



Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of October 5, 2017

DRAFT

Members Present: Chairperson Tom Vincenz, Greg Jensen, Noelle Kehrberg, Len Steiner

Members Absent: None

Staff Present: Hiram J. Marziano II; Planner, Cindy Nelson; Planning Board Secretary

Others Present: N/A

Chairperson Tom Vincenz called the meeting to order at 9:00 a.m. and established that a quorum was present.

Amend or Approve Agenda: Amend the agenda to add to under New Business Item A, Mixed Use Subdivision review of plat plan.

CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE REVISED AGENDA. MOTION MOVED BY LEN STEINER, WITH A SECOND MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

The Pledge of Allegiance was recited by all in attendance.

Public Comments: None

Consideration of Approval of Minutes: Consideration of approval of minutes from the September 21, 2017 Meeting. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE MINUTES WITH MINOR CHANGES. MOTION MOVED BY GREG JENSEN, WITH A SECOND MADE BY LEN STEINER. MOTION CARRIED UNANIMOUSLY.

Old Business

TA-17-07: Amend the Town of Sunset Beach UDO to include the Building Inspector Under a Newly Established Part VII of Article 3. Action Item w/Attachment.

WITH LITTLE DISCUSSION: CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE AS CONSISTANT WITH THE 2010 LAND USE PLAN AS WRITTEN IN CONSISTANTENCY STATEMENT ACTION ITEM A. CHAIRPERSON VINCENZ READ THE CONSISTANTENCY STATEMENT AS PROVIDED IN THE TEXT AMENDMENT. MOTION MOVED BY NOELLE KEHRBERG. SECOND MADE BY GREG JENSEN. MOTION CARRIED UNANIMOULSY.

New Business

Addition of New Business Agenda Item A; Mixed Use District (MUD) Subdivision Request. Hiram proceeded to explain the need for this agenda addition. The developer of the MUD wants to dedicate the lakes and roads in the MUD to the Properties Owners Association. The subdivision as a whole has long been approved. Hiram proceeded to say that in Article 13 of the UDO, all subdivisions have to have the approval of the Planning Board.

After some discussion, Len and Noelle expressed concerns that the POA and the General Public do not have knowledge in regard to this action. The consensus was to put this item on the November 2 agenda to give time for public notice. The developer representative Dave Stuart will be made aware of this and the Planning Board would like Dave Stuart to be present so they can ask questions.

Administrative Items

a. Director and Staff Comments

Hiram informed the Board that as of 2005 the Consistency Statements are to be read into the minutes. He further explained how the law reads and what it means to the Town from a procedural standpoint.

Adoption of the Land Use Plan is still working through its review process by Town Council. The hope is that it will be adopted in November.

Pelican Square started improvements on its property, however, the work was started without permits being issued so they have had to stop until all the proper permits are issued. The landscape plan they submitted meets or exceeds the UDO requirements. The developer is actively working to get new tenants in the building such as a pizza restaurant and a bagel shop.

Town Council denied the request to change the density in the BB-1 Zoning District. In the meantime, an application was submitted by a builder to construct a duplex on 27th Street.

The application was denied as the plans that were submitted were for a quadruplex instead of a duplex, as well as other design issues.

b. Board Member Comments and Request for Future Agenda Items-None

Public Comments-None

Adjournment: 9:35 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY LEN STEINER. SECOND MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

Town of Sunset Beach
Planning Board

Tom Vincenz, Chairperson

Submitted by:

Cynthia Nelson, Planning Board Secretary

***Minutes from the September 21, 2017 meeting were approved at the October 5, 2017 meeting.