

Town of Oriental Planning Board Meeting
March 25, 2008

The Oriental Planning Board met on Tuesday, March 25, 2008 at 7:00 pm at the Oriental Town Hall. Present were board members Creighton, Marlowe, Olson, and Stevens. Also present were 19 members of the public.

Chairman Olson opened the meeting and led the Pledge of Allegiance.

MEETING MINUTES REVIEW -

MOTION: Mr. Stevens made a motion to approve the February 26, 2008 minutes.
Second by Mr. Marlowe. Vote 4-0.

PUBLIC INPUT PERIOD – None

SUBDIVISION APPLICATION – LARSEN/ERICKSON PROPERTY ON HIGH STREET

MOTION: Mr. Stevens made a motion to recommend the Town Board schedule a public hearing for this SUP application. Second by Mr. Marlowe. Vote 4-0.

PUBLIC HEARING – SUP FOR WHITTAKER CREEK CONDO PROJECT. All members of the public wishing to speak were required to sign up prior to the meeting. Mr. Olson reviewed the SUP public hearing process (see attachment). Due to a possible conflict of interest (he has a charter business at the marina) Mr. Marlowe asked to be excused from this portion of the meeting.

MOTION: Mr. Stevens made the motion to excuse Planning Board member Bill Marlowe from the Whittaker Creek Condo Project public hearing. Second by Mr. Creighton. Vote 3-0. Mr. Marlowe left the meeting table and sat in the audience.

Mr. Olson then opened the meeting to receive public input:

1. Mrs. Judy Smith at 402 Whittaker Point Road – Mrs. Smith asked a series of questions about the timing of this public hearing and whether or not the public would get another chance to speak.
2. Michael Paling at 412 Whittaker Point Road - Mr. Paling had concerns about whether or not the problems addressed in the first set of plans Mr. Bysheim submitted had been fixed. He also stated that he did not receive notification of the info meeting Mr. Bysheim had on June 5, 2007.
3. Mr. George Smith of 402 Whittaker Point Road had concerns about the easements and whether or not this issue was addressed as well the parking.
4. Mr. Alan Herlands of 2115 White Farm Road stated that in his opinion the application is not complete.

5. Mrs. Dee Sage of 403 Neuse Street had questions about the status of the application. What rules are being applied? She presented evidence that shows that Mr. Bysheim did indeed hold the informational meeting on June 5, 2007. She also presented an e-mail from Mr. Scott Davis detailing why he felt the application was incomplete.

MOTION: Mr. Stevens made a motion to close the public hearing. Second by Mr. Creighton. Vote 3-0.

Mr. Olson then started the discussion stating that Mr. Bysheim's application will be considered using the latest version of the GMO.

MOTION: Mr. Creighton made a motion to deny approval of the application for a Special Use Permit for the Whittaker Point Marina Condo project. While there are concerns with the setbacks, safety, harmony, and subdivision requirements, the main grounds for denial are:

1. It is not in compliance with the GMO Section 187-7 where a single building footprint in MU is limited to 6000 sq.ft. The building in the submitted plan was 9930 sq.ft.
2. It is not in compliance with GMO Section 185-2 where it violates the allowable roof pitch. From available information it seems to be a predominantly a flat roof.
3. It is not in compliance with GMO Section 58-2-B due to lack of information in the application about the plan for the water/utility easement the town has which is said to run right under the proposed building.

Second by Mr. Stevens. Vote 3-0.

Mr. Marlowe rejoined the meeting table.

PROPOSED CHANGES TO THE GMO - CONDITIONAL ZONING – The Board reviewed this proposed addition to the GMO and went over the Justification Check List (a copy of the list is in the minutes book).

MOTION: Mr. Marlowe made a motion to approve the addition of Conditional Zoning to the GMO and to recommend the Town Board schedule a public hearing on May 6th, 2008 to take comments from the public on this change. Second by Mr. Creighton. Vote 4-0.

PROPOSED CHANGES TO THE GMO – MINOR SUBDIVISION – The Board reviewed these proposed changes to the GMO and went over the Justification List (a copy of the list is in the minutes book).

MOTION: Mr. Stevens made a motion to approve the amendments to Article III, Section 71, subsection 12 (B) and (C); and to Article III, Section 72 and to recommend the Town

Board schedule a public hearing on May 6th, 2008 to take comments from the public on these changes. Second by Mr. Marlowe. Vote 4-0.

HWY 55 OVERLAY DISTRICT LANGAUGE - After a lengthy discussion, it was agreed that some of the elements of the HWY55 overlay should include landscaped buffers, interconnectivity of parking lots with sidewalks and, front porches. Mr. Olson will send this list to Mr. Rob Will for review.

NON-AGENDA ITEMS – Mr. Olson mentioned an upcoming meeting on May 1, 2008 at River Dunes entitled ‘Coastal Growth Strategy’. He also requested that a member of the Parks & Rec Committee attend the next Planning Board meeting to bring them up to date on their current projects.

REVIEW OF PERMITS ISSUED – None were issued.

MOTION: Mr. Stevens made a motion to adjourn. Second by Mr. Marlowe. Vote 4-0.

Chairman, Paul Olson

Recording Secretary