Joint Public Hearing
Angler Master Plan
June 19, 2006

Mayor Printz presided at a Joint Public Hearing on June 19, 2006 in Council Chambers to receive comments on Angler's Master Plan. The following Council members were present:

PRESENT
J. Dean
T. Pence
S. Sigafoose
R. Snow
P. Workman

ABSENT
C. McDaniel (vacation)

Planning Commission members Daniel Talbot, Madelyn Dixon, Harry Armbruster, and Marty Shifflett were present.

Attorney J. Burns Earle, III, Town Manager Dennis R. Donachy, Director of Public Works Marty Shifflett, Treasurer Clairen Sipe, Economic Development Director Emily Burner, Chief of Police James Morris, and Clerk of Council Richard Carey were also in attendance.

Mayor Printz recognized Planning Commission Chair Dan Talbot. Mr. Talbot informed Council and citizens the plan was submitted to the Planning Commission in May and it was reviewed for over an hour. During the May meeting, The Commission determined one section of townhouses that did not comply with Code, but the remainder of the development did comply. There were questions concerning the large number of townhouses and duplexes, compared to single-family dwellings, shown on the map.

According to Code, the Planning Commission had sixty (60) days to make a recommendation from the time a plan was submitted. The Planning Commission again reviewed the plan at the June meeting and determined the plan did meet Code. The remaining concern was the number of townhouses and duplexes. There is no current document in affect that would regulate the number (percentages) of townhouses, duplexes, or single-family houses in a development. The Commission determined the plan did meet Code and recommended approval of the plan by Council.

The Planning Commission discussed entrances and believed three entrances were "more than sufficient for a development of that size." There was an issue with the length of a cul-de-sac that was resolved.

Mr. Ray Nicely and Ms. Meredith Ward with Valley Engineering introduced themselves.

Gene Kite asked for an accounting of the numbers of townhouses and duplexes. Mr. Talbot responded that code allows for a 10% variance in a Master Plan. As stated, there are 214 townhouses, 376 duplexes, and 308 single-family homes.

Vic Corbo wanted confirmation that percentages were a non-issue. Mr. Talbot answered, "That is correct."

The plan met the curb and gutter requirements. Sidewalks are determined by Council, interpreted by the Planning Commission as meaning one side of the road, using Elkwood as the model.

Attorney Earle advised the Planning Commission that following the Public Hearing, they must take a second vote on the plan.

Council member Workman moved, second by Council member Sigafoose, and carried to adjourn the public hearing at 6:17 P.M.

YEAS: J. Dean, T. Pence, S. Sigafoose, R. Snow, and P. Workman

Motion carried (5 – 0 roll call)

Mayor Printz called a recess while the Planning Commission met to vote.

The Planning Commission returned and the following vote was recorded to recommend approval of the Angle Master Plan:

YEAS: D. Talbot, H. Armbruster, and M. Shifflett

NAYS: W. Printz and M. Dixon

Motion carried (3 – 2)

Chairman Dan Talbot adjourned the meeting of the Planning Commission at 6:37 P.M.

Mayor: _____
Wayne E. Printz, Mayor

Recorder: _____
Richard D. Carey, Clerk