

Planning Board Meeting September 17, 2012 Minutes

Members Present: Chairman Charles Cannon, Vice Chairman John Underhill, Robert Mancuso, Ruth Van der Grinten, Brenda Lambert, Larry Vaughan, and Betsy Rountree.

Members Absent: Miles Dean and Joe Sparacia.

Staff Present: Senior Planner Stacy Griffin, Planner David Bergmark and Planning Clerk Grant Jones.

Guests: Commissioner Virginia Gray

1. Meeting Called to Order

Chairman Cannon called the meeting to order at 7 p.m.

2. Welcome and Recognition of Guests

Mr. Cannon welcomed the guests and recognized Commissioner Virginia Gray.

3. Chairman and Board Members' Comments

None

4. Adjustment and Approval of Agenda

Mr. Cannon made a motion to approve the September 17, 2012 agenda. The vote was unanimous.

5. Public Comments

None

6. Approval of Minutes

Mr. Underhill made a motion to approve the August 20, 2012 minutes. Ms. Rountree seconded that motion. The vote was unanimous.

7. Discussion, Consideration and Action on the Following Items:

- A. *Amendment to Chapter 14 of the UDO and the Code of Ordinances as it relates to appointments of chair and vice chair for the Planning Board and Board of Adjustment*

Ms. Griffin said that at the June 11, 2012 Board of Commissioners meeting, the procedure for appointments for Chairman and Vice-Chairman of the Planning Board and Board of Adjustment were discussed. She said the matter was placed on the June 25, 2012 agenda for further discussion at which time there was discussion of having citizen boards elect their own chair and vice-chair.

Ms. Griffin said that after review of the UDO and the Code of Ordinances it was determined that both documents contained references to the Board of Commissioners appointing a chair and vice-chair for both the Board of Adjustment and the Planning Board.

Mr. Mancuso said he was in favor of letting the boards pick their own chair and vice-chair.

Ms. Lambert asked if there was a reason why the Town Board did not want the responsibility of picking the chair and vice-chair for the Planning Board and Board of Adjustment.

Ms. Griffin said the Town Board wanted to see if that responsibility was something the Planning Board and Board of Adjustment would be interested in doing themselves.

Mr. Vaughan said he was in favor of letting the Planning Board pick its own leadership. He said the various Planning Board members got to know each other better than the Town Board necessarily would.

Mr. Cannon said he was in favor of letting the Town Board select the chair and vice-chair of the two boards.

Mr. Underhill made a motion to allow the Planning Board and Board of Adjustment to elect their own leadership. Ms. Rountree seconded the motion. The motion passed unanimously.

B. Zoning Text Amendments to Chapter 2 of the Unified Development Ordinance Regarding Parking in the Gateway Overlay (GO) District

Ms. Griffin said the purpose and intent of the Gateway Overlay (GO) District is defined in the UDO as, “The purpose of these regulations is to protect the natural scenic beauty along the thoroughfares leading to and from Wendell, which are in Wendell’s jurisdiction while allowing the orderly development of land along its highways.

Ms. Griffin said the GO replaced the Special Highway Overlay District (SHOD) contained in the former zoning code. She said previously the SHOD only applied to Wendell Boulevard; however, when the UDO was enacted the GO was defined as, “located on either side of an existing or proposed interstate, US Highway 64 Business (Wendell Boulevard), Wendell Falls Parkway, Richardson Road, Poole Road, Marshburn Road, and other major/minor thoroughfares as determined by the Wendell Board of Commissioners, within the town’s zoning jurisdiction.”

Ms. Griffin said that in the GO, “Up to 25 percent of the required parking area may be located in the front of the building on Gateway streets. The remainder of the parking may be located in the side and rear only.”

Ms. Griffin said the side is defined as behind the front plane of the building on either side. She said the rear yard is defined as that area behind the back plane of the building.

Ms. Griffin said the GO parking standards were designed to avoid large expanses of asphalt within the town's gateway corridors as well as encourage more pedestrian friendly connections in the future. She said both Sheetz and the State Employee's Credit Union were developed under this regulation.

Ms. Lambert asked if there was any alternative language proposed other than what already existed.

Ms. Griffin said there was not any alternative language proposed. She said the people that complained wanted to put all their parking in the front.

Mr. Mancuso said he had a problem with the idea of the Planning Board making changes to the ordinance due to one developer's complaints.

Mr. Vaughan asked if there was any one particular issue.

Stacy said developers and engineers need to consider site selection in the future.

Ms. Van der Grinten made a motion to keep the gateway overlay parking standards as they were currently worded. Ms. Lambert seconded that motion. The motion passed unanimously.

8. Adjourn

Mr. Cannon made a motion to adjourn until the next regularly scheduled meeting. Mr. Mancuso seconded that motion. The vote was unanimous.