



ORIGINAL

**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION
Tuesday, May 28, 2019**

Attendees: Adam Peaper, Town Planner; Breana Love, secretary; Tom Bemenderfer, Representative from Parr Richey; Ed Whaley; Jay Thompson

1. Call Meeting to Order – By President (Steve Maple)
2. Pledge of Allegiance & Moment of Silence
3. Roll Call: Don Joiner, Samantha Crouse, Steve Maple, Cathy Vandivier, Jason Love, Breana Love.
4. Determination of Quorum (5 of 7 members were present)
5. Approval of Minutes from March 26, 2019: Don motioned then Samantha seconded. All ayes to follow, motion carries.
6. Public Comments: Ed Whaley, owner of property on 233 N Meridian, which is zoned for General business. Asking if can keep what is currently there until he either sells or builds something else. His old permit has expired and he will need a new building permit. He plans to build a pole barn type building for a cabinet shop.
 - a. Cathy made mention that the lot is unattractive at the moment.
 - b. Samantha asked if he has a buyer, to which he believes he does.
 - c. Adam said if he applies for a demolition permit, he has 3 years to complete. If it does not sell, he plans to start building next year.
 - d. Steve made clear the violation issue is that, after he demo'ed half of the building the remaining building is under the required minimum 500 sq. ft.
 - e. Samantha recommend \$800+ fine since it expired in February and since he received the letter about the issue of the expired permit.
 - f. Cathy verified there has been any communication with Mr Whaley about the expired permit before now.
 - g. Samantha made a motion to hold on any fines, bearing that Mr Whaley applies for the appropriate permits. If that is not done within the next weeks,

finer will be retroactive to now. She also suggested a letter be sent tomorrow about the expired permit and if it is done by then, fines will start. No changes to demolition time.

- h. After more discussion, Jason asked the board to pause the enforcement of the fines, for a set amount of time then reevaluate status.
- i. Ed restated, the building will stay while the applications and such are being done.
 - i. To which Samantha suggested delaying until the Sept 24, 2019 meeting, with the condition that Ed brings plans and proof of progress.

7. Old Business - None

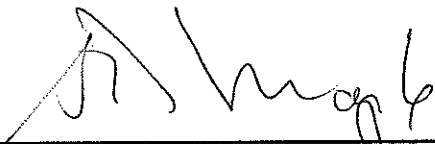
8. New Business

- a. **Discussion of Town publishing and mailing notices of public hearings instead of applicants:** Adam sending out notices in the future instead of the applicants will save the Town money, currently Adam has to verify the publishing message and dates as well as approving the letters and who they are sent to all at the Town' expense. This way the applicant will for this service.
- b. **Discussion of potential solar and wind energy standards for the UDO:** Don stated he wouldn't want a 300ft windmill by his yard. Adam said there is a difference between the major/minor and can be standards on appearance. Cathy wouldn't like to see any more unattractive properties and would like to discuss at a later date. Adam suggested they could be considered an accessory structure. Steve asked Adam to come up with some suggestions on how to proceed with requirements.
- c. **Discussion of temporary sign standards and enforcement.** Adam said the ordinance currently says that temporary portable signs can be used for no more than 10 days, but no more than 4 times a year and that requires a \$30 permit; The Methodist has two, the ice cream shop has one, Subway has

one. Samantha asked if there was a way to permit 2-3 days instead of using the 10 days at a time, suggested an intermittent permanent permit and reup once a year. Jason suggested classifying the signs, feather, poster, etc. State law exempts the open house, home for sale signs. Adam will come up with suggestions for the next meeting. Tom supported the notion of having a rule in place to point to in regard to size, etc. Steve suggested annual fees and site plans as to where the signage would be.

9. Potential and/or On-going Enforcement: None of this time.
10. Miscellaneous: None at this time.
11. Board Comments: Cathy made a comment about the sign ordinance and needs someone to take them out of the ground, they are in the town right of way and they're not supposed to be there.
12. Adjourn made by Jason then seconded by Samantha. All ayes to follow.

NEXT REGULAR MEETING: June 25, 2019



Steve Maple, President

Matt Cooper

Samantha Crouse



Jason Love




Don Joiner

Linda Ash



Cathy Vandivier

Attest: 

Bre Love

5798/19

PLAN COMMISSION

NAME	Address
Ed Whaley	502 Poplar Dr.
JAY THOMPSON	7722 QUAIL CREEK