PLANNING COMMISSION MINUTES

APRIL 7, 2009

Attendees:

Dan Talbot/Chair	Cole McGregor	Harry Armbruster
Vic Corbo	Charlotte Shifflett/Secretary	
Lauri Sigler/Attorney	Margretta Isom/Council Representative	

Excused:

Madelyn Dixon	Cathy Morrison

Guests:
Reid Wodicka/Town Manager

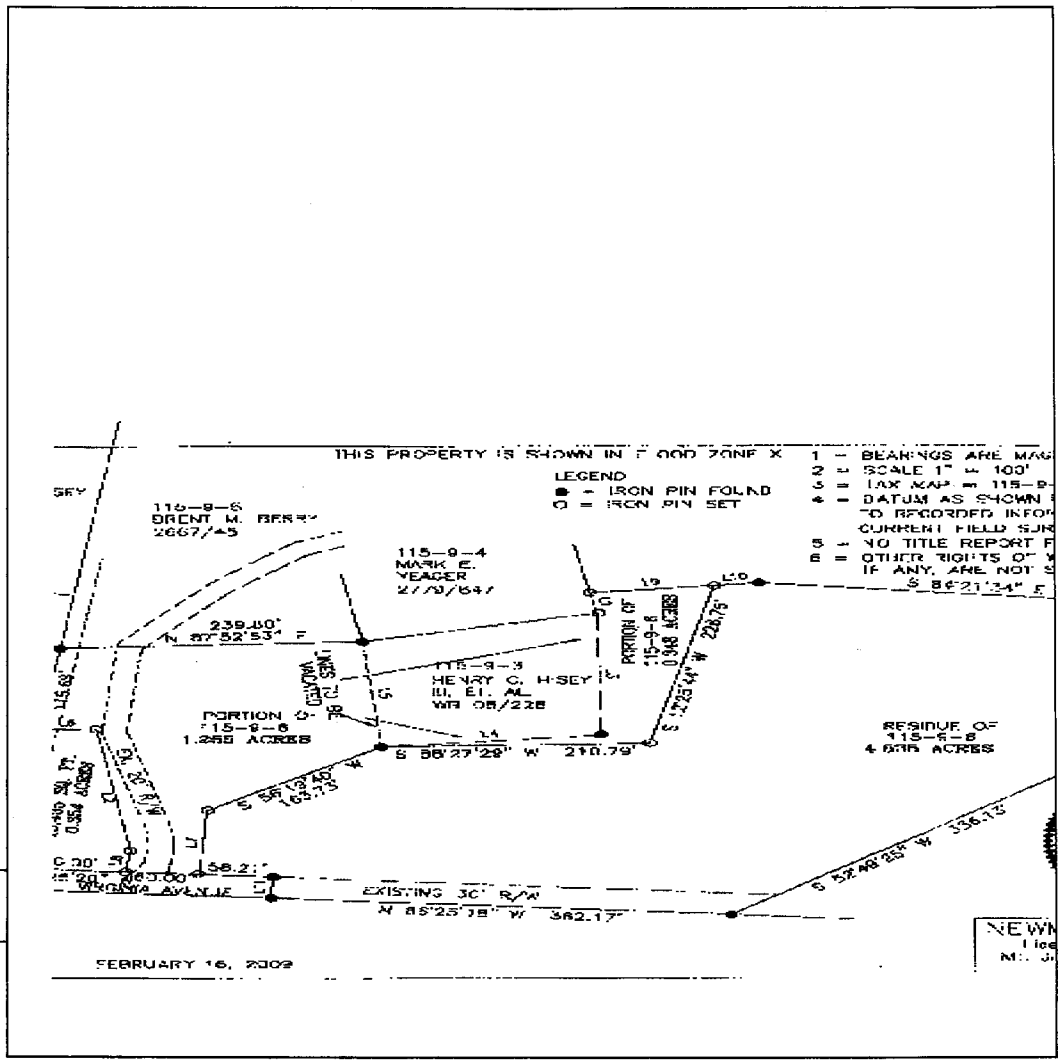
Dan Talbot/ Chairman called the meeting to order at 7:00 pm.

