



City of Boiling Spring Lakes

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**Planning Board
May 8, 2018
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on May 8, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chair, Jeremy Sexton, Gene Fioravante, Lucille Launderville, Adrian Iapalucci, William Rivers

Members Absent:

Bill Sraver; excused

Staff Present:

Nicole Morgan; Clerk to the Board

AGENDA:

A motion was made by Gene Fioravante and seconded by Adrian Iapalucci to approve the May 8, 2018 agenda.

Motion Carried 5-0

MINUTES – April 10, 2018

A motion was made by Lucille Launderville and seconded by Gene Fioravante to approve the April 10, 2018 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

Mrs. Bichson Bush, of 150 Pine Lake Road, requested criteria be added to the Unified Development Ordinance relating to private pumping from the city's lakes. Bichson Bush stated residents are pumping water from the lakes for lawn irrigation and geothermal systems, and expressed her concern for the lack of monitoring of such systems. Bichson Bush stated she submitted a request online, through the Draft UDO Comment page, and also presented her concerns and request to the Board of Commissioners at their regularly scheduled meeting on May 1, 2018. Bichson Bush stated her request is that the city add criteria to the Unified Development Ordinance regarding the usage of pumps on city lakes, in order to ensure such pumps are not harmful to wildlife, do not prevent access to the lakes, do not drain lakes below the proper levels, and do not conflict with the city's noise ordinance.

Discussion was held with Bichson Bush regarding her concerns and Adrian Iapalucci asked her if she has observed any issues relating to the usage of such pumps. Bichson Bush explained her neighbor is using the lake for irrigation and stated the noise of the pump is a nuisance, and the pipe goes out at least 5 or 6 feet, impeding access. Bill Clark explained to Bichson Bush that a text amendment would be required in order to address criteria for pumping from city lakes. Further discussion was held regarding whether or not geothermal systems circulate their own water and Bichson Bush stated they pull water from the lakes. Bill Clark explained the city does not currently require permits for pumping from city lakes. Gene Fioravante explained the amount of lake water used for irrigation purposes is miniscule, in comparison to the amount of water the lakes receive from other sources, and noted the monitoring of the length of the pipes may be something that needs to be addressed.

OLD BUSINESS:**1. Home Occupation Definition ~ Text Amendment**

Bill Clark explained, since the Draft UDO has not yet been adopted, a text amendment to the definition of home occupation, under Article 6, is not required. Bill Clark stated he will recommend to the Board of Commissioners, at their next meeting, that the verbiage in the Draft UDO be updated in accordance with the changes discussed at the April 10, 2018 Planning Board meeting.

A motion was made by Adrian Iapalucci and seconded by Lucille Launderville to rescind the vote made on April 10, 2018 to recommend approval of the text amendment to Article 6.

Motion carried 5-0

NEW BUSINESS:

None.

OTHER BUSINESS:

None.

A motion was made by Gene Fioravante and seconded by Lucille Lauderville to adjourn the meeting at 7:18 p.m.

Motion carried 5-0

*Respectfully submitted by,
Nicole Morgan, Clerk to the Board*