PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, June 6, 2011
Community Center-509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER - 7:01 p.m.

II. ROLL CALL

Present

Chairman David Campbell	Town Manager Hoskovec
Vice Chairman Susan Dieterle	Town Planner Dennis Ragsdale
Member Tom Davis	Town Attorney Gougelman
Member James Flanagan	Deputy Clerk Jennifer Howland
Alternate Member Belsten	Building Official Bob Phoenix

Absent
Member Coleen Doyle

III. APPROVAL OF MINUTES

May 2, 2011

Moved by Alternate Member Belsten; seconded by Member Davis to approve the minutes of the May 2, 2011 meeting. Question called; motion carried, 5-0.

IV. PUBLIC HEARINGS

V. NEW BUSINESS

None.

VI. OLD BUSINESS

1. Discussion on updates to the land development code.

Planner Ragsdale said there is new legislation and he will write up a report that he will present at one of the next two meetings.

Chairman Campbell asked why schools and churches weren't listed under 1RS, 2RS, and 3RS.

Planner Ragsdale answered that they need to be put back in.

Chairman Campbell asked whether detached garages were going to be added to the 30 percent lot coverage.

The board discussed whether a detached garage is considered an accessory structure.

Planner Ragsdale said it is fairer if a two car garage did not count toward the 30 percent lot coverage regardless if it is detached or attached.

The board discussed whether porches and patios should be considered part of the 30 percent lot coverage.

Chairman Campbell said he was more concerned about open space than lot coverage.

Vice Chairman Dieterle said an open space requirement seems to be fairer and said 50 percent seems like a good percentage of open space.

Planner Ragsdale said they need a definition for open space.

The board agreed that Planner Ragsdale should work on the definition for next meeting. They also agreed that open space should not include pools.

Chairman Campbell asked why listed in 7A-35 that single family residences in 5-RMO meet 1-RS requirements.

The board discussed possibilities, but no one knew.

Town Attorney Gougelman talked about the growth management bill and how it will affect the Town. He said it will make referendums on rezoning of properties illegal and that the charter will have to be changed.

The board discussed the implications of the new bill and agreed that the applicable portion of the charter needs to be addressed.

Member Davis asked if referendums will be done away with completely.

Town Attorney Gougelman answered not at this time.

Vice Chairman Dieterle asked in 8B if a site plan is approved and then changed after approval, does it have to come back for approval.

Chairman Campbell answered not it the change is not significant.

Chairman Campbell said places of worship in 8B should not be listed under 7A-40, but be listed under 8B as a special exception.

The board agreed.

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Town Attorney Gougelman said there is missing word or information on page 23 after the word "area" at the underlined and bolded section starting with "Parking space…"

The board discussed the possible wording to make sure all scenarios were covered.

Planner Ragsdale said he will work on the wording.

Chairman Campbell said 7A-51(b)(1) on page 28 is missing information.

Planner Ragsdale said he will fix it.

Chairman Campbell asked why there is a note at the bottom of page 29.

Planner Ragsdale said he thought it was existing code, but he will look into it.

The board discussed different parking situations.

Chairman Campbell (in reference to page 30) said the board has been looking for a site plan approval checklist for many years.

Building Official Phoenix said he is working on one and it needs some editing before he presents it to the board.

Chairman Campbell asked Planner Ragsdale to explain the new sign problem

Planner Ragsdale said there is a business with a sign on a trailer.

The board discussed the trailer sign and lighted signs.

Town Manager Hoskovec said because of what the code says in 7A-52(h)(1) the code compliance officer has the authority to tell the business with the trailer sign that trailer signs are not allowed.

Chairman Campbell asked if monument signs were allowed to be illuminated how it can be regulated.

Planner Ragsdale said he will write something up.

Town Attorney Gougelman asked about the definition of flashing signs.

The board discussed the definition and decided not to adjust anything.

Chairman Campbell clarified that trailer signs are going to be added to the list of prohibited signs.

The board ended at page 37.

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Town Manager Hoskovec said the next meeting will be held on July 11th rather than the 4th of July.

VII. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

None.

VIII. ADJOURNMENT

Motion made to adjourn by Member Davis; seconded by Alternate Member Belsten. Question called; motion carried 5-0.

Meeting adjourned at 8:30 p.m.

Jennifer Howland	David Campbell
Deputy Town Clerk	Chairman

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