

VILLAGE OF WESLEY CHAPEL MASTER PLAN COMMITTEE MINUTES

7:00PM APRIL 25, 2007
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The Master Plan Committee 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 Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Mike de Julien, Dick Raby, Elaine Rosoff

MEMBERS ABSENT: Brenda Cherry

OTHERS PRESENT: Ken Chilton, Dave Walters, Justin Krieg, Cheryl Bennett, Mayor Tracey Clinton, Rick Croffut, Sonya Pierce, Jim Mullis, Brad Horvath

VISITORS: Carol Mullis, Ray Davis

TIME CONVENED: Chairman Mangano called the meeting to order at 7:05 PM. A quorum was present.

1. WELCOME AND APPROVAL OF 4.10.07 MINUTES

Motion to approve the April 10, 2007 minutes made by Ashleigh Mock and seconded by Dick Raby. Motion passed unanimously.

2. COMMUNITY SURVEY AND UPDATE (UNCC)

Ken Chilton advised that all the input from the Council and Committee have been worked into the survey. Given the size of the survey, it will take approximately 6 weeks to compile and analyze. Dave Walters handed out the cover letter for the survey to review. They would like to discuss how we will work together when the semester starts so that the product will be delivered time. Brad Horvath suggested reviewing the draft survey page by page.

Page 1: Brad Horvath suggested that question 5 should have wording added, regardless of how you answered question 4, and Mayor Tracey Clinton would like the answer to be multiple choice (a) on the 6 acres we own by the commercial (b) near the historic district of Wesley Chapel (by the elementary) (c) other _____. Mayor Tracey Clinton also suggested that on question 4 we use timing in the responses, like it is important that we build a town hall immediately. Rick Croffut asked if the survey should advise currently zoning in Wesley Chapel. David Walters responded that many times if that is written, then it will lead the responses. Add the May 21 due date in large print at the top of the page. Mayor Tracey Clinton would like to add a line regarding the Village sponsoring community events such as picnics or entertainment for residents to question 2.

Page 2: Mayor Tracey Clinton would like a question regarding housing densities, as far as using higher densities, but requiring open land so that it averages to R40 rather than just 1 home per acre. Ken Chilton also advised that we can put that question back in and that will be reaffirmed at the second public meeting. Brad Horvath asked if question 7 is redundant. Dave Walters responded that he would like to leave it and the following questions get to specifics; this will also highlight where the educational opportunities exist. The group discussed adding the word diversity to number 13.

Page 3: Mayor Tracey Clinton would like to specify what is currently approved, that office and retail at 84 and Waxhaw-Indian Trail will total over 500,000 square feet when completed. Justin Krieg will give Ken Chilton the numbers. Question 16 should have context, that currently a Target and several junior anchor stores are approved, before the question. The group advised to add aesthetic to number 23. Tracey suggested adding amphitheater / outdoor gathering space under question 25. Elaine Rosoff mentioned that in Boston they had an amphitheater that changed into a children's playground when it's not being used; multi-use space is wonderful.

Page 4: The group discussed the ordinances and policies questions. The questions need to be reordered after 29. Jim Mullis would like to see how we could incorporate a farmers market in the commercial. This could be added in question 2 under o. Jim Mullis mentioned that we will need to consider mass transit in the future, like a parking area in order to catch busses. The group discussed not including that in this survey, but something to consider.

Page 5: David Walters advised that a graphic break will be added between the ordinances / policies and the tax questions. Cheryl Bennett asked if we want to add a clarification advising that WC residents pay a separate Village tax and Union county tax. The current tax rate is \$0.02 per \$100 value of your property for the Village. Cheryl Bennett also asked if we should clarify on question 35 that a patrol deputy is only 40 hours per week, less sick and vacation time. The group discussed the "6-minute response time" in question 36. Tracey Clinton suggested that all the service questions could be lumped into one question. Dave Walters suggested to rate your perceived level of safety services including law enforcement, fire, EMT with a multiple choice of excellent, good, satisfactory, needs improvement. Add a follow up question regarding willingness to pay additional taxes to improve these services. The group discussed striking question 41.

Page 6: Brad Horvath questioned why we care about daily commutes and David Walters responded this is extremely important regarding traffic patterns. Cheryl Bennett would like to add a line to the commute questions for additional members in the household. Jim Mullis asked about capturing telecommuting and schooling in the survey. The group discussed keeping questions 46 to 50 and agreed this is germane information for the master plan. Jim Mullis would like to add a question

that if you have a well / septic, do you have access to public. The group discussed deleting 50.

Cover Letter: Brad Horvath suggested adding something regarding one response per household is allowed. Garbage service needs to be taken off the cover letter as that is not provided by the Village.

Brad Horvath motioned to approve the survey and cover letter as discussed this evening and the Master Plan Committee will have authority to approve the final version. Rick Croffut seconds the motion. The motion passed unanimously. Ken Chilton advised all changes will be made over the next few days. The graphics, logo and heading will be added and the final draft sent late next week.

Justin Krieg advised the quote for mailing is \$400 to fold, mail merge and stuff envelopes. Ken Chilton would also like a quote for printing the survey. Justin Krieg will give a heads up via email to the Council and Committee as to the day it will actually go out so that we can publicize. A few extra copies will be printed in case someone does not get one in the mail.

David Walters talked about the class starting on August 23 and would like to introduce the class to the Committee and possibly the elected officials; the class (approximately 12 to 20 students) should also get a tour of the area.

3. STAKEHOLDERS

The group discussed that the next step for the Committee will be to put together the stakeholder group. Focus groups will be led with the stakeholders in order to get detailed feedback on areas of interest derived from the survey analysis. David Chilton advised that the stakeholder committee needs to be carefully selected as far as diversity and that they will need to be vocal. The stakeholder group will act independently of the Council; it would be appropriate to have the group approved by Council though. This group will be the sounding board and will champion the master plan. A good group will be 15 to 20 people; with 25 as a maximum (this includes the current members of the Master Plan Committee). This group will need to dedicate time for approximately 6 meetings beginning in August and ending in the spring. The professors will meet with the stakeholder group in August before the class starts and the students will meet them in September. The stakeholders will also be invited to the studio at the UNCC at some point. The professors will map out a timeline for the focus groups before the class starts.

4. OTHER BUSINESS

The professors will send an update via email regarding response rates on the survey. The next formal update to Council will be the survey results and the suggested stakeholder group.

Approved 05.09.07

The Master Plan Committee will hold its next meeting on Tuesday, May 8 with the location to be determined, possibly the clubhouse at Stonegate or Wesley Oaks due to the Church is not available. The next meeting with the UNCC will be June 26.

Mike de Julien will change the phone message to reflect the survey coming soon.

5. ADJOURNMENT

Motion to adjourn made by Dick Raby and seconded by Mike de Julien. Motion passed unanimously. Meeting adjourned at 9:25 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano