

Incorporated 1927

# Town of Lake Lure

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## Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, February 19, 2013

Lake Lure Municipal Center

### **ROLL CALL**

**Present:** Ric Thurlby, Vice Chairman  
John Wisniewski  
Bruce Barrett  
Thomas McKay  
Charlie Ellis  
  
John Moore, Town Council Liaison

**Absent:** N/A

**Also Present:** Andrea Calvert, Town Clerk  
Shannon Baldwin, Community Development Director

### **APPROVAL OF THE AGENDA**

Vice Chairman Ric Thurlby called the meeting to order at 9:30 a.m. Mr. Barrett made a motion to approve the agenda. Mr. Wisniewski seconded the motion. All were in favor.

### **APPROVAL OF THE MINUTES**

The Board discussed the portion of the December 18, 2012 minutes concerning Lago Vista Subdivision.

The minutes of the December 18, 2012 regular meeting were approved upon a motion made by Mr. Wisniewski and seconded by Mr. Ellis. All were in favor.

### **ELECTION OF THE 2013 ZONING AND PLANNING BOARD OFFICERS**

Mr. Barrett nominated Tom McKay to serve as chairman of the board. Mr. Ellis seconded the motion. All were in favor.

Mr. Ellis nominated Ric Thurlby to serve as vice chairman of the board. Mr. Wisniewski seconded the motion. All members were in favor.

The board held a discussion concerning the regular meeting dates, but agreed to continue to hold their regular meetings on the third Tuesday of each month.

## **NEW BUSINESS**

### **(A) Discussion regarding expanding the Zoning and Planning Board membership from five to seven members.**

Tom McKay asked Community Development Director Shannon Baldwin to provide background information concerning expanding the Zoning and Planning Board.

Mr. Baldwin explained that increasing the number of board members may or may not be beneficial. Mr. Baldwin further explained that in some cases a larger board is necessary to provide better representation of town citizens and that expanding the board may also be a good way to take advantage of expertise available among town citizens.

Mayor Bob Keith stated that the idea of expanding the board occurred because there were multiple qualified applicants for the last Zoning and Planning Board appointment. Mr. Keith explained that with all activities we have coming up in town, he feels it may be beneficial for the board to have more members like other town boards, such as the Lake Advisory Board and the Board of Adjustments.

Commissioner Mary Ann Silvey stated that former Zoning and Planning Board Chair Paula Jordan expressed support for the idea of adding more members to the board to provide an opportunity for more citizens to be involved with the board.

After discussing the advantages and disadvantages to having a larger Zoning and Planning Board, it was the consensus of the board to leave the Zoning and Planning Board membership at five at this time and potentially involve more citizens in the board through subcommittees.

Community Development Director Shannon Baldwin stated that the board could become a planning board in an effort to concentrate their focus on a more specific area. Mr. Barrett stated that the board visited the topic in previous meetings, but the board did not approve the idea.

Chairman Tom McKay asked the board to review the Zoning Ordinance, especially sign regulations, and look at what the board is trying to accomplish.

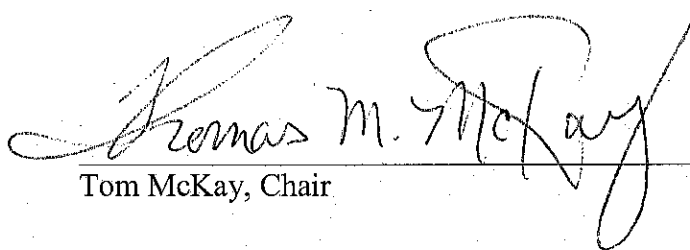
The board discussed the importance of facilitating outcomes that are favorable to the town while maintaining certain standards.

Mr. Wisniewski expressed concern about enforcement of the current sign regulations, specifically concerning old signs around town. Mr. Wisniewski explained that he feels the current regulations are not being enforced on some properties because of who the property owner is.

Mr. Baldwin stated that he did not recall a case where staff decided not to pursue a case based on who the owner was. Mr. Baldwin further explained that some signs that precede the regulations are grandfathered in and other signs may be licensed by the state.

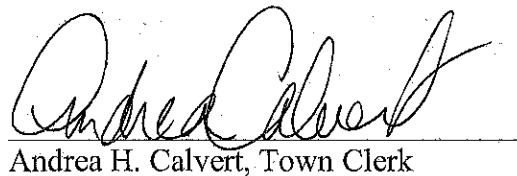
### **ADJOURNMENT**

Upon a motion by Mr. Barrett and seconded by Mr. Wisniewski, the meeting was adjourned at 10:55 a.m. The next regular meeting is scheduled for Tuesday, March 19, 2013 at 9:30 a.m. at the Lake Lure Municipal Center.



Tom McKay, Chair

### **ATTEST**



Andrea H. Calvert, Town Clerk