

**Planning and Zoning Board
May 4, 2017
Village Assembly Hall
4:00 p.m.**



MINUTES

Board Members in Attendance:

Fred Engelfried, Chairman
David Kelley, Vice Chairman
Leo Santowasso, Vice Chairman
Kevin Drum, Board Member
Jeff Haarlow, Board Member
Carol Henry, Board Member
Myles Larsen, Board Member
Mike Marsh, Board Member

Board Member Absent:

Cyndie Burnett, 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 Engelfried called the meeting to order.

II. Approval of Minutes: April 6, 2017

Leo Santowasso made a motion to approve the April 6, 2017 Minutes; Myles Larsen seconded the motion, which was unanimously approved.

Upon a motion by David Kelley, seconded by Mike Marsh, the Board unanimously agreed to recess its meeting and enter into Public Hearing #1.

III. Public Hearing

The purpose of the public hearing is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, Section 8.6, SR-2(4), "Dwelling, Townhouse/Cluster Dwellings", Section 8.6, SR-3(1), "Dwelling, Multi-Family"; and, Section 10.2, "Definitions". These amendments would require a minimum of 1,500 heated square feet for townhouse/cluster dwellings and multi-family dwellings; and, add a definition for "Heated Square Footage". The applicant is John E. Farrell.

Bruce Gould, Principal Planner stated that property owners were notified and that the property had been posted. Bruce Gould went on to read a portion of the staff report into the record.

Jack Farrell stated that by adding the word "heated" to the multi-family minimum size requirements will prevent any confusion as to the dwelling unit size for multi-family units, add clarity to the requirement and be consistent with the requirement for single family units in the Pinehurst Development Ordinance (PDO) which presently specify minimum dwelling unit size in terms of "heated square feet." Adding the definition of "heated square feet" to section 10.2 will further clarify the requirement and will ensure that the measurement will be for the living/habitable part of the building.

Bruce Gould, Principal Planner brought up that this proposal needs to be vetted by the planning and zoning board to make sure it does not raise any legal issues.

Upon a motion by David Kelley, seconded by Leo Santowasso, the Board unanimously agreed to Close Public Hearing #1 and re-enter into its regular meeting.

After a lengthy discussion, the Board unanimously decided to put off voting and to continue this discussion and allow staff to speak with the village attorney as well as seek additional information for the board to consider at a Work Session on Thursday, May 11, 2017 at 4:00 pm in the Village Council Conference room.

IV. Old Business

Leo Santowasso asked about the requirement of parking spaces at Community Presbyterian Church and asked if Village Council could be told that the Planning and Zoning Board desires to review.

Fred Engelfried asked if the Signage Sub-Committee could meet prior to the next Planning and Zoning Board meeting on June 1, 2017.

Kevin Drum commented that Vice-Chairman David Kelley did a great job filling in for Chairman Engelfried at our last meeting.

V. New Business

Vice-Chairman David Kelley nominated Leo Santowasso as 2nd Vice-Chairman; Mike Marsh seconded the motion, which was unanimously approved.

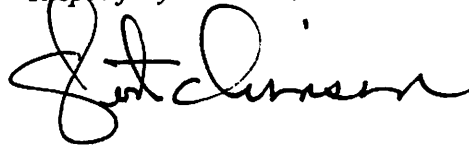
Chairman Engelfried informed the Board that they are looking for applicants in the ETJ, if anyone knows of anyone that may be interested let the Chairman know.

VI. Next Meeting Date: June 1, 2017

VII. Motion to Adjourn

With no further discussion, Chairman Engelfried adjourned the meeting at 5:29.

Respectfully submitted,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*