

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
September 24, 2012, 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.

Present: Chair Sandi Bush, Vice Chair Stephen Keeney, Chuck Adams, Jeff Davis, John Grexa

Absent: Alternate Ashleigh Mock

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

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

1. Pledge and Invocation

Chair Bush led the pledge; Vice-Chair Keeney gave the invocation.

Chair Bush reported that alternate Dan DeMattos submitted his resignation from Planning Board.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Stephen Keeney made a motion to adopt the agenda; Jeff Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Jeff Davis made a motion to approve the minutes from August 27, 2012; Stephen Keeney seconded the motion.

The motion passed unanimously.

5. Article 2 & Article 4 – Yard Definitions & Garage Setbacks

John Grexa questioned the definition of “Corner Lot”. After some discussion, the definition was amended to add “platted” before “public or private streets” and the last sentence amended to “and/or private platted drives...”.

John Grexa asked if the “Yard,Front.” definition would only apply to newly platted subdivisions; Joshua Langen said no, it could apply to old lots if they were putting in a pool, etc. Changes were made to the definition of “Yard, Rear.” From “the front yard” to “front yards”. The last sentence was deleted. No further changes were made. Joshua Langen will bring back the updated text and add pictures for clarity next month.

6. Wesley Chapel Land Use Plan

In the introduction, “an elementary school” was changed to “schools”. At the top of page two, “volunteer annexation” was corrected to “voluntary annexation”. In the first paragraph of page three, the professor names will be deleted. In the last paragraph on

that page, the parks and rec plan name will be corrected, and “build-out of the park” will be changed to “Phase I”. “Downtown Plan” will be revised to “Downtown Report”. ON page four, “direction for this update” was changed to “Input for this update” and some typographical changes made. The last sentence was ended after “Village Council”. Under “Periodic Review” the last sentence was ended after “annual Advance.”. Policy six under Goal one regarding incentives for open space conservation measures was discussed; John Grexa did not agree with it. Board members were asked to read through Goal Two to prepare for next month’s meeting.

7. Article 4 – Subdivision – Section 408 Fees-in-Lieu

Langen will re-word Section 408.1(a). Since minor subdivisions do not go to Council for approval, there was a question on whether Planning Board can approve the choice of a dedication of land or payment of a fee in lieu for recreational purposes. This needs to go to the attorney. Finance Officer Bennett noted the choice can affect future year budgets. Langen said he will check with the attorney and try to leave as much power with the Planning Board; he may need to add an extra step of having Council approve the land or fee.

8. Other Business

Mayor Horvath noted 16 builders were pre-qualified for the town hall project, nine came to the mandatory meeting, and seven submitted timely bids. All were over the Village budget, which started at \$1,250,000 and \$36,200 was added for cost changes and inflation. There were ten alternates in the bids, three decreased costs but left the low bid still at \$279,000 over budget. The Town Hall Building Committee recommended the architect and Mayor meet with the builder and maintain the look and feel of the building, but decrease the cost. They met and the contractor will bring estimates back to us as soon as possible.

9. Topics to Discuss at Next Meeting

Topics include the Land Use Plan, yard definitions, and the fee-in-lieu of land on subdivisions.

10. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Sandi Bush