



Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of September 7, 2017

DRAFT

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

Members Absent: Bob Tone

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: Agenda approved unanimously.

The Pledge of Allegiance was recited by all in attendance.

Postponement or Withdrawal Requests: None

Public Comments: None

Consideration of Approval of Minutes: Consideration of approval of minutes from the August 3, 2017 meeting and the August 31st Special Call meeting. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE MINUTES WITH ONE CHANGE TO THE AUGUST 3RD MEETING MINUTES. LEN STEINER MOVED THE MOTION WITH A SECOND MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOUSLY.

Old Business-None

New Business

Discussion on the Presentation Given by Lauren Kolodji on August 31st, Regarding Stormwater Runoff and Watershed Restoration Planning. Discussion Only/ No Attachment.

Hiram informed the Planning Board that the Town is hiring a Stormwater Manager. This position will oversee stormwater issues, identify problems and help implement solutions, these being a

couple examples of what the job description entails. Hiram asked the Board for input on issues that the Stormwater Manager may be able to help with.

The Board identified the following key concerns:

- The amount of impervious surfaces used for parking for commercial building, what is currently in place at local businesses and what can be done for future building.
- Revisit the 30% impervious surface coverage rule, where did it come from and why that percentage. Can it be changed to less?
- Visit standards and solutions to validate the 30% coverage rule. It's an item the State is looking at changing.
- Consider allowing homeowners to use their abandoned septic tanks for water runoff.
- Educate homeowners on what can be done on their property to reduce water runoff.

Len Steiner was curious to know the current status of the water quality since public sewer service has become available and septic tanks are no longer widely in use. Hiram said he would get an answer from Public Works. He further commented that water quality in our area is affected not only by our own Town but also by runoff from other Towns. He said it could take up to ten years or longer to really get pipes flushed out.

Additional discussion on the matter ensued.

Chairperson Vincenz appealed to Noelle Kehrberg and asked her if she could reach out to Lauren Kolodji and find out what resources are available to help educate homeowners on how they could make water runoff improvements to their property's.

Administrative Items

a. Director and Staff Comments

Hiram made the comment that Wes MacLeod from the COG and himself have continued to work together to create draft language for the sign ordinance changes. Hiram is hoping that information will be ready for review next month.

Chairperson Vincenz offered that Town Council will possibly be ready to adopt the Draft Land Use Plan by November 1, 2017.

Hiram informed the Planning Board of the following: a new duplex building is starting construction on North Shore and 27th Street, Pelican Square is installing a new sign for it's shopping center, the sign is in the buffer area and will have to adhere to Gateway Corridor

standards. There will be some building upgrades and new businesses occupying the spaces.

He continued that Town Council has some comments on the proposed Minimum Housing Standard. The Building Codes are getting ready to change and the Building Inspector will review those changes as some reworking of the current draft language will need to incorporate some of those Building Code changes. Adoption of the standard should take place in the beginning of 2018.

Flood Maps: As per FEMA there is no definite time frame when the new maps will be available for adoption.

Lastly, Hiram brought up issues the Town is having with chickens on residential property's. He will present a Text Amendment to the Planning Board in November with clear language on what it allowed. As of now the ordinance is up for interpretation.

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

Public Comments-None

Adjournment: 9:45 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY GREG JENSEN. SECOND MADE BY NOELLE KEHRBERG. MOTION CARRIED UNANIMOUSLY.

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Tom Vincenz, Chairperson

Submitted by:

Cindy Nelson, Planning Board Secretary

***Minutes from the August 3rd meeting and the August 31st Special Call meeting were approved at the September 7, 2017 meeting.