PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, April 4, 2011
Community Center-509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER - 7:00 p.m.

II. ROLL CALL

Present

Chairman David Campbell
Vice Chairman Susan Dieterle
Member Tom Davis
Town Manager Hoskovec
Town Planner Dennis Ragsdale
Deputy Clerk Jennifer Howland
Building Official Phoenix

Absent

Member James Flanagan
Member Coleen Doyle
Alternate Member Belsten

III. APPROVAL OF MINUTES

March 7, 2011

A typographical error appeared in the word Antenna on page 2 and was fixed.
Moved by Member Davis; seconded by Vice Chairman Dieterle to approve the minutes of the March 7, 2011 meeting. Question called; motion carried, 3-0.

IV. PUBLIC HEARINGS

None

V. NEW BUSINESS

1. Discussion on updates to the land development code.

NOTE: This item was discussed after VI. OLD BUSINESS.

Chairman Campbell asked if a word is used differently in two different sections, if it is better to have the two different definitions placed in each of those sections, rather than have one definition in the beginning somewhere.

Planner Ragsdale answered that it can be done either way and he will figure out which way is better.

Chairman Campbell asked why the sentence in the second paragraph under 7A-2. INTERPRETATION; APPLICAION was stricken.

Planner Ragsdale answered to avoid confusion.

Planner Ragsdale said he doesn't want to get rid of RULES OF INTERPRETATION OF DISCTRICT BOUNDARIES, on page 3 just in case it may be needed.

Chairman Campbell said the second sentence under (3) on page 4 should be stricken since there is code that says you have to obey the code.

Vice Chairman Dieterle asked about lot size and lot coverage and the board discussed it.

Chairman Campbell said the tables in this document make sense overall except when there are prohibited uses and other supplemental district regulations.

The board discussed the use of tables in the code.

Planner Ragsdale said he will work on the tables and reformatting and asked the board if they liked the layout.

The board liked the layout.

The board discussed the placement of tables.

The board agreed to use tables to supplement the written code, not replace it.

VI. OLD BUSINESS

1. Continued discussion regarding definitions in the existing Land Development Code and the Comprehensive Plan and discussion on definition cross-references.

NOTE: This item was discussed before V.NEW BUSINESS.

The board discussed the definitions of the words "WATER COURSE" through "ZONING OFFICIAL."

The board discussed the definition of "WATER DEPENDENT RELATED."

Planner Ragsdale said the word is used by the State and is in the Comprehensive Plan because it was required to be discussed.

The board discussed the definition of "WATER SHED."

Planner Ragsdale said it should remain to see how the code develops.

DRAFT

The board discussed the definition of "WATER TABLE."

Chairman Campbell asked Planner Ragsdale to explain the word "evapotranspiration".

Planner Ragsdale answered it is basically vegetation perspiration.

The board discussed the definition of "WETLANDS."

Chairman Campbell said the Town Manager shouldn't be placed in the role stated in the definition and asked who should fill that role.

Planner Ragsdale answered that the Town Manager's designee should be listed as the person who fills the role.

The board discussed the definition of "WILD ANIMALS."

Vice-Chairman Dieterle asked if "wild animals" should be better defined and asked if chickens are allowed in the code.

Planner Ragsdale answered that chickens are not allowed, but should be addressed because of the move toward self-production of food.

The board discussed the definition of "WORKFORCE HOUSING," and decided the definition is not needed for the code.

The board discussed the definition of "YARD."

Planner Ragsdale said he will make a picture to give a graphic depiction.

Chairman Campbell said there is a conflict with the word "commercial animal yard" that is used in 7A-84.

Planner Ragsdale answered he will make sure there is a separate definition for "Commercial animal yard.

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

Planner Ragsdale said he will bring a table for parking regulations.

The board discussed non complying properties in regards to short term rental and hotel regulations.

Commissioner Jean Marshall asked about the code requirements for short term rentals.

Building Official Phoenix said the property is considered short term if under one month rental.

DRAFT

The sign ordinance will be placed on the agenda under public hearings next month.

VIII. ADJOURNMENT

Motion made to adjourn by Vice Chairman Dieterle; seconded by Member Davis. Question called; motion carried 3-0.

Meeting adjourned at 8:09 p.m.

Jennifer Howland Deputy Town Clerk	David Campbell Chairman

DRAFT