

Town of Oriental Planning Board Meeting  
October 28, 2008

The Oriental Planning Board met on Tuesday, October 28, 2008 at 7:00 pm at the Oriental Town Hall.

Present were: Board members Cordes, Creighton, Marlowe, Miller and Olson  
Commissioner Cox  
Planning Board candidate Jim Barton  
3 members of the public.

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

MEETING MINUTES REVIEW –

MOTION: Mr. Miller made a motion to approve the September 30, 2008 minutes.  
Second by Mr. Cordes. Vote 5-0.

THE VILLAGE FOOD EMPORIUM – Mrs. Bama Deal presented plans for a carry-out food establishment to be located at 702 Broad Street. As this is a change in use the board members reviewed her plans.

MOTION: Mr. Miller made a motion to approve the plans for the Village Food Emporium. Second by Mr. Cordes. Vote 5-0.

ST. PETER THE FISHERMAN CATHOLIC CHURCH ZONING RECOMMENDATION –

The Catholic Church on White Farm Road has once again asked to be voluntarily annexed in. The first time the request was made the Board was reluctant to zone the property MU-1 (which would allow the assisted living facility they intend to build) as the majority of the properties in that area are zoned either R-1 or R-3. Conditional zoning was explored as a means to give them the MU-1 zoning they need, the rationale being, should the Catholic Church move, with the conditional zoning the property would revert to a residential zone. However, conditional zoning did not meet with public approval and it was put on a back burner.

Today the Board is still reluctant to zone the property MU and instead decided to amend R-3 zoning. If the amendment is approved by the Town Board, the Planning Board will then recommend zoning the church property R-3.

MOTION: Mr. Miller made a motion to amend Section 66 – Table of Permissible Uses, 7.200 to include assisted living and include R-3 as needing a Special Use Permit. Second by Mr. Marlowe. Vote 5-0.

After further discussion;

MOTION: Mr. Miller made a motion to withdraw the previous motion. Second by Mr. Cordes. Vote 5-0.

MOTION: Mr. Miller made a motion to amend Section 66 – Table of Permissible Uses, by adding 7.500 to read:

7.500 Residential; Assisted Living, Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions.  
In the table, R-3 will have “S” in its column. Second by Mr. Cordes. Vote 5-0.

MATTHEWS PROPERTY ZONING – At the last meeting the Matthews’ property was not zoned as there was a question about annexing non-contiguous land. The property can be annexed and the Board recommended zoning it R-1.

COMPREHENSIVE PLAN – Mr. Olson met with Rob Will to discuss the structure of the Comprehensive Plan (see attached document). Mr. Olson hopes to include plans from each of the other boards and committees. After reviewing Mr. Will’s memorandum the Board will resume discussion at the November meeting.

NON-AGENDA ITEMS – Mr. Olson gave a recap of the meeting held with engineers from Eco Engineering on the proposed plan for “Raccoon Park”, aka the Duck Ponds.

REVIEW OF LAND USE PERMITS ISSUED– None

REVIEW OF SIGN PERMITS ISSUED – None

As this was Mr. Olson’s last meeting, he was thanked for all the work he has done with the Planning Board.

MOTION: Mr. Marlowe made the motion to adjourn. Second by Mr. Miller. Vote 5-0.

Meeting adjourned at 7:55 pm.

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Paul Olson, Chairman

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Lori Wagoner, Recording Secretary