

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
September 27, 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 Chairman Chuck Adams presiding.

Present: Chairman Chuck Adams, Vice Chairman Sandi Bush, Members Ray Davis, John Grexa, Stephen Keeney, Alternates Jeff Davis, Shirley Wilson

Absent: Alternate: Bill Fairman

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

Citizens: Mayor Brad Horvath, Carol Mullis

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

1. Pledge and Invocation

Adams led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

The agenda was approved.

4. Approval of Minutes

Ray Davis made a motion to approve the minutes from August 23, 2010. Bush seconded the motion.

The motion passed unanimously.

5. Parking Standards for Parks and Recreation

Bush made a motion to approve the change to Section 9.1 as submitted; Grexa seconded the motion.

The motion passed unanimously.

Section 9.1 Off-Street Parking

9.1.9 The following chart indicates the minimum off-street parking requirements:

Places of Public Assembly, including Private Clubs and Lodges Auditoriums, Stadiums, Gymnasiums, Community Centers, Public Parks Recreation Facilities and all similar places of public assembly.

One (1) space for each four seats provided for patron use, plus one (1) space for each one-hundred (100) square feet of indoor floor or five-hundred (500) square

feet of outdoor ground area used for amusement or assembly but not containing fixed seats.

Outdoor uses with varying parking and loading demand characteristics may submit a parking study in order to establish a differing off-street parking and loading standard. Upon receiving a Conditional Use permit for a qualifying use, the applicant may submit a site-specific parking and loading study which shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Planning and Zoning Administrator, and should include other reliable data collected from similar uses.

6. Signs

Bush made a motion to approve the Article 2 definitions of signs as suggested by Council. Keeney seconded the motion.

The motion passed unanimously.

Later in the meeting discussion was held on whether the number on your house was a sign, leading to Bush's motion to change item "O" in Article 2 definitions, to remove "name, address" and change "professional" to "profession". Grexa seconded the motion.

The motion passed unanimously.

Article 8, Signs was reviewed next. Carol Mullis noted Council had asked Joshua to check with COG regarding the ruling on Dr. Land and its implications for zoning ordinances. Mayor Horvath said as a result of the ruling we are making some definitions more specific. Section 8.2 B. – repair of a sign was discussed; whether 30 days was appropriate, whether there should be leeway if it takes longer, and what is the definition of "in need of repair". The words "or repair" were deleted from 8.2B.

Section 8.3 B was changed, "Name and/or address identification signs" was inserted and replaced "one sign including an identification sign of professional name plate per structure or tenant space".

At the end of Section 8.3 D "located at the entrance of the subdivision" was deleted, and "per entrance" was added before "no greater than twelve (12) square feet in area."

Section 8.4 Prohibited Signs was reviewed, item L "Electronic Message Boards" was deleted, and moved to Section 8.7 A (1) (e).

Section 8.5 Temporary Signs was discussed. Adams asked if blade signs like Elevation Church puts up could be done here.

Section 8.6 was discussed. Adams asked regarding Section 8.6 A-2 what if you wanted a sign on either sign of a mailbox; he thought two signs should be allowed.

Keeney asked if a flag is a sign. Adams noted under Article 2 definitions, it says a sign does not include a flag.

Grexa asked regarding Section 8.6 C if signs can be permitted; they can.

Section 8.6, C, 1, b 2: Identification signs were changed from one to two per subdivision entrance. Section 8.6

Bush made a motion to approve Article 8 Signs, with the changes made above. Ray Davis seconded the motion.

The motion passed 4-1, with John Grexa voting no, he doesn't agree with the change to the menu boards, and feels a variance could be requested to improve the property.

7. Marginal Access

Bush made a motion to approve the revision to Subdivision Ordinance Section 405.3 Marginal Access Street. The motion died for lack of a second.

Grexa made a motion to table this to next month; Keeney seconded the motion.

The motion passed 4-1 with Bush voting nay.

8. Tree retention

Ray Davis made a motion to table this item to next month; Grexa seconded the motion.

The motion passed unanimously.

9. Grass Height revisit

Langen reported he has been getting more calls on this subject, and it would be nice to have some text in the ordinance so he can send a violation letter.

Discussion was held on differentiating between a lawn and a meadow. Length of grass was discussed. Langen will come up with a sample paragraph for next month. Bush said it should include vacant lots in subdivisions. Langen said he also gets calls on junk; Planning Board wanted that to be a separate item. He will bring back language on it next month.

10. Traffic Management

Langen asked the members to read the info on this and decide if they want to get into this area.

11. Other Business – Chairman Adams reported the Parks and Rec committee has an assessment scheme to review the available properties and how the desired amenities can fit on the locations. They are looking at fifteen acres and larger. Also the Town Hall Building Committee is meeting regularly, the land will be surveyed soon.

12. Topics to Discuss at Next Meeting
Topics include the items tabled to next month.

13 Adjournment
Bush made a motion to adjourn the meeting; Ray Davis seconded the motion.
The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams