

Town of Oriental Planning Board Meeting
May 26, 2009

The Oriental Planning Board met on Tuesday, May 26 at 7:00 pm at the Oriental Town Hall.

Present were: Board members Barton, Cordes, Creighton, and Marlowe
Town Manager Cahoon
Commissioner Cox
2 members of the public

Mr. Marlowe opened the meeting.

MINUTES APPROVAL –

MOTION: Mr. Barton made a motion to approve the April 28 minutes. Second by Mr. Cordes. Vote 4-0.

CAMP CREEK – APPROVE PERFORMANCE BOND –

MOTION: Mr. Cordes made a motion to approve the performance bond set at \$41,643. Second by Mr. Barton. Vote 4-0.

SEA HORSE LANDING – SET PERFORMANCE BOND AMOUNT – Mr. Rich Lehrer presented documentation on the building project.

MOTION: Mr. Cordes made a motion to set the performance bond at \$29,286. A letter of credit is acceptable. Second by Mr. Barton. Vote 4-0.

Mr. Lehrer requested that the expiration date be set at March 3, 2010. This was approved.

PROPOSED CHANGES TO GMO – Mr. Cahoon presented a 'Consistency Statement' for the board to review. This statement needs to accompany all ordinance changes.

MOTION: Mr. Barton made a motion to approve the Consistency Statement. Second by Mr. Cordes. Vote 4-0.

Mr. Cahoon then presented a revision to Section 160 Final Plat.

MOTION: Mr. Creighton made a motion to approve the revisions to Section 160. Second by Mr. Barton. Vote 4-0.

REVISION TO B&B DEFINITION – At the request of the Town Board, the Planning Board revisited the definition of Bed & Breakfast. After a lengthy discussion;

MOTION: Mr. Barton made a motion to recommend the State's definition of B&B as follows;

"Bed and Breakfast. A business of not more than 12 guest rooms that offer bed and breakfast accommodations to at least 9 but not more than 23 persons per night for a period of less than one week and that:

- a. Does not serve food and drink to the general public for pay;
- b. Serves only the breakfast meal, and that meal is served only to overnight guests of the business;

- c. Includes the price of breakfast in the room rate;
- d. Is the permanent residence of the owner or manager of the business.”

Second by Mr. Cordes. Vote 4-0.

BUILDING PERMIT FORMS REVIEW – This was tabled as Ms. Wagoner stated she could correct the forms on her own.

PUBLIC COMMENT PERIOD – Ms. Melinda Penkava asked if being designated as a B&B has tax advantages. (It does.)

NON-AGENDA ITEMS – Mr. Barton stated that he will have his report on the Coastal Growth Strategies meeting he attended in time for the Town Board meeting.

REVIEW OF LAND USE PERMITS ISSUED – None

REVIEW OF SIGN PERMITS ISSUED:

- 1) Judy Wayland Village Gallery Hodges St.

At the request of Mr. Cahoon the Board reviewed the application and determined that was in compliance. As Ms. Wayland is Mr. Creighton’s wife:

MOTION: Mr. Barton made a motion to recuse Mr. Creighton from the discussion of the sign permit. Second by Mr. Cordes. Vote 3-0.

There being no further business,

MOTION: Mr. Cordes made the motion to adjourn. Second by Mr. Creighton. Vote 4-0.

The meeting ended at 8:20 pm. The next meeting is scheduled for June 30, 2009.

William Marlowe, Chairman

Lori Wagoner, Recording Secretary