

# Planning Commission Meeting

Wednesday, August 3, 2022

Present: George Still (Vice Chair), Bill Staker, Dan Malloy, Lee Adams, Susan Trentham

Absent: Rick Webster (Chair), Trudy Carter

Chair George Still called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

*July 6, 2022*

**Motion:** Lee Adams made a motion, seconded by Bill Staker to accept the minutes from July 6, 2022. All in favor, motion carried.

## Concept Review

*File 2022-057 – Nicholas Loop – Bridgepoint Townhomes*

Notification of this review was sent to all adjoining property owners. Rob gave a brief introduction of the process and the project. Here tonight on behalf of the project was Amber Durand (Realtor), Earl Robinson (Owner), Charlie Barnett (Engineer). Tom Fruehstorfer (KCI Town Engineer) was also in attendance.

The lots were created in 2008 and development of one set of 5 homes, was completed. There are 14 homes that remain to be completed. There were a few improvements made to the site during the construction of the first 5 homes. They needed to review and redesign the Stormwater Management Plan. This plan has been approved and is awaiting signature. They do not plan to change the design or layout of the community (roads, footprint of homes, water/sewer locations). Water/Sewer Allocation Fees for the remaining homes would be due prior to a building permit being issued. Building Height needs to be added to the drawings. Water and Sewer lines will be video examined to ensure existence and location. There is still discussion regarding Nicholas Loop being a private or town road. Another discussion is the maintenance of the open space and stormwater management. Should it be a private Homeowners Association or a Special Taxing District in the Town? Most felt Homeowners Assoc. is the way to go if allowed in Town. A traffic study of some sort was done and there is an approved County Road Traffic Plan. Would it make sense for Nicholas Loop be a one-way street? The estimated timeframe for construction, once all approvals are given, would be approximately 9 months to a year. Based on the CDO, because these lots were created before June of 2010, sidewalks and streetlights are not a requirement.

## Action Items:

*Letter of Support to Board of Appeals – 105 Bohemia Ave.*

Add that the vote was 4-3.

**Motion:** Bill Staker made a motion, seconded by Lee Adams to approve Letter of Support to Board of Appeals – 105 Bohemia Ave. with the addition of the vote count being placed in the letter. All in favor, motion carried.

*File 2022-058 – 508 Second Street – Renovate and Repair Home on Existing Footprint*

JR Leonard, from Avalon was here to discuss the project. He believes they took the Commission's suggestions from the last review and created a better project. There is a lease agreement in progress with the Town for the property that is over the line on town property. The plan is for the existing foundation to remain. All repairs will remain within the existing footprint.

**Motion:** Lee Adams made a motion, seconded by Bill Staker to approve File 2022-058 – 508 Second Street – Renovate and Repair Home on Existing Footprint pending a lease agreement with the Town for the encroachment. Lee Adams, George Still, Bill Staker, and Susan Trentham in favor, motion carried. Dan Malloy, against.

*File 2022-063 – 11 Bohemia Ave – Temporary 10' x 12' Band Platform*

The Town was made aware of a wooden structure built out over the rip rap at the Bayard House. They were made to remove the structure and are hoping to build as follows: A temporary platform to be removed after a period of 3 months on November 3, 2022. The structure shall sit on grade and to be fabricated from a 6' x 6' frame with 1" x 6" deck boards. The structure shall be easily moved if access is required by the Town or Corp. We should require Corp approval in addition to our approval.

**Motion:** Dan Malloy made a motion, seconded by Bill Staker to approve File 2022-063 – 11 Bohemia Ave – Temporary 10' x 12' Band Platform with the condition that it is removed after a period of 3 months ending on November 3, 2022, and that the project also gets USACE approval. Dan Malloy, Lee Adams, George Still, and Bill Staker in favor, motion carried. Susan Trentham, against.

**Discussion Items**

*Zoning Permit Requirements*

*Maintenance Sections*

*2.1.1 Zoning Administrator*

Will review at the next meeting.

**Zoning Administrator Report:**

See attached report.

**Adjourn:**

**Motion:** Bill Staker made a motion, seconded by Dan Malloy to adjourn the meeting at 8:16 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

George Still, Vice Chair