

Town of Oriental – Planning Board Meeting Minutes

September 26, 2006

The Oriental Planning Board met on Tuesday, September 26, 2006, at 7:00 pm at the Town Hall. Present were Board members, Sage, Olson, Pugh and Miller. Also present were Commissioners Johnson, Venturi, Herlands, Bohmert and Mayor Styron as well as 23 members in the audience.

MOTION: Mr. Miller made a motion to approve the August 29 minutes with corrections. Second by Mr. Olson. Vote 4-0.

MOTION: Mr. Olson made a motion to approve the September 14 minutes. Second by Mr. Miller. Vote 4-0.

MOTION: Mr. Miller made a motion to approve the September 18 minutes with corrections. Second by Ms. Pugh. Vote 4-0.

The Whittaker Creek Yacht Harbor condominium project was presented by Knute Bysheim. The WCYOA voted affirmatively to allow the access road to be moved. With his application complete, Mr. Bysheim asked for consideration of his request for a special use permit. Whittaker Creek Yacht Harbor property is non-conforming due to limited “grandfathered” parking. Mr. Bysheim and Mr. Vinci (WCYOA President) answered questions from Planning Board members and adjoining property owners, which included confirmation that they are working together to make “grandfathered” parking less non-conforming. Mr. Bysheim also met with Sue Henry and Madeline Sutter, who are concerned about the architectural design of the project, to discuss possible changes to his plans. Mr. Bysheim indicated that he would consider making changes if his SUP were approved. **MOTION:** Mr. Olson made a motion to recommend to the Town Board consideration of a special use permit and to schedule a public hearing for the Whittaker Creek Yacht Harbor Condominium project with the following conditions: 1. Mr. Bysheim will obtain a letter from the Fire Marshal before the public hearing stating that the eave and roof design does not present a safety hazard to residents and firemen. If there is a safety hazard, the building design will be changed to accommodate the request of the Fire Marshal. 2. Mr. Bysheim agreed to reconsider architectural features if SUP is approved. 3. A Tree Board consultation will take place to address buffering impacts. 4. Mr. Bysheim will work with the WCYOA to resolve future parking issues by continuing to make the non-conforming parking less non-conforming. Motion seconded by Mr. Miller. The motion passed 4-0.

The Harbor Way Condominium project was presented by Mr. Stephen Brice. The major discussion involved the need to revise the plans to meet the height requirement. Mr. Brice will lower the building height to accomplish compliance with the GMO. There was also discussion of the need to move the handicapped parking space between the two buildings to allow access for emergency vehicles. Mr. Brice agreed to consult the Tree Board for recommendations for plantings. **MOTION:** Mr. Miller made a motion to recommend to the Town Board consideration of a special use permit and to schedule a public hearing for the Harbor Way Condo Project with the following conditions: 1. Lower the roof height to come into compliance with the GMO. 2. Relocate the handicapped space between the units to allow passage for emergency vehicles. 3. Consultation with the Tree Board. Second by Mr. Olson. The motion passed 4-0.

The Inn at Oriental Condominium conversion was presented by Hugh Grady. The Inn is a “grandfathered” non-conforming structure in respect to setbacks. The proposal is for the current Inn to be made into four, two-story condominium units. At a future date, he anticipates dividing a portion of the lot, which fronts Church Street, into three, 5,000 square foot lots. If this is done, Mr. Grady will reserve a portion of the current tract across the back of the parcel for the condominium project to provide adequate parking and to build a gazebo for the Condominium owners. If this division of land is done, the total square footage of the condominium parcel would still meet GMO requirements for four units. **MOTION:** Mr. Miller made a motion to recommend to the Town Board consideration of a special use permit and to schedule a public hearing for the Inn at Oriental Condo Project. Second by Ms. Pugh. The motion passed 4-0.

Density discussion. At the joint Town Board/Planning Board meeting last week the Town Board asked the Planning Board to revisit the density change proposal made at the Planning Board’s August meeting and to evaluate the impact on vacant lots in town. Members presented a variety of data and suggestions. All of this information was discussed in detail.

Results of conversation:

Section 181 – no changes

Section 182 – Multi-unit Residential Density

Every lot developed for multi-unit residential purposes shall have the number of square feet per dwelling unit indicated in the following table. In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded to the nearest whole number.

~~R-1 ————— 10,000~~

R-2. Consensus was reached to recommend a change from the current proposal from a minimum square footage requirement of 9000/8000 to **5000/4000**. Combining lots or redevelopment of lots were topics not considered in the discussion. The 5000/4000 square footage requirement was the Planning Board’s recommendation in a 2004 proposal.

R-3. After reviewing data that showed that some lots in the R-3 district would become unbuildable under the original proposal, some Board members concluded that a **5000/6000** square footage requirement would be more appropriate. Three Board members were in favor of this change and one undecided.

MU and MU-1. Ms. Pugh and Mr. Miller were in favor of revising the minimum square footage proposal for residential units in this district to **5000/5000**. They felt that the vacant lot data demonstrated relatively little impact and also sensed a need to take immediate action to avoid unwanted density. Mr. Olson and Mrs. Sage were not in favor of this revision and felt that the impact of density reduction alone does not take into consideration other relevant factors. They seek clear direction from the Commissioners as to what vision they have in mind for these districts.

Professional Planner. It was agreed that once the professional planner is hired, creating a Comprehensive Plan should be the number one priority.

Drainage Plan. Mr. Olson and Mrs. Sage reviewed the current town drainage survey and felt that it is a valuable piece of information but is in need of being updated. **MOTION:** Mr. Miller made a motion to request that the Town Board update the existing drainage survey evaluation. Second by Mr. Olson. Vote 4-0 to recommend to the Town Board.

Sign Ordinance. It was recommended that each Board member review the sign ordinance. When businesses change hands, new signage must come into compliance with the sign ordinance. In addition, landlords of buildings housing businesses also need to be aware of and adhere to the regulations. It was noted that the Croakertown store complex did not get a sign permit for the Oriental Publishing Company sign. Ms. Wagoner will see that an application for this signage is submitted for the Planning Board to review...

Vacant Planning Board Seat. To date there are three applicants for the vacant Planning Board seat. They are; Charlie Overcash, Roger Cordes and Bill Marlowe.

The Michigan State University Citizen's Planner on-line was briefly discussed. Membership in the American Planners Association and its NC affiliate will be pursued before considering the more expensive program offered by MSU. The APA & NC APA have resources relevant to NC.

Non agenda items: Stuart Hardy held an info meeting for a three building town home project on New Street. Mr. Olson will request a Growth Management Map without the zoning colors from Daniel Van Liere of ECC for the CAMA LUP committee. Pat Herlands drafted an updated application form. Planning Board members were asked to review the draft and get edits to Mrs. Sage. Mrs. Sage thanked Ms. Herlands for her work on this new form and will continue to consult with her and Mr. Cutler to get a new form finalized.

Review of Land Use Permits issued:

1. Dave Sargeant, M&M's, 205 S. Water Street. Addition of 734 square foot deck.
2. William M. Speas, 109 Pineview Drive, 10x22 foot deck.
3. Sylvan and Alynn Friedman, 807A Broad Street to move house to 515 Mildred Street. Relocation of single family residence.

MOTION: Mr. Olson made the motion to adjourn. Second by Mr. Miller. Vote 4-0.

Meeting ended at 9:15 pm.

Katy Pugh, Secretary

Dee Sage, Acting Chairman