

**PLANNING BOARD
MINUTES
APRIL 12, 2011
CITY HALL
6:30 P.M.**

CALL TO ORDER

Chairman David Giera called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

ATTENDANCE: In attendance were Chairman David Giera, Bill Clark, Sue Franks, Matt Smith, alternate Allen Phillips, alternate Tom VonVoigt, and City Clerk Linda Merry. Shayne Hawn was absent (excused).

Due to the absence of Shayne Hawn, Allen Phillips assumed a voting position on the Board.

APPROVAL OF MINUTES

A **motion** was made by Sue Franks and seconded by Allen Phillips to approve the minutes from the March 8, 2011 meeting.

Vote: 5-0 Motion carried

APPROVAL OF AGENDA

A **motion** was made by Allen Phillips and seconded by Bill Clark to approve the agenda with the following change: move New Business to precede Old Business. This will allow representatives from Paws Place to leave after discussion of their issue.

Vote: 5-0 Motion carried

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

Paws Place - Application for Text Amendment to add Animal Shelter as a permitted use in R-6

Representatives from Paws Place attending the meeting were Nancy Janovetz, Bill Bushkie and Dale Smith. Paws Place is planning a renovation to the current shelter.

Discussion:

David Giera asked if the dogs would be locked inside at night. He was concerned that noise would be an issue.

Dale Smith answered that the dogs would be kept inside at night and they would also be fed inside.

David Giera asked if secondary fencing was part of the planned renovation. Mr. Smith answered yes. The secondary fencing eliminates the possibility of the dogs getting out.

Tom VonVoigt asked why they had chosen to use gravel instead of concrete for some of the runs. Mr. Smith answered that all of the runs would be concrete.

Mr. VonVoigt was also concerned about waste run-off when the runs are cleaned. Ms. Janovetz explained that all dog waste is picked up and triple bagged, then placed into a proper trash receptacle. The residual waste will run off into the ground. This procedure has been approved by the Health Department.

Bill Clark was also concerned about run-off from the outdoor runs. Mr. Bushkie explained that all of the outdoor concrete runs would have proper sloping so that water will flow away from the runs to two acres of vacant land on the property.

David Giera was concerned about residences near the shelter. Ms. Janovetz explained that there is a 5 acre parcel behind the property that is vacant. Dale Smith reported that the closest residence was across the street from the shelter.

Allen Phillips reminded the Board that the purpose of this meeting was to decide whether or not to recommend to the Board of Commissioners to allow animal shelters as a permitted use in R-6. The Building Inspector is responsible for approval of the site plan. He added that the Technical Review Committee had reviewed the application and had made an on-site visit. The TRC is recommending the addition of animal shelters as a permitted use in R-6.

There was a brief discussion about the desire of the Planning Board to require future animal shelters to obtain a conditional use permit. Becky Cummings is currently consulting with the City Attorney regarding this issue.

A motion was made by Allen Phillips and seconded by Sue Franks to recommend to the Board of Commissioners to allow animal shelters as a permitted use in R-6 for any shelters in operation on or before July 1, 2011.

Vote: 5-0 (Motion Carried)

Technical Review Committee - Appoint Planning Board Representative

A motion was made by Sue Franks and seconded by Allen Phillips to appoint Tom VonVoigt as representative to the Technical Review Committee.

Vote: 5-0 (Motion Carried)

Founders Day

Mary Stilwell has asked members from all advisory boards to participate in the Founders Day celebration on Saturday, May 21. Board members volunteered to be present at the tent as follows:

Allen Phillips	11:00 - 12:00
Sue Franks	12:00 - 1:00
Bill Clark	1:00 - 2:00
Matt Smith	2:00 - 3:00
David Giera	3:00 - 4:00

It was suggested that Economic Development Questionnaires could be distributed at Founders Day.

OLD BUSINESS

Conservation District Update

David Gierra reported that the Mayor has not had any contact with the State, except for a thank you letter he had received. The Mayor was under the impression that David Giera or Matt Smith had made contact with the State. The Planning Board thought the Mayor had made contact.

David Giera suggested preparation of a draft memorandum of understanding between the City and the State. This draft would be presented to the Board of Commissioners for review. Matt Smith suggested that he, David Giera and Becky Cummings should meet to prepare the draft.

Economic Development Update

After her meeting with Economic Development staff from UNCW, Becky Cummings prepared a questionnaire to gather public input regarding types of businesses the public would like to attract to the City. These questionnaires have been available at public meetings. David and Becky plan to gather the questionnaires, summarize the results and report back to the board.

Light Industrial Zone

The Board reviewed maps of Brunswick County's industrial zoning and discussed areas of the City that might be best for light industrial zoning. Areas near Bladen Road, West Boiling Spring Road, Antennae Farm Road and Brunswick Street were discussed. A light industrial district would bring jobs to the area and would encourage commercial development.

There was a brief discussion about the blast area around Sunny Point. It would be helpful if the Planning Board had a map showing the blast zone.

Tom VonVoigt commented that the area would need to be close to a main road, with easy access and little or no traffic impact to residential areas.

Allen Phillips reminded the Board that the City's future is west of the City toward Midway Road.

David will meet with Becky to explore some of the areas suggested. He will report back to the board at the May meeting.

Long Range Plan

Matt Smith suggested having copies of the Long Range Plan available to the public at Founders Day. This might encourage more public participation in setting plan objectives. He suggested waiting until after Founders Day to revisit the plan.

OTHER BUSINESS

There was no other business.

ADJOURN

A **motion** was made by Bill Clark and seconded by Sue Franks to adjourn the meeting at 7:50 p.m.

Vote: 5-0 Motion carried

Respectfully submitted by Linda Merry, City Clerk