

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
March 22, 2010, 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 Vice Chairman Sandi Bush presiding.

Present: Vice Chairman Sandi Bush; Members- Ray Davis, Stephen Keeney and Alternates Bill Fairman and Shirley Wilson seated as regular members

Absent: Chairman Chuck Adams, John Grexa

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

Citizens: Carol Mullis, Mayor Brad Horvath

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

1. Pledge and Invocation

Vice Chairman Bush led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Item 5. "Planning Board Rules of Procedure" and Item 7. "Review of Advance" were deleted. Fairman made a motion to approve the agenda, Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

The Board decided to wait on the minutes from the Advance. Wilson made a motion to approve the minutes from February 22, 2010; Fairman seconded the motion.

The motion passed unanimously.

5. Deleted.

6. Discussion of Minimum Housing Standards

Langen checked with local towns and they use the county structural code, and it doesn't relate to appearance. Fairman said he was torn on this issue; on one hand he didn't want to tell people what to do on the other hand you don't want neglected properties bringing down the values of others. Fairman suggested the policy should apply to abandoned properties, not those inhabited. Wilson noted sometimes occupied properties can be just as bad. Langen noted the calls he gets are usually on occupied properties. Keeney inquired what the enforcement process would be if you had an ordinance. Langen said he makes calls, and does multiple mailings, it is not easy to get fines collected. Keeney suggested contacting the health department. Carol Mullis said she has a problem with a

neighboring property and a rodent problem. She asked Langen what his progress was on it, he said he sent a letter some months ago. Wilson also has a nearby property that Langen is checking on. Consensus was they we don't want to over regulate, but there are some problem properties. Problems include high grass, containers with junk, falling apart siding. Fairman will do some research on this area, and Carol Mullis will check with the health department. Langen will respond to complaints of over six hundred square feet of junk since this is covered under our ordinance, and will otherwise refer complaints to the health department or to the bank that owns the property if it is under foreclosure.

7. Deleted.

8. Discussion of Homeowners Associations

Langen said he had some concern that an HOA might be needed for subdivisions with sidewalks and other items. Fairman said we shouldn't require an HOA, but it is up to the developer, and they will want one if there are any amenities. Bush suggested we change Section 411.1 to say that subdivisions without common property are not required to have HOA's.

7. Topics to Discuss at Next Meeting

No discussion was held.

8. Adjournment

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

The motion was approved unanimously.
The meeting adjourned at approximately 7:45 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams