

Town of Beech Mountain

Planning Board Minutes

September 4, 2007

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:02 am. Other Board Members present were Bill Watson and John Hoffman, joined later by Andy Porter. Also present were Mayor Rick Owen, Town Council members Paul Piquet, Gil Adams and Pete Chamberlain, and Town Manager Michael Boaz.

1. Adoption of Agenda

The agenda was accepted as presented.

2. Approval of Minutes

Mr. Watson moved to approve the August 7, 2007 minutes as submitted, seconded by Chairman O'Connell, motion carried unanimously.

3. Preliminary Plat Review, Ski Village

Chairman O'Connell explained that setbacks from Village Road were only 15 feet on the plat submitted but needed to be 20 feet. Phil Schepens, developer of Ski Village, agreed to make the change. Several residents of the area surrounding Ski Village were present and voiced their concerns about water runoff in the area. After a brief discussion Mr. Watson moved to accept the plat with the conditions that a storm drainage study is conducted and improvements made accordingly. The movement was seconded by Mr. Porter and passed unanimously.

4. Conditional Use Zoning Overlay

Mr. Vernon Holland, builder and realtor, requested a conditional use overlay on two lots he recently subdivided and began work on in an R3A zoning district. The land was zoned to accommodate multi-family development and Mr. Holland wishes to only put one home on each of the two subdivided parcels. After a brief discussion Chairman O'Connell moved to recommend the subdivision and house placement as shown on the plat provided. Mr. Porter seconded the motion and it carried unanimously.

5. Zoning Ordinance Change

Section 605.02 allowed 30 days for an appeal to be filed, but staff recommended changing the filing time limit to 10 days. Also, Article I under the Enforcement of Ordinances had a time limit for payment of penalties that was different than the time period identified in Section 1401. Staff recommended that both ordinances should read that payment of penalty has a 10 day time period for payment. Mr. O'Connell moved to recommend the suggested changes. Mr. Porter seconded the motion and it passed unanimously.

6. Other Business

No Other Business.

Adjournment

With no further business, Mr. Porter moved to adjourn the meeting, seconded by Chairman O'Connell, the motion carried unanimously. The meeting adjourned at 9:42 am.

Respectfully Submitted

Bobby Dziewulski
Secretary to the Board