

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
October 26, 2009, 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 Alternate Shirley Wilson (seated as regular member)

Absent: Chairman Chuck Adams, Members John Grexa, Alternate Bill Fairman

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

Citizens: Carol Mullis

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. Additions, Deletions and Approval of Agenda

Item 4A. "Question and answers with David Grant, Urban Forester", Item 5. "Discussion of Sign regulations" and Item 6. "Discussion of Planning Board Rules of Procedure" were all deleted. Building Height was added to Item 4. Davis made a motion to approve the agenda with the above changes; Wilson seconded the motion.

The motion passed unanimously.

Davis made a motion to postpone Item 7. "Discussion of Village liens on un-maintained properties". Wilson seconded the motion.

The motion passed unanimously.

3. Approval of Minutes

Keeney made a motion to approve the September 28, 2009 minutes with a correction on Item 4 to correct "wloud" to "would". Davis seconded the motion.

The motion passed unanimously.

4. Discussion of Essential Services, Building Height

Langen said changes from the last Planning Board meeting were added. He spoke to the urban forester who said he would go through our recommended plants and make recommendations regarding spacing. Langen has not received this yet.

Langen brought a diagram to illustrate the proposed wording of building height which would reduce allowable building height for feet beyond a 30% slope from lowest point of the building façade to the property line. Keeney asked what if there is a positive slope; that will be added to the definition. The diagram showed how computations would be made, the developers options would be to regrade their lot, or get a variance. Situations

10.26.09 Planning Board minutes

Approved 11.23.09

where this might apply could include McDonalds and the Fire Station. The existing definition only looks at the front of the building, this definition looks at all facades. Langen explained that the maximum building height is currently 35 feet for most projects; the public service height amendment is 45 feet. There are exceptions for uninhabited spaces. Carol Mullis asked about the height on the fire station tower; Langen said it might be exempted because it is storage space. Langen read aloud the height exemption at Section 4.8.

Proposed wording on noise levels at Section 6.10.7(d) were discussed. The Ordinance Review Committee felt the burden should be on the applicant. Langen used 10 additional decibels; and got the 70 decibels from other ordinances such as in Texas. Langen noted the buffer is the sticking point; we need the information from the forester. Keeney asked where you measure noise levels from: Langen said trees have very little effect; berms do have an effect.

Items 5 and 6 were deleted from the Agenda.

7. Discussion of Village liens on un-maintained properties

Tabled to next meeting.

8. Topics to Discuss at Next Meeting

Langen noted the Ordinance Review Committee made a minor change or two to the RUC district. Planning Board Rules of Procedure changes came to Planning Board last December. Bennett noted the Mayor wanted only the statutorily required items in the ordinance, and to leave the rest in the Rules of Procedure.

Planning Board asked about the role of the Ordinance Review Committee. Langen said ordinance changes can come from citizens, council members, and other sources. Keeney suggested an Ordinance Review Committee might identify weaknesses and make recommendations in general to the Planning Board for them to work out the details.

Langen noted the Ordinance Review Committee can spend more time on one issue. The Planning Board has in some instances sent things back and had them re-written. Bush noted while in NC the Planning Board is advisory; in New Jersey they make approvals. Keeney noted now with fewer permits to approve the Planning Board has more time. It was noted the information is coming from the Ordinance Review Committee to the Planning Board better. Back-up for using a 60% figure on essential services was forwarded to Planning Board; Pierce had gotten it from Columbus, Ohio.

Davis brought up an example of a farmer in Marvin spending a lot of money to quiet his grain machinery because a neighboring subdivision complained, although he was there first. Langen said that was a good point; this is only for essential services. There should be something in the ordinance to grandfather in existing uses; there could be a waiver on plats to hold harmless existing agricultural uses; he will look for it.

9. Other Business- none.

10. Adjournment

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

The motion was approved unanimously.

10.26.09 Planning Board minutes

Approved 11.23.09

The meeting adjourned at approximately 7:45 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams