

February 2, 2010

The Union County Planning Board met in regular session on Tuesday, February 2, 2010, 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: Kathy Broom, John Darsey, Mark DiBiasio, Jeff Gerber, Scott Heslink, Jim King, Thomas Steffen, Jim Thornton

ABSENT: Patricia Freeman

ALSO PRESENT: Richard Black, Roger Horton

ITEM NUMBER ONE

Call to Order

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

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 John Darsey to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Approval of the January 5, 2010 minutes

Kathy Broom stated that she was not sure if she seconded a motion that was made under Item Thirteen of 1-5-2010 minutes.

Motion was made by Mark DiBiasio and seconded by Jeff Gerber to table the minutes until the next regular meeting in order to verify the minutes to the recording. The vote was 7 to 0. The recording was checked and the motion and the second were correct.

Jim King stated that all minute corrections should be called in to Mr. Black before the meeting so that any corrections can be checked against the recording before the meeting

ITEM NUMBER FIVE

Discussion of Mixed Use Zoning

Mr. Black and the Board had discussion on some different options for a Mixed Use Zoning in the County.

Jim King stated he would like for staff to bring back some examples of a Mixed Use Zoning Ordinance.

ITEM NUMBER SIX

Discussion of an Over 55 Planned Development Zoning

There was general discussion among the Board and Staff for an Over 55 Planned Development Zoning. Staff told the Board it will bring back two different types of an Over 55 plan.

ITEM NUMBER SEVEN

Definition of Fill in the Floodplain

The Board had requested Staff to define Fill in the Floodplain. The Board wanted to discuss the amendment to Article XXIV Flood Damage Prevention that was changed by the Board of County Commissioners because of concerns over Bona Fide Farms. The main concern is that now farm structures can be built in the floodplain where before nothing could be built in the floodplain.

Mark DiBiasio stated that he would like staff to bring back the previous no build and no fill floodplain ordinance from 2006 to the next regular meeting to discuss.

ITEM NUMBER EIGHT

Review and Discuss of the Table of Uses, Appendix I

Motion was made by Kathy Broom and seconded by John Darsey to wait to discuss this until Lee Jenson could be there.

Mark DiBiasio stated to table this item and go to Planning Staff Report now and come back to this if it is before 9:30. Motion was withdrawn by Kathy Broom.

ITEM NUMBER NINE

Review of Draft Union County Comprehensive Plan

This item was tabled until the next regular meeting.

ITEM NUMBER TEN

Planning Staff Report (Work in Progress)

Mr. Black went over with the Board some questions from the 1-5-2010 meeting for the Rezoning Petition and presented a map showing the different commercial uses in that area.

Kathy Broom stated she would have liked to have had this map at the last meeting and that would have helped her with her decision on how to vote.

Jim King asked if staff heard anything from the Chairman and Vice Chairman of the Board of County Commissioners about a meeting to discuss priorities of the Planning Board. Mr. Black stated that a meeting has not been scheduled yet but he would let the Board know once he finds out.

Mark DiBiasio stated that at the last meeting of the Board of County Commissioners that staff had come up with something else to take out of the Article XXIV Flood Damage Prevention Section 384 Definitions and that he was not told until the night of the meeting nor was any other Planning Board member told.

Mr. Black stated that the Stormwater Department had some concerns over the definition of essential services.

Mark DiBiasio went over with the Board the MUMPO meeting he attended on 1-20-2010.

Jim King stated that he would like staff to bring back who reviews stormwater facilities in the floodplain and when was staff going to come back about stormwater for commercial development.

Jim King asked staff where do we stand on our lighting ordinance? Mr. Black stated that right now staff and legal are working on the conditional zoning.

ITEM NUMBER ELEVEN

Brief Comments

Kathy Broom	I would like to suggest to the Board an estimated time to spend on each agenda item.
John Darsey	No Comment
Mark DiBiasio	No Comment
Jeff Gerber	I thought Mr. Black did a great job on the Mixed Use Zoning and the Over 55 Development Zoning and he really appreciated it.
Scott Heslink	I was happy to see all the information on the Mixed Use and the Over 55.
Jim King	No Comment
Thomas Steffen	No Comment
Jim Thornton	No Comment

ITEM NUMBER TWELVE

Adjournment

The meeting adjourned at 9:30 p.m.