- **Minutes:**
  - Margretta Isom made a motion to accept the March minutes, seconded by Cole McGregor.
    Voice Vote: 5-0
    Motion Carried
- **Sign:**
  2009-04
  - Letter Perfect submitted a sign request for Mike Lucci, owner of Cairo's and the proprietor of a new Mexican restaurant located at 245 S Stuart Avenue. The original request was to reface the existing sign and was signed by the Zoning Administrator. Mr. Lucci proceeded with the original request and the sign is complete. He expressed dissatisfaction that what he really wanted to construct would have resulted being a non-conforming sign as defined in the current Code.

  Pathforward:
  All members are requested to read the Code before the next meeting and familiarize themselves with the current language relative to signs.

- **Henry Clyde Hisey**
  2009-012
  - Mr. Hisey submitted a request for a lot line adjustment/vacation for property located at 411 Virginia Avenue. He was advised he would need to present an updated plat which displays 100 ft road frontage on the lot defined as **Tax Map #115-9-3.**

    A new revision to replace Feb. 16, 2009 drawing by Randall Newman should be returned to the Zoning Administrator and be placed on the agenda for next month's Planning Commission meeting. The next step will depend on the recommendation from voting results at the meeting.



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- **Boundary Line Adjustments**
  - **BPML Properties, LLC**
  - **Skyline Storage, LLC**
  - **Sharon Carroll**

Mr. Pete Bonavita presented a slide show presentation of the three properties mentioned. Currently, no request has been submitted but he felt it was wise to give the Planning Commission an opportunity to view his plans as to what he would like to see in the future, regarding bringing these lots into town.

The question was asked as to why Rockingham County has not acted? Mr. Bonavita acknowledged that an agreement will depend on the county's discussion. Any property that is transferred from the county into town technically goes into R 1 zoning until the Planning Commission reviews and recommends the most suitable zoning identification.

A motion was made by to recommend to Council that the three properties known as BPML Properties, LLC, Skyline Storage, LLC, Sharon Carroll be accepted into town limits. The motion was seconded by

Voice Vote: 5-0
Motion Carried

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☐ **Introduction to Town Manager:**

Chairman/ Dan Talbot introduced Reed Wodicka, the new Town Manager to the members who had not yet had the pleasure to meet him! He began by noting that he had served 10 plus years on the board and had struggled to attempt to keep the Code current. A wave of new development came thru and the Code did not contain enough strength to enforce. Suddenly, we found ourselves working to fix issues not covered under the Code. Actually, out of this some new issues were created. We need to revisit and take a look at the B 2 Zoning since some are not really business districts.

Several court cases have gone to trial as results of several past Zoning Administrators going against the Code. We would like the Code to be better, while making an effort not to create any issues. The members feel comfortable in noting that our Code relates to a small town atmosphere but we want to see an open and aggressive town!

☐ **Sign Ordinance**:

Members were requested to read the chapter relating to sign Ordinances.

- Should we allow a one time variance?
- The town needs a less cluttered look.
- We do not want our ordinances to become political.

☐ **Revised Zoning Application:**

The board reviewed the revised Zoning Applications. They will be color coded for reference with the white copy designated for business and the green copy to residential.
Harry made a motion to accept the revised applications, seconded by Vic Corbo.
Voice Vote: 5-0
Motion Carried

All involved, reiterated their appreciation to Cole, for the time and effort he put into revision of the Zoning Applications, with the intent to make the process more accurate for all involved.

Pathforward:
Charlotte will forward Denise a copy for the Council packet and place a copy in each Councilman's mail slot.

With no further discussion the meeting adjourned. The next meeting is scheduled for the first Tuesday in May which will be May 5, 2009 @ 7 pm located in the Council Chambers at the new Community Center on Blue and Gold Dr.

Submitted By:
Charlotte Shifflett

Dan Talbot/Chair

Madelyn Dixon/Secretary