invocation

At 7:00 P.M., Troxell called the meeting to order. A quorum was present. Troxell led the pledge and Adams gave the invocation.

Item #2

Approval of minutes

Adams made a motion to approve the minutes of the May 22, 2007 meeting; Grexa seconded the motion.

The motion was passed unanimously.

Item #3

Wesley Chapel Elementary School Addition – Discuss and Possible Vote on CUP

Eddie MacEldowney from The Adams Group showed the site plan with the addition of classrooms, a larger kitchen area, media room, art classroom, stormwater detention pond and larger pick-up loop. There is additional parking to offset the loss due to the kitchen addition, plus more for the additional classrooms. They are adding a backflow detention device and fire hydrants. They will remove some gravel up front. David Pope, the construction manager showed where four classrooms and restrooms are

added on the left, the media center adds about 2300 square feet, there is about 15000 square feet of new area and 8-9 thousand square feet of renovated area. Currently there are 1187 children at the school, they expect with the new schools opening next year there will be 504 students. He was asked why they are only 4 new classrooms; he said it was due to projected use and requirements for the site. Regarding trees, they will keep the four big oaks, but some trees will go. They are going up to, but not encroaching on the bus parking lot. Regarding the stormwater detention pond, the peak flow off will be less than what it is now. Only buses will enter the school off Potter Road, all cars will enter off Hwy. 84. Screening of the pond along Price Mill will be Leland cypress. The pond will be encircled with a fence, chain link, six feet tall. There will be 20-25 feet between the old red fence and the new one. Adams recommended a condition around the retaining pond – that there be a six foot black chain link fence, and the number of Leland show on the map should be planted.

At this point Grexa noted he is an employee of the School District, and if needed he would recuse himself. Troxell, and Adams said they did not think he had anything to gain, and did not need to recuse himself.

Fairman made a motion to recommend approval with a condition around the retaining pond – that there be a six foot black vinyl coated chain link fence, and the number of Leland shown on the map should be planted(the plans show 19 additional Leland cypress). Davis seconded the motion.

The motion passed 3-1, Davis Grexa and Fairman voting yea, and Adams voting nay.

Adams said he voted nay because of the traffic.

Item #4

Addition of Planning Board powers, duties and procedure to the zoning Ordinance.

Krieg reported that the information relating to member terms, duties, and rules of procedure were never included in the zoning ordinance like the Board of Adjustment. There should be a specified section in the ordinance if there were ever to be a question as to how membership is organized.

Planning Board concurred and Krieg will put together a new Section and bring back to Planning Board.

Item #5

Gas Substation Field Trip – Review and Discussion

The gas substation field trip was very successful, and several items were brought up to be considered. Some suggestions for Krieg to write ordinance

language include the following. Proximity to road – on New Town Road it is approximately 60 feet from the asphalt. Consensus was to have setbacks be 75 feet in front from the edge of asphalt to the fence and on sides and back 15 feet to the fence. Prefer black fence and barb wire. Require silencer. Stack – paint it black or rust color, not silver. Slats in fence – fill in on diagonal, large enough to fill space, and color be black. Barriers – 4 inch concrete filled, printed black, along front and one quarter of the way down the sides, outside the fence. Adequate landscaping.

Item # 6

Other business

None.

Item # 7

Topics to Discuss at Next Meeting

The Council Work Session is tomorrow night; the mayor put look at definition for a “bar” (food to drink ratios, private clubs).

The Planning Board expressed appreciation to John Troxell for his years on the Board of Adjustments and Planning Board.

Item # 8

Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 8:47 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman