

November 3, 2009

The Union County Planning Board met in regular session on Tuesday, November 3, 2009, at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Mark DiBiasio, Patricia Freeman, Jeff Gerber, Jim King, Thomas Steffen

ABSENT: Kathy Broom, John Darsey, Scott Heslink

ALSO PRESENT: Richard Black, Roger Horton, and Lee Jenson

ITEM NUMBER ONE

Call to Order

Chairman King called the meeting to order at 7:00 p.m.

Chairman King stated that Patricia Freeman was moved up from an alternate to a regular Planning Board member and will replace Jerry Nolan's term.

Thomas Steffen was made a voting member at this time.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

There were no Additions or Deletions to the Agenda.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Mark DiBiasio and seconded by Jeff Gerber to approve the agenda. The vote was 5 to 0.

ITEM NUMBER FOUR

Approval of the October 6, 2009 minutes

Motion was made by Mark DiBiasio and seconded by Patricia Freeman to approve the October 6, 2009 minutes. The vote was 5 to 0.

ITEM NUMBER FIVE

Stormwater Detention for Commercial Developments

Mr. Ed Goscicki, Director of Public Works Department stated to the Board that this presentation was going to be an overview of the Union County stormwater regulations and how they apply to residential and commercial and to get a prospective on water quality and water quantity to coincide with the current Land Use Plan.

Amy Helms, Director of Infrastructure and Environmental stated to the Board that she was going to go over stormwater regulations, detention requirements and water quality management plan.

Jim King asked about Amy coming back to the Board to talk about quantity of runoff for commercial development.

Amy Helms stated that the runoff is handled by the state for commercial development and that she was not sure what the Board wanted her to bring back to discuss.

Mark DiBiasio stated that the Board could address this at a scheduled work session and have Amy come back.

ITEM NUMBER SIX

Review and Discuss of the Table of Uses, Appendix I

The Board continued their review and discussion of the Table of Uses, Appendix I. The Board will continue their discussion at the next regular meeting of the Planning Board.

ITEM NUMBER SEVEN

Review of Draft Union County Comprehensive Plan

This item was tabled until the next scheduled meeting.

ITEM NUMBER EIGHT

Planning Staff Report (Work in Progress)

Mr. Black stated that he had attended a parks and greenway conference in Mooresville, NC recently and that a lot of people from the towns had attended also.

Jim King stated to the Board that any existing Planning Board member must fill out a new application now to be able to be moved up from an alternate to a regular member and you might have to specify if you want to be an alternate or a regular member on future applications and we need clarification on this from Jeff Crook.

Mr. Black stated that the Land Use Ordinance now requires regular and alternate members of the Planning Board to submit a county service application and a conflict of interest disclosure form to the Clerk in order to be considered for appointment.

Mark DiBiasio stated that the Board would be discussing the Planning Board operational guideline related to the role of alternates during a special meeting at 9:15 p.m. on November 23, 2009.

Mark DiBiasio stated that he did not understand why he had not seen a letter that was sent up to the County Manager with staff's recommendations on it about the Flood Plain Text Amendment.

Mr. Black stated that he has to send this to the County Manager to give him more information about the text amendment and that the County Manager wants staff's recommendations.

Mark DiBisasio stated that he does not like staff having a separate recommendation it should be included within the Planning Board recommendations.

Mr. Black stated that since the proposed school text amendment was a result of the Marvin Ridge stormwater management discussion and did not come back at the next Planning Board meeting and went directly to the Board of County Commissioners for a public hearing, staff's recommendation went to the County Manager.

Lee Jenson stated that the Board did not follow their own rules of procedure with the schools text amendment.

Jim King stated he wanted this in the minutes because he did not know why this happened and what it was for and why the county manager has requested staff to give a separate recommendation because this has not happened before.

ITEM NUMBER NINE

Brief Comments

Patricia Freeman	No Comment
Mark DiBiasio	No Comment
Jeff Gerber	Congratulations to Patricia for being moved up to a regular member and thanks to the Commissioners for their decision to move her up.
Jim King	No Comment
Thomas Steffen	No Comment

ITEM NUMBER TEN

Adjournment

The meeting adjourned at 9:45 p.m.