

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
April 26, 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, Members- Ray Davis, Stephen Keeney and Alternate Shirley Wilson seated as regular member

Absent: Vice Chairman Sandi Bush, Member John Grexa, Alternate Bill Fairman

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

Citizens: Carol Mullis, Roy Plyler

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

1. Pledge and Invocation

Chairman Adams led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Keeney made a motion to table Item 7: "Discussion of Graffiti". Davis seconded the motion.

The motion passed unanimously.

Davis made a motion to approve the amended agenda, Wilson seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Wilson made a motion to approve the minutes from March 11, 2010, March 22, 2010 and from the Advance February 26/27, 2010. Davis seconded the motion.

The motion passed unanimously.

5. Review of Advance

Chairman Adams noted items discussed at the advance included Houston House, the lake and dam, and property at Lester Davis Road, and the costs of each, as well as a town hall. The importance of making sure all the citizens were fully informed and then put to a vote was suggested. Keeney made a motion to send to Council the Planning Board's concerns that pursuing federal assistance via bonds is not right when our Country doesn't have the funds and that we should take a stand that we can't afford it, and it is not the responsibility of the federal government to provide us a park; if the Village feels differently there should be full disclosure. Davis seconded the motion.

The motion passed unanimously.

6. Discussion of Homeowners Associations

Langen reported eleven houses constitute a major subdivision. Adams asked if we want to change the definition of a major subdivision. Langen noted the definition is connected to other things such as stormwater. Langen provided a draft of Section 411 with the latest changes. Planning Board made further changes: in the first sentence they crossed out major and added subdivisions consisting of twenty five homes or more which includes facilities requiring maintenance. Facilities not requiring HOA's would include planting areas, and flower beds. Under section (a) 1, Langen will check on whether 50% is the correct number for when homeowners gain control of the HOA. In section (b) wording was changed to "Should these common areas contain facilities which require maintenance," In the next sentence a change was made to "facilities within those" common areas... Langen will look into whether we can say the HOA can only accumulate so much money. Adams would like to see prior to closing that the Village gets a signed document that the resident read and understood the covenants and that they understand if they don't pay dues they can be foreclosed. Langen will check whether we got the bylaws, etc. from Quintessa.

7. Deleted.

8. Discussion of Internet Sweepstakes

Langen said he didn't think Aston or JDH would allow this use, but there are other areas in the Village where it could occur. This use will be made one that requires a CUP; Langen will bring back suggested ordinance changes.

9. Ordinance Review Committee Items

Langen handed out the list of items that the Ordinance Review Committee had given to Council. Sonya Pierce resigned from the Ordinance Review Committee, no one from Planning Board volunteered to join the Committee.

10. Other Business

Discussion of inflatable signs was held. Keeney made a motion to create language to allow inflatable signs for special events and temporary uses. Wilson seconded the motion.

The motion passed unanimously.
Langen will write the text and forward it to Council.

11. Topics to Discuss at Next Meeting

Topics include HOA's, and internet sweepstakes.

12. Adjournment

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

The motion was approved unanimously.
The meeting adjourned at approximately 9 pm.

04.26.2010 Planning Board minutes

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams