

**PLANNING BOARD  
MINUTES  
MARCH 8, 2011  
CITY HALL  
6:30 P.M.**

**CALL TO ORDER**

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

**ATTENDANCE:** In attendance were Chairman Dave Giera, Shayne Hawn, Bill Clark, Sue Franks and alternate Tom Von Voigt, UDO Administrator Becky Cummings and Secretary Sylvia Wagner. Absent were Matt Smith (excused) and Allen Phillips (unexcused).

Due to the absence of Mr. Phillips, Tom Von Voigt assumed a voting position on the Board.

**APPROVAL OF MINUTES**

A **motion** was made by Shayne Hawn and seconded by Sue Franks to approve the minutes of the February 8, 2011 meeting.

**Vote: 5-0 Motion carried**

**APPROVAL OF AGENDA**

A **motion** was made by Shayne Hawn and seconded by Bill Clark to approve the agenda as presented.

**Vote: 5-0 Motion carried**

**PUBLIC COMMENTS**

Becky Cummings announced that she and Director Mary Green met recently with the Brunswick County Planning Board and a walking/biking trail called the "East Coast Green Way" was discussed. This trail will run from Maine to Florida and, hopefully, will include Boiling Spring Lakes in its connection to Oak Island.

The first meeting of The Technical Review Committee (TRC) will be held on Thursday March 10 at 10 a.m. at City Hall. Allen Phillips is the Planning Board representative. Paws Place is looking to build a structure to house dogs and would like a change in use in permitted uses. This topic will also be put on the agenda for the next Planning Board meeting.

**OLD BUSINESS**

**Vending Machines**

Dave Giera reported that the Board of Commissioners is holding a public hearing at their regular April meeting. His understanding is that vending machines would be permitted in C1 and C1A. Becky Cummings would like the Planning Board's okay. Dave thought we could consider vending machines permitted in the Recreation District which includes golf course property. He would also like them to be permitted in any future Light Industrial District.

A discussion continued of existing vending machines in the City and a review of the handout to the Planning Board of "Section 6.47 Self Service Ice Vending Units and Other Similar Uses". Vending machines are not mentioned in the Unified Development Ordinance (UDO) and need to be addressed.

**A motion** was made by Bill Clark and seconded by Shayne Hawn to recommend to the Board of Commissioners that they approve “Section 6.47 Self Service Ice Vending Units and Other Similar Uses” with the following changes:

6.47.2 Words and Terms Defined

(f) change “of” to “or”

6.47.4 Standards

(a) strike “Said uses would be considered to be compatible with a convenience store, car wash or grocery store.”

6.47.11 Legal Nonconforming Ice Vending Machine Status

Strike entirely

6.47.12 becomes 6.47.11

6.47.13 becomes 6.47.12

**Vote: 5-0 Motion carried**

A discussion followed of the zoning status of the golf course and Dave Giera suggested we check the past minutes to check on this.

**A motion** was made by Shayne Hawn and seconded by Tom Von Voigt to recommend to the Board of Commissioners that they approve vending machines in all zoning districts except residential and conservation as per “Section 6.47 Self Service Ice Vending Units and Other Similar Uses”.

**Vote: 5-0 Motion carried**

### **Conservation District Update**

Becky Cummings was in touch with Mayor White recently. He has had no contact or information from the State other than a thank you letter for their meeting. Becky stated that the City is waiting for a memo of understanding from the State.

### **Economic Development Update**

Becky Cummings and City Manager Dave Lewis met with Drs. Mark Imperial and John Brennan of UNCW. It was a very positive meeting, but the City needs to do more homework. Input from residents as to their wants and needs would be helpful. The City has a wonderful opportunity to choose what they want. Priorities probably include a drug store and hopefully a food store. The Planning Board could hold a workshop to peak the interest of citizens to get them involved.

The Board will present the topic of economic development during the regular meeting of Tuesday, June 14, 2011 at 6:30 p.m. at City Hall. The Board will advertise and explain economic development.

## **NEW BUSINESS**

### **Light Industrial**

The Board viewed the zoning map of Boiling Spring Lakes and discussed possible areas that would be suitable for light industrial zoning. Dave Giera mentioned that the Bladen Rd. area might be considered. Shayne Hawn wants to avoid any major public reaction that light industrial involves smoke stacks, etc. It could mean assembly, municipal buildings, distribution, telecommunication towers, warehouses, greenhouses, etc.

Becky Cummings added that paving of Antennae Rd. is not dead and the new Doshier Cut Off Rd. is still on. She will check into the Antennae Rd. area property ownership and bring it back to the next meeting.

**Long Range Plan**

A **motion** was made by Shayne Hawn and seconded by Bill Clark to table this topic until next month's meeting.

**Vote: 5-0 Motion carried**

**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 8 p.m.

**Vote: 5-0 Motion carried**

Respectfully submitted by Sylvia Wagner