

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES

Monday March 26, 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: Chairman John Troxell; Members: Chuck Adams, Ray Davis, John Grexa (arrived during invocation), Bill Gwinn; Alternate: Shirley Wilson, Bill Fairman

Others Present: Cheryl Bennett, Clerk/Tax Collector; Justin Krieg, Planning/Zoning Administrator, Visitor Carol Mullis

Item #1

Welcome

At 7:00 P.M., Chairman Troxell called the meeting to order. A quorum was present.

Item # 2

Pledge and Invocation

Troxell led the pledge and Adams gave the invocation.

Item #3

Approval of minutes

Adams made a motion to approve the minutes of the February 26, 2007 meeting; Davis seconded the motion.

The motion was passed unanimously.

Item #4

Discuss plan for reviewing and updating Ordinances

Krieg handed out updated ordinance books to Planning Board members, including a pocket tab for new ideas. Krieg will go through the old books, and pull lighting pages to be replaced in the books; and also provide tabs to separate the sections. The Board discussed how they would go about

reviewing the ordinances to update them. Krieg noted Council had a list, and at the work shop session they asked that Planning Board prioritize the items as low, medium or high; Council will do the same, and then the priorities will be meshed. Each Planning Board member then assigned a low medium, or high priority to each item on the list, and the results were polled. Adams assigned low as one point, medium as 3 points, and high as 5 points. He will send the results to Council. The Board needed more information on these two items to rate them: “Conditional Zoning” and “Add state statute requirements around PB and BOA to our ordinances, remove from Rules of Procedure”. The two highest priority items were “R-40 zoning in Wesley Chapel”, and “more training”. Other items with a High minus rating were “Improved communications”; “Review and update the CUP part of our ordinances”, and “discuss set schedule for receiving changes to ordinances”. Items with a medium plus priority are “Roads”, “Subdivision Ordinance”, and “requirements around utility substations”. Medium priority items are: “Storm-water run-off”, and “Applicants to submit all plans electronically in addition to hard copy”. Medium minus rated items are: “Public input”, and “Requirements around long-term development and not leaving land un-stabilized for more than x-period of time”. Rated low plus is “Nuisance ordinances”. “Tree ordinance” was rated low.

Troxell noted we need a plan to update the ordinances, similar to what was done with the land use plan. Discussion was held on whether or not to only address “hurting” areas, or to go through the whole ordinances. Krieg’s role was discussed; Grexa noted he had requested more information on conditional zoning from Krieg. Krieg briefly defined conditional zoning; a CUP is done in a quasi-judicial setting; conditional zoning allows more dialogue between the developer and the town. Under conditional zoning items such as the wet areas at Wesley Chase could have been addressed at the final plat stage. Krieg said he would be happy to take as big a role as the Planning Board members want; but he doesn’t live in Wesley Chapel like the Planning Board members do. Gwinn noted that Krieg is schooled on these issues, and has expertise.

Chairman Troxell requested the members come back at the next meeting with ideas to get through the ordinances, or to just address the problem areas.

Item #5

Discuss Junk Yard/Nuisance Ordinance language

Krieg did some research on the definition of a junkyard or salvage yard; more than 600 sq. ft. is not allowed. Other local towns have similar language to ours. Union County last year took out the 600 sq. ft., and took out the grandfathering clause. Krieg gets most of his calls on a handful of properties, most have had the stuff twenty or more years, and are somewhat grandfathered in. Adams noted that there may be an area of stuff; new homes are built, and when homeowners move in they then notice the stuff and complain; he would like to see a balance of living, and for the board to be careful in how we word this to be fair. Davis noted some farm items are used just a few days a year, and rust, but they are not junk. Carol Mullis inquired about race cars. Krieg said there is a property on Underwood Road, and their race cars have been there since before Union County adopted zoning ordinances in the mid 70's; the owner is building a fence, he is not required to, but is simply doing so. Krieg noted people can't add more items than were there originally; and there are other agencies; if a car is leaking oil the Dept. of Health and Environmental Control gets involved, or if water accumulates, it may produce mosquitoes. Adams received a complaint about an area at the intersection of Bel Air and New Town Road, left off New Town just past Billy Howey Rd., there is a brick house and blue garage; they put up a fence in the back where they meet Berkshire. Gwinn noted there are a lot of cars at 84 and Lester Davis Road. Discussion was had on abandoned cars; whether a person might want to keep a car until someone was old enough to drive, and might take the hood off to re-paint it; and whether this would fit the definition of an abandoned car. The Planning Board consensus was to leave the ordinance regarding junkyards the way it is. The Board requested Krieg inform them of complaints so they can look at these items.

Item # 6

Other business

Adams noted the Council asked the Planning Board to talk about the process of the joint meetings monthly at the work shop sessions. Grexa noted he can not be there until fall 2007. Troxell suggested we add to the end of the Planning Board agenda an item we want to discuss at the next work session. Fairman suggested the Planning Board bring to the Council work sessions an item they have already discussed, and one new item, (that will be discussed at the next Planning Board meeting) to get Council's suggestions. The Master Plan Committee kick off meeting is March 28 at 7 pm.

Item # 7
Adjournment

Gwinn made a motion to adjourn the meeting; Adams seconded the motion.
The motion was approved unanimously.
The meeting was adjourned at 9:20 pm.

Respectfully submitted

Cheryl Bennett
Village Clerk

John Troxell, Chairman