

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
Monday May 22, 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:** Acting Chairman Chuck Adams; Members: Ray Davis, John Grexa, Bill Gwinn; Alternates: Shirley Wilson, Bill Fairman (arrived 7:10 pm)

**Absent:** Chairman John Troxell

**Others Present:** Cheryl Bennett, Clerk; Justin Krieg, Planning/Zoning Administrator, Citizens Stephen Keeney and Elisa Gregorich

**Item # 1**

**Pledge and Invocation**

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

**Item #2**

**Approval of minutes**

Davis made a motion to approve the minutes of the April 23, 2007 meeting; Gwinn seconded the motion.

The motion was passed unanimously.

**Item #3**

**Conditions around Substations**

Our current setbacks are 200 feet in front, and 75 feet on sides and in back. Krieg noted the gas substation on New Town Road was started without any permits; the County stopped them as they do not allow gas substations in any residential area. The gas company is preparing a text amendment for the County to allow gas substations in areas other than industrial. The gas substation on Hwy. 84 was constructed without any permits. The New Town Road property is in our ETJ area, and will need joint approval of

County and Village. Wilson asked if the old substation would be grandfathered in. It is a non-conforming use since we had ordinances, and they didn't go through the permit process. Grexa thought we might want to run that by our attorney.

Krieg noted there are two types of substations, gas and electric. We have language that applies to sewage pump stations. Adams suggested members look at other substations, and have a special meeting to view substations; perhaps have someone from the gas company meet us at the old substation; perhaps someone from the fire department. Adams had concerns regarding fencing, berms (where and what height), trees, landscaping, and setbacks. Gwinn noted as the population grows, we may need more substations, and we should work cooperatively with the gas and power companies, so citizens have electricity and power and we get nice looking substations. The Board discussed the process that occurred with the electric substation. Adams noted we want to have restrictions, but not so strict that they can't build substations because we are fast growing and need the services. Adams will send out an e-mail to set up a field trip meeting in June, to visit substations.

#### **Item #4**

##### **Other business**

Krieg noted that the menu board language, road widths, and table of use changes were all approved by Council.

#### **Item # 5**

##### **Topics to Discuss at Next Meeting**

Substations will be discussed at the next meeting.

#### **Item # 6**

##### **Adjournment**

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

The motion was approved unanimously.

The meeting was adjourned at 7:47 pm.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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John Troxell, Chairman