

APPROVED

## **VILLAGE OF WESLEY CHAPEL MASTER PLAN COMMITTEE MINUTES**

**7:00PM MAY 7, 2008**  
**WWW.WESLEYCHAPELNC.COM**

The Master Plan Committee of the Village of Wesley Chapel, North Carolina met at Wesley Chapel United Methodist Church, 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Elisa Gregorich, Elaine Rosoff, Mike de Julien, Dick Raby

MEMBERS ABSENT: Brenda Cherry

OTHERS PRESENT: Justin Krieg, David Walters, Sandra Grzemeski, Mayor Tracey Clinton, Rick Croffut, Brad Horvath, Sondra Bradford

VISITORS: Carol Mullis, Becky Plyler

TIME CONVENED: Chris Mangano called the meeting to order at 7:15 PM. A quorum was present.

### 1. WELCOME

Chris Mangano welcomed the attendees and advised the Council members present that we will be viewing the presentation that will be used for next week's meeting.

### 2. PRESENTATION OF MASTER PLAN EXECUTIVE SUMMARY

David Walters said that the power point presentation is a synopsis of the executive summary in the master plan report. When going through the land capacity analysis, Ashleigh Mock suggested that we take some time to educate the audience on the implications of one house per acre. Mayor Tracey Clinton said that the worst case scenario image could be construed differently. Perhaps, this can be further clarified during the ordinance recommendations. Chris Mangano said that we need to be clear about the conflict that came back in the survey results, that rural and one house per acre do not work together. The group discussed the denser areas versus less dense area options. David Walters said that this run through is good, because perhaps presenting the executive summary is too big of a leap and suggested a simple presentation that shows the issues. The green in the legend of the land capacity analysis alternative scenario 3 should be changed to sample preserved land. Justin Krieg suggested taking out some of the smaller text. Dick Raby gave the example that at one house per acre Wesley Chapel will have approximately 4000 homes and it can either look totally built out, or it can be arranged a different way in order to have open green space.

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The group discussed the order of the presentation. David Walters suggested hitting some items right away regarding average densities and how to keep the rural heritage. Sandra Grzemeski will add 2 slides highlighting this at the beginning. The transportation slides should be simplified.

Sondra Bradford asked about the urban center recommendation because that caused some concern at the banquet. David Walters advised that this is a conflict because survey results showed that a majority of respondents support a variety of housing, but a majority of respondents do not want apartments or condos.

David Walters asked if anything else should be highlighted. Sondra Bradford asked about the topic of retirement communities, perhaps that should be clarified.

### 3. DISCUSS MAY 14 COMMUNITY MEETING

Chris Mangano will open the meeting with a timeline and advise attendees that this presentation is an introduction to the full Master Plan report. The presentation will be given and questions can be asked at the end. We will provide paper and pens so that attendees can write down questions during the presentation. David Walters asked that committee members answer questions when possible. The group briefly discussed this. Brad Horvath advised this will be a good step for the Master Plan Committee and the Council to take ownership of the plan. David Walters advised that if several consistent questions emerge, we can write answers and put them on the website. Brad Horvath suggested an FAQ section.

Color copies will be available for the Council and Master Plan Committee members, black and white copies for the stakeholders and 50 soft copies for attendees.

The committee will come 30 minutes early to take down tables and set up chairs.

### 4. APPROVAL OF APRIL 9, 2008 MINUTES

Motion to approve the April 9, 2008 minutes made by Elaine Rosoff and seconded by Dick Raby. Motion passed unanimously.

### 5. OTHER BUSINESS

### 6. ADJOURNMENT

Motion to adjourn made by Dick Raby and seconded by Elaine Rosoff. Motion passed unanimously. Meeting adjourned at 8:25 PM.

Respectfully submitted,

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Ashleigh Mock

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Chris Mangano