

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
July 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, John Grexa, Stephen Keeney, Alternates Shirley Wilson (as regular member)

**Absent:** Sandi Bush, 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

Chairman Adams led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

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

The motion passed unanimously.

4. Approval of Minutes

Davis made a motion to approve the minutes from June 28, 2010. Wilson seconded the motion.

The motion passed unanimously.

5. Oath of Office for Re-appointed Members

Bennett administered the oath of office to Chuck Adams and Stephen Keeney who were re-appointed to new terms by Council.

6. Re-installment of Planning board Chairman – Chuck Adams

Bennett administered the oath of office to Chuck Adams as Planning Board Chairman.

7. Vote of Planning Board Vice-Chairman

Grexia made a motion to appoint Sandi Bush Vice-Chairman, unless she can not fulfill the role. Keeney seconded the motion.

The motion passed unanimously.

8. Revision of Planning Board Rules of Procedure

Langen presented a revision to Rule 7, sub-section (a); it was discussed and accepted with the addition of the words “based on attendance” at the end. Grexa accepted the proposed change to Rule 7 with that addition; Davis seconded the motion.

The motion passed unanimously.

The new Rule 7(a) is:

- a. Only unexcused Planning Board members, including alternates, present at a duly convened meeting shall be eligible to vote. Planning Board alternates are allowed to vote in place of an excused permanent member, or an unexcused permanent member who is absent, even if a quorum can be established by the remaining permanent members. The order by which Planning Board alternates shall be allowed to vote in place of a permanent member shall begin with those first appointed and then alternating in succession according to the chronological order of their appointment, based on attendance.

9. Amendments to Signs-related zoning Articles

Changes to Article 2 were discussed first. Re-numbering will have to be done as they are not in alphabetical order now. Sign, Incidental was discussed, and “public, identification and event or seasonal signs” was added to the second sentence. In the last line, “commercial” was added before identification, a comma was added, “or” was deleted and “or commercial content” replaced “from any public way”.

The definition for “Sign, Vehicular” was amended; “motor” was added in front of “vehicles” in the first line, “and attached” was added after “vehicles”. In the last line of the definition, “temporary” was changed to “prohibited”.

Article 8 was reviewed; 8.3(j.) was revised to add after “incidental signs” in the first line a comma and “as defined in Article 2,”. “excepting public identification, or event or seasonal signs” was added after the size limits. Article 8.3(k) was revised to change “One (1) sign per dwelling unit” at the beginning to “Signs”. Article 8.3(m) was revised to add “Permanent” as the first word, “a federal or state” was added before “governmental”. “”or a recognized historical society limited to ??? square feet” was deleted.

Article 8.4(j) was added: “Signs temporarily attached to vehicles as defined in Article 2.”

Article 8.9 was added: “Permanent historical plaques, tablets or markers placed by a county or local governmental agency or recognized historical society, limited to four (4) square feet.”

Article 8.13(b) (5) and (6) were deleted.

Langen will bring back the articles relating to signs with the above changes next month.

10. Discussion of Parking Standards for Parks and Recreation

Langen’s proposed parking standards Article 9.1.9 was discussed. “Or” was changed to “and” in the number of parking spaces proposed. Defining area to be used for amusement or assembly was discussed. It was requested that all members come up with two examples of parking requirements from other cities; and Langen will check with COG for other wording.

11. Park Definitions and Table of Use Change

Discussion was held on whether to include a public park as a separate definition.

Langen's proposed definition of "Recreational Facility, Outdoor" was revised; "A tract of land, owned and operated by a public entity, designated and used by the general public" was deleted; "used" was left in.

Langen will make changes and bring this back next month.

12. Other Business - none

13. Topics to Discuss at Next Meeting

Topics include signs, parking standards and a tree ordinance.

11. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman Chuck Adams