

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Monday July 23, 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 Grexa presiding.

Present: Chairman John Grexa; Members: Chuck Adams, Ray Davis, Stephen Keeney, Jackie Morgan;
Alternates Sondra Bradford, Shirley Wilson

Absent: Bill Fairman (Alternate)

Others Present: Cheryl Bennett, Clerk; Justin Krieg, Planning/Zoning Administrator, Citizens Gayla Adams

1. Pledge and Invocation

At 7:00 P.M., Grexa called the meeting to order. A quorum was present. Grexa led the pledge and Adams gave the invocation.

2. Additions, Deletions and Approval of Agenda.

Davis made a motion to approve the agenda; Adams seconded the motion. The motion was approved unanimously.

3. Approval of minutes

Adams made a motion to approve the June 25, 2007 minutes. Davis seconded the motion.

The motion was approved unanimously.

4. Installment of New Planning Board Chairman – John Grexa

Clerk Cheryl Bennett administered the oath of office to John Grexa as Chairman of the Planning Board.

5. Oath of Office for New Members and Alternate

Clerk Cheryl Bennett administered the oath of office to Stephen Keeney and Jackie Morgan as regular Planning Board members, and to Sondra Bradford as an alternate Planning Board member.

6. Vote on Planning Board Vice-Chairman

Davis made a motion to nominate Chuck Adams as Vice-Chairman of the Planning Board; Keeney seconded the motion.

The motion was approved unanimously.

7. Discuss and Possible Vote for Southbrook Community Church Addition – Conditional Use Permit #07-02

Krieg noted that Southbrook Community Church (SCC) is in our ETJ area, and they submitted a CUP for a 28,000 square foot addition; which includes a youth overflow area, sanctuary and parking. Paul Allen, Executive Pastor and Jamie Carpenter, Engineer were present. Krieg recommended approval; they appear to be in compliance with our ordinance requirements, subject to compliance to the comments of Bonnie Fisher, our engineer, who is out of town. She had requested calculations regarding the volume of the stormwater pond. The Church is currently on septic; additional septic field will be added. They bought 11.5 acres, and 11.5 more acres, and were asked to combine the tracts, and expect they will then get an okay on the septic. Adams made a motion to recommend approval of the CUP with compliance with Bonnie Fisher's comments. Morgan seconded the motion.

The motion was approved unanimously.

8. Discuss and Possible Vote for Proposed Gas Substation Text Amendment

After Planning Board discussion, Krieg was requested to come back with language that would incorporate these revisions specific to natural gas substations:

-Change the Table of Uses to include a Use of "natural gas substations" and require a Conditional Use Permit for every zoning district. Use will also indicate supplemental regulations apply (Section 6.10.6)

-Require standard setbacks in every zoning district:

Front – 75 feet from edge of pavement

Minimum lot width – None

Side yard setback – 15 feet, 75 feet on street side of corner lots

Rear yard setback – 15 feet

Minimum lot size – None

Screening and lighting shall be provided in accordance with Section 4.2

Revise Section 6.10.6 Additional Review Criteria to include the following:

(b) All outside storage areas are fenced and screened using black vinyl chain link fencing with diagonal slats.

(d) Noise levels, as measured at the property boundary, are compatible with the existing area noise background levels, and the latest silencing technology will be utilized.

(h) Parts located above the fence line will be “rust” colored and maintained adequately to sustain color.

(i) A vehicle barrier will be required along 100% of the fence line facing the road and a minimum of 25% along the sides of the facility.

During the discussion, Adams left the meeting at 8 pm, and Wilson became a voting member in his absence.

Krieg was requested to schedule a meeting with the power company to discuss their needs on sub-stations.

9. Topics to Discuss at Next Meeting

New members were informed that Planning Board members have been attending the Council work sessions for the first 20 minutes of each meeting, the next meeting is this Thursday July 26. Keeney asked regarding the terminology in the ordinances. Krieg said there are definition sections in each ordinance, and he welcomed questions. Krieg will e-mail a priority list to Planning Board members, and next month present changes to the rules of procedure. We will be looking at social clubs, other town’s regulations regarding alcoholic beverages. Krieg recommended our new members stop by to go through the procedures for approving new subdivisions and the CUP process.

10. Other Business

There was no other business.

11. Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 8:30 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman John Grexa