

Village of Pinehurst  
Planning and Zoning Board  
July 2, 2015  
MINUTES

Planning and Zoning Board  
July 2, 2015  
Council Conference Room  
4:00 p.m.



## MINUTES

### Board Members in Attendance:

Fred Engelfried, Chairman  
Jay Snyder, Vice Chairman  
Richard Ashton, Board Member  
Myles Larsen, Board Member  
Leo Santowasso, Board Member  
Betty Sapp, Board Member  
Joel Shriberg, Board Member

### Board Members Absent:

Carol Henry, Board Member  
David Kelley, Board Member

### Staff in Attendance:

Kevin Reed, Planning and Inspections Director  
Bruce Gould, Principal Planner  
Gwendy Hutchinson, Planning and Administrative Assistant

### I. Call to Order

*Chairman Fred Engelfried called the meeting to order and declared that there was a quorum present.*

### II. Approval of Minutes: June 4, 2015.

*Betty Sapp made a motion to approve the June 4, 2015 Minutes with the correction of adding continuation of the Public Hearing in the motion; Leo Santowasso seconded the motion, which was unanimously approved.*

### III. Continuation of the Pinehurst Trace/R8 Public Hearing

The purpose of the public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance (PDO) Table 9.2a Table of Dimensional Requirements. This proposed amendment would allow a home being constructed in the R-8 Zoning

District to exceed the maximum impervious surface coverage of 42.5% in order for the home to contain up to 2,400 sq. ft. The applicant is the Village of Pinehurst.

*Bruce Gould, Principal Planner stated that at the Board's request he and Kevin Reed, Planning and Inspections Director met with the David Ward, Manager of HOA for Pinehurst Trace and Bill Keith, HOA for Village Acres regarding the proposed text amendment.*

*David Ward addressed the Board regarding the proposed text amendment. He went on to say that there are 18 lots left and of those 18; 11 lots are marketable. The Pinehurst Trace HOA owns 3 lots. David stated that he would like to see Pinehurst Trace be built out as planned.*

*Bruce Gould, Senior Planner stated that GIS data shows that there are 26 vacant lots of which 3 are currently under construction.*

*Wally Mauch, HOA member addressed the Board and stated after having spoken with neighbors, there are some residents that are concerned with drainage and storm water issues.*

*Leo Santowasso made a motion to adjourn the continued hearing and re-enter into the regular meeting; Jay Snyder seconded the motion; which was unanimously approved.*

*Jay Snyder asked why this issue couldn't be dealt with by a case by case basis through a variance instead of giving a blanket approval for all of the lots effected. Richard Ashton and Fred Engelfried agreed with Jay.*

*Joel Shriberg stated that he would have liked to hear from the residents that would be effected.*

*After discussion, Jay Snyder made a motion to deny the proposed text amendment Table 9.2 a Table of Dimensional Requirements; Leo Santowasso seconded the motion, which was unanimously approved.*

#### **IV. General Discussion**

- Possible discussion of swimming pool regulations (PDO)  
*Staff is to bring to the Board options for allowing above ground pools.*
- Juniper Lake Road subcommittee status

*Bruce Gould, Principal Planner informed the Board that Village Council voted 4-1 to de-annex the property on Juniper Creek Blvd. The sub-committee consisting of Myles*

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*Larsen, Leo 4Santowasso, David Kelley, and Fred Engelfried will be meeting July 16, 2015 for further discussion.*

- Murdocksville Road Initiative

*Bruce Gould, Principal Planner informed the Board that he had been in contact with a realtor at Manning Realty Group but hasn't heard back from anyone.*

- Proposed 211 follow-up, if any

*Council members are seeking guidance from the Planning and Zoning Board in regards to the 211 Corridor Study/ETJ.*

- Successions

*Due to a heavy work load, Jay Snyder resigned as being Vice-Chairman. The Board voted 6-0 in favor of appointing Joel Shriberg as Vice-Chairman.*

- Senate Bill #25

*Kevin Reed discussed with the Board that exterior elements of a residential home can no longer be regulated by the Village except in the Historic District or neighborhoods such as Pinewild.*

**V. Next Meeting Date: August 6, 2015**

**VI. Comments from attendees.**

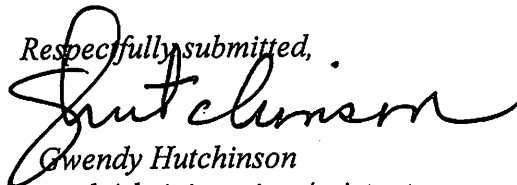
*There were no comments from attendees.*

**VII. Motion to Adjourn**

*Jay Snyder thanked Chairman Engelfried and the Board for putting up with his busy schedule.*

*Leo Santowasso moved to adjourn the meeting. The motion was seconded by Joel Shriberg and carried unanimously. The meeting adjourned at 5:20 pm.*

*Respectfully submitted,*



Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst