



**Minutes of the Special Meeting of the
Lake Structure Appeals Board**

**Tuesday, August 27, 2019
1:00 p.m.**

Chairman. Hoek called the meeting to order at 1:01

ROLL CALL

Present:

**Mark Hoek, Chairman
Bill Bay
Wyn Hardy- Alternate
Neil Gurney
David Lusk
Stephen Webber, Council Liaison
Al Joyner- Alternate**

**Absent: Lyn Weaver
Melvin Owensby**

**Also Present: Mitchell Anderson, Development and Environmental Review Specialist
Brad Burton, Community Development Director
Sha'Linda Pruitt, Recording Secretary**

APPROVAL OF THE AGENDA

Chairman Hoek asked for a motion to approve the agenda.

Mr. Bay made a motion to approve the agenda and Mr. Lusk made the second. All voted in favor.

APPROVAL OF THE MINUTES

Chairman Hoek asked for a motion to accept the minutes as presented from May 28, 2019?

Mr. Bay made the motion to approve the minutes and Mr. Hardy gave the second. All voted in favor.

NEW BUSINESS

- (A) LSP-2019030, a request from Eric Kunath with K Enterprises Inc for approval of a decktop accessory structure. The property (Tax PIN 1646502) is located at 167 Gottlieb Getaway, Lake Lure, North Carolina.

All parties were sworn in. Mitchell Anderson, Brad Burton, Eric Kunath and Ina.

Chairman Hoek asked for ethical considerations. Does any board member have any known conflicts of interest? Have there been any ex parte communications or anything that would render a board member from being able to make an impartial decision?

No board member had any conflict of interest towards this case.

Staff presentation was given by Mitchell Anderson

Mr. Eric Kunath, representing property owner Ina, is requesting approval to build a decktop accessory structure required by section 94.05(E)(2) of the Lake Structure Regulations. The property (Tax PIN 1646502) is located at 167 Gottlieb Getaway.

Based on review of the submitted plans, the proposed decktop accessory structure does not exceed the required height of 10 feet above the surface of the rooftop deck; it does not exceed 50% of the area of the rooftop deck or 150 square feet, whichever is less; the proposed structure is completely open on all sides; it is located abutting the shoreward end of the rooftop deck and does not extend beyond the midpoint of the deck; it does not include any sanitary facilities nor are any storage containers shown on the plans.

The proposed decktop accessory structure is a prefabricated structure that has been certified by a professional engineer, attachments enclosed. Due to the distance between the subject boathouse and adjacent boathouses, it is unlikely that the proposed decktop accessory structure will obstruct the view of the lake from any adjacent or nearby properties.

Mr. Gurney asked for more information regarding the exact measurements of the structure. Mr. Anderson let him know that everything was correct.

Chairman Hoek asked where there any comments from neighbors. Mr. Anderson replied no.

Eric and Ina declined to give any additional testimony

Each board member agreed that the application is complete and that there is no reason to deny this request. All members voted yes to approve.

With regard to application LSP-20190030 for a decktop accessory structure, I move the Board to find that the proposed structure (1) meets the standards for a decktop accessory structure contained in § 94.05(E)(2) of the Lake Structure Regulations, and (2) will not materially obstruct the view of the lake from any adjacent or nearby properties. Accordingly, I further move the Board to approve the application in accordance with and only to the extent represented therein

Hoek asked for a motion. Mr. Hardy made the motion and Mr. Bay gave the second to accept the motion all voted in favor.

Commissioner Webber made an announcement The Marine Commission held a special public forum on 8/13/19 to discuss and gather input on the cycle and timing of lowering the lake. The purpose of lowering the lake during the off season is to allow lakefront property owners to

maintain their lake structures, including boathouses, docks and seawalls. Ultimately, the Marine Commission voted to begin the drawdown of the lake by 5-6 feet on December 1, 2019, and to begin raising the lake to full pond on February 10, 2020.

The next announcement made was in regards to the indoor picnic to thank the board members for their acts of service. The picnic will be held on September 25, 2019 at 12:00pm noon till 2:00pm at the Lake Lure Municipal Hall.

The other announcement sept 6 there is a volunteer picnic to honor the service provided by each board member

OLD BUSINESS

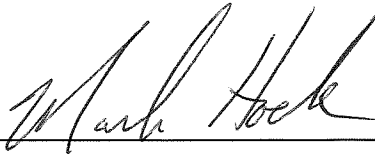
None

ADJOURNMENT

Chairman Hoek requested a motion to adjourn. Mr. Hardy made the motion to adjourn. Mr. Gurney second the motion. All voted in favor.

The meeting was adjourned at 1:17 p.m.

ATTEST:



Mark Hoek, Chairman



Sha'Linda Pruitt, Recording Secretary