

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
August 25, 2008, 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 Grexa presiding.

Present: Chairman John Grexa; Members- Ray Davis, Stephen Keeney, Alternate - Bill Fairman, Shirley Wilson (sitting as regular member), Sandi Bush

Absent: Chuck Adams, Jimmy Allison

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

Citizens: Carol Mullis

1. Pledge and Invocation

Grexia led the pledge and invocation.

2. Additions, Deletions and Approval of Agenda

Davis made a motion to approve the agenda; Keeney seconded the motion. The motion passed unanimously.

3. Approval of Minutes

Wilson made a motion to approve the minutes of the July 28, 2008 meeting. Davis seconded the motion.

The motion passed unanimously.

4. Oath of Office for Sandi Bush

Bennett administered the oath of office to the new alternate member Sandi Bush.

5. Discuss Planning Board Goals from 2008 Advance

Langen handed out the list from the 2008 Advance.

1. And 2. Form Based Codes and Overlay Districts - He noted that form based codes and overlay districts would best be addressed after the Downtown Committee helps us determine what we want to achieve. An overlay can be done for anything, including transportation.

3. Agricultural Protection Ordinance -Langen said an agricultural protection ordinance can protect farms next to new subdivisions from being sued due to noise or odors; the next step is to protect agricultural activity itself, this would be tied to conservation concepts.
4. Parks, Recreation and Greenways - Langen is working on getting a list of easements, we need agreements with Union County, Union Power, etc. Bradford will do a recreation survey of citizens at the celebration.
5. Transportation – Langen said today LARTP met with the consultants and COG. Chuck Adams will be on the steering committee. Please let Josh know if you want to be included on the e-mails loop on a subject.
6. Tree Ordinance – Langen noted there may be a quick short term solution and a more involved long term solution for this. Council Members Croffut and Pierce were assigned this item, Bennett will check with them on it.
7. Big Box Ordinance – There is no location in the village for one.
8. Add Planning Board (State Statutes) to Ordinances – Langen is working on this.
9. CUP Clean-up – Langen said the process could be a little more straightforward, and ties to the Land Use Plan.
10. Require public input session for new subdivisions – Langen will look into what other towns do on this.
11. Sidewalk/Curb/Gutter on outside streets – The transportation plan will address this, and Langen can write some ordinance language on this. Davis noted that at the new elementary school they have curbed past the school property where the Davis’ need to access a gate, and they must use a ramp to access the gate. Bennett will check with Don Hughes at the school system on this.
12. Setbacks, building materials, minimum housing size- this is somewhat general and relates to overlays, and form based codes.

6. Topics to Discuss at Next Meeting

Langen will bring this list to future meetings, and we can check progress. The Planning Board members would like color copies of the Master Plan document and copies of the aerial map. The Planning Board will go through the document each month. Planning Board may want to have a representative on the new Parks and Recreation Committee and the Downtown Committee. Grexa said he would like to attend the Downtown Committee, and be copied on e-mails on the LARTP. Adams will attend the

Parks and Rec Committee. Changes to the ordinances should be grouped so that we don't have changes every month, as costs are incurred each time we have changes. Keeney asked if the County water and sewer department issues updates to Langen, he replied no. He did have a subdivision, Longford Village, who recently got their water/sewer approval.

7. Other Business - none

8. Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 8:05 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman John Grexa