

Sunset Beach Planning Board-Town of Sunset Beach

Minutes From May 7, 2009

Members Present

William McDonald-Chairman
Leon August
Bob Perry
Al Seibert
Sybil Kesterson

Members Absent

Eddie Walters
Gene Allen

Staff

Jeff Curtis
Cindy Nelson

1. Call to Order-9:00 AM.
2. Roll Call-Quorum Present
3. Agenda Comments-None
4. Approval of Minutes-**March 5, 2009 minutes approved by Seibert. Seconded by August. Motion carried unanimously.**
5. Zoning Administrator Report-None
6. Building Inspectors Report-None
7. Old Business-None
8. New Business
 - a. Proposed List of Plants for Seashore Conditions

Seibert moved the approval to accept the list. Seconded by Perry. Motion carried unanimously.

- b. Proposed Changes to Section 150.220 (5) (c) (i) Additions or Improvements to Post Firm Structures.

Curtis explained that a property that was not in a flood zone prior to the flood maps changing in 2006, are now in a flood zone. Any one wanting to make an addition or non substantial improvement to their home would be required to come up to standards to the current flood maps. This is not always practical.

The Chairman entertained a motion to send the proposal to council. Perry made the motion. Seconded by August. Motion carried unanimously.

c. Consideration of Possible Changes to Sections 151.146 Permitted Uses and 151.148 (J) Dimensional Requirements

Curtis stated that an applicant wanted to put an accessory structure on his lot which is not practical in his case as the house is in most of the buildable area of his lot.

Curtis further explained that our current ordinance allows accessory structures outside the buildable portion of a lot in MH-1 and MH-2. BR-1 and BR-2 the storage areas are typically under the homes. It is the Mainland Residential districts that do not allow accessory structures outside the buildable portion of the lot.

Curtis said he is not recommending approval, but, asking the Board to review this issue, if the Board finds it is something to consider amending, it can be brought to a workshop meeting for further discussion.

McDonald asked Curtis what the downside of this issue was and Curtis said appearance would be a downside. On the upside, he said, people need places to store their stuff.

Seibert suggested this be moved to a workshop, he also suggested comparing other jurisdictions and what they allow.

No vote taken as it was agreed by all members to move the discussion to a workshop.

9. Comments from Visitors-None

10. Adjournment-Meeting adjourned at 9:30 AM. **August approved the motion. Seconded by Perry. Motion carried unanimously.**

Bill McDonald-Chairman

Cindy Nelson-Secretary