

**Village of Wesley Chapel**  
**Joint Mtg. Downtown Com. and Parks & Rec. Com Minutes**  
120 S. Potter Road, Wesley Chapel, NC  
7:00 PM, June 29, 2009

Members Present:

Downtown Committee: Mike Jensen, Pat Stitt, Elizabeth Lee, Ray Tavares  
Parks & Rec Committee: Julie Brown, Marnie Holland, Greg Miller, Elaine Rosoff,  
Pat Utley

Others Present: Council Liaisons Brad Horvath and Sondra Bradford; Cheryl Bennett,  
Village Administrator/Clerk; Joshua Langen, Planning and Zoning Administrator; Dirk  
Johnston

**1. Welcome/Determination of Quorum**

A quorum of both committees was present.

**2. Motion to Open Meeting/Call to Order**

Brad Horvath made a motion to open the Downtown Committee meeting; Mike Jensen  
seconded the motion. The motion passed unanimously. Sondra Bradford made a  
motion to open the Parks & Rec. Committee meeting; Pat Utley seconded the motion.  
The motion passed unanimously.

**3. Additions or Deletions to Items on Agenda**

Brad Horvath suggested we remove Item 6. The Downtown Committee is looking at a  
downtown district or overlay that would allow more concentrated residential and  
work/play uses and then fan out to regular one acre residential zoning.

**3. Introductions of Downtown Committee and Parks & Rec Committee  
Members**

Members introduced themselves. Ray Tavares lives in Wesley Oaks and works at Bank  
of America. Mike Jensen has lived in Wesley Woods ten years, and is an insurance  
agent. Pat Stitt has lived here since the 70's and does not live in a subdivision.  
Elizabeth Lee has lived in Berkeley Point for ten years. Brad Horvath is a Council  
member, and has lived in Lindenwood five years, he is involved with the Safety  
Committee and one of his areas of interest is roads. Sondra Bradford is a Council  
member, and lives in Stonegate. Greg Miller has lived in Stonegate five years. Marnie  
Holland has lived in Champion Forest three years and is a homemaker. Julie Brown  
has lived in the area 18 years, now lives in Wexford, and has three kids. Pat Utley lives  
in Wesley Oaks. Elaine Rosoff was on the Master Plan Committee, and lives in Wesley  
Woods.

Dirk Johnston has lived here since 1999 and owns the 22.6 acres at Lester Davis Road  
and Highway 84 that is for sale.

**5. Objectives of Downtown Committee/Objectives of Parks & Rec Committee**

Brad Horvath said the Downtown Committee has been looking at whether they want a park in the downtown area as well as a town hall or community center. The Parks Committee is also looking at where they want a park, and tonight was an opportunity for both groups to meet together and also look at the land that is for sale. Joshua Langen came up with three scenarios for one of the quadrants in the downtown area that adjoins the property for sale; the Parks and Rec Committee did have a chance to review it.

Sondra Bradford said the Parks and Rec Committee has been meeting since November; they split their work into two phases, first parks, and then pedestrian connectivity. Surveys were distributed through the newsletter and the high school. Three hundred eighty surveys were returned, and they are compiling the results. So far there is a strong interest in cultural/performing arts, trails, playgrounds, fishing ponds, and a nature center. They will create a Parks and Rec master plan. They are doing site research and acquisition for the Price pond which was offered as a donation to the town. It includes about twelve acres; eight of which is the pond. Dogwood Acres is a beautiful property with a 4600 square foot brick house; it is for sale by Dirk Johnston. Both Dogwood Acres and the Price pond work in well with the survey results; one is flat and one hilly. For the future capital improvement plan they are compiling data on acquisition and maintenance costs, and financing. The Committee would like to have a public information session, perhaps in September, and thought Downtown Committee might also want to participate. They will look at ideas such as buy a brick program, grants and a youth input committee.

Julie Brown handed out brochures from Mecklenburg County on greenways and locations for groups and gatherings.

**6. Discussion Concerning Plans for Sections I-III and V-VI of Village Center**  
Item was deleted.

**7. Visit to Weddington Road Property being Considered by Wesley Chapel**  
Everyone went to the property at Lester Davis Road and Highway 84 and looked at the house and land for sale.

**8. Motion to Adjourn/Adjournment**

The meeting was adjourned.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Todd Hess, Chairman  
Downtown Committee

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Parks & Rec. Committee