

Town of Indian Trail



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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

PLANNING BOARD MINUTES

December 15, 2015

06:30 P.M.

CALL TO ORDER

ROLL CALL

The following members of the governing body were present:

Board Members: Larry Miller, Patricia Cowan, Jan Brown, Cathi Higgins, Alan Rosenberg, and Jorge Aponte.

Members Present None.

but not Voting:

Absent: Steve Long, Sidney Sandy and Dr Shamir Ally.

Staff Members: Rox Burhans-Planning Director, Gretchen Coperine- Senior Planner, Kevin Icard-Senior Planner, Lindze Small-Planner/GIS Technician, and Pam Good- Board Secretary

APPROVAL OF MINUTES- October 20, 2015

Motion to approve by Member Rosenberg, seconded by Member Brown. Vote to approve as written was unanimous.

PUBLIC ITEMS- none.

DISCUSSION ITEMS:

Staff Coperine presented the Heritage tree. Gave background why the need to re-visit this issue, explaining staff received a project which would need an alternative landscape plan even with the proposed Heritage Tree language and wanted to ensure staff captured the Board's intent correctly. The Heritage Tree item has not been heard by Town Council yet. She gave a brief background on the sections that would be amended and presented a power point of current PB recommendation Recommending changes to replanting ratio. Points for reconsideration –would the Board consider 24 inches for all species; would the Board consider additional language to provide a credit to surplus canopy provided on site?

Staff Coperine presented examples of current projects of existing mitigation and recommendation for new requirements.

Member Miller asked if there are legal problems with re-visiting something the board has already voted on. Staff Burhans replied that there are no legal issues or conflicts to come back before the board because of the Planning Board's role as an advisory group to offer recommendations to the Town Council.

Member Brown asked if it would be simpler for staff if all species were considered at 24 inches. Staff Coperine answered yes and many communities that were researched had this guideline.

Member Rosenberg asked how many different communities did staff survey. Staff Coperine read the list for

the board.

The City of Charlotte uses a canopy requirement versus a Heritage tree provision.

Staff Burhans gave a more detailed explanation for the proposed 24 inch diameter requirement across the board. Staff Coperine stated that if the Board didn't feel comfortable recommending a 24 inch diameter, they could still choose to recommend the canopy credit language. Staff Coperine presented the board with options of possible next steps.

Chair Cowan opened the board for discussion.

Member Rosenberg stated that he was comfortable with the canopy language; he was not sure if he was comfortable with 24 inches for Heritage trees.

Member Higgins spoke about Indian Trail being a larger population in comparison with other towns staff had surveyed and may not have the same requirements.

Member Brown indicated that he would like to keep the original recommendation regarding Heritage Tree sizes considered on August 18, 2015.

Staff Coperine read the following recommendation regarding the canopy retention option (UDO Section 830.040(E) Mitigation Planting into the record.

Canopy Retention Option: In instances where site or other constraints prohibit planting the required number of Heritage mitigation trees described in sections (4)(a) and (b) above, acreage exceeding the tree canopy retention acreage requirements specified in UDO Section 830.040(B) may be utilized to satisfy a portion of the Heritage tree mitigation requirements. Any additional tree canopy acreage used to meet the Heritage tree mitigation requirements shall be comprised of retained existing tree canopy versus newly planted trees/canopy. Each Heritage mitigation tree shall equate to 900 sq. ft. of additional canopy retention area. She also explained about the table as well as the footnotes.

Member Rosenberg asked for a definition of a canopy. Staff Coperine defined it as anything that exists and is being protected. More detailed explanation followed by Staff Burhans.

Member Rosenberg suggested having a qualifier for what is considered a canopy.

The decision was to include trees over 15 foot minimum in height to be considered a canopy.

A motion was made by Member Rosenberg to recommend changes to the ordinance amendment to include language canopy for mitigation purposes. Member Brown seconded. The vote was unanimous in favor.

PLANNING REPORT

Motion to approve the 2016 calendar by Chair Cowan with the exception of the December meeting and re-examine the December 20th meeting time. Member Higgins seconded the motion. The vote to approve was unanimous.

Staff Burhans gave a report regarding:

-The bridge replacement on Indian Trail Rd. Staff Burhans stated NCDOT has been contacted but that he hadn't heard back yet. The bid is going out Jan 19th. The project should get underway in the spring of 2016. Once Staff gets further information, they will get it to the public through multiple venues.

-New Council took office December 8th with two new members, Mark Wireman and Amy Stanton.

-Council approved a golf cart ordinance beginning March 2016.

-Council asked staff to look into a school impact assessment when new development occurs.

Member Miller requested that future projects have Town Council members attend Planning Board meetings to hear projects to receive same information at the same time.

Chair Cowan asked where would the information be coming from for impact statements from the schools. Staff Burhans didn't have details but is collecting info and asking other communities, and also use industry statistics.

Other updated:

-The Town Manager has resigned. Scott Kaufhold has been named as Interim Town manager.

-Associate Planner Donna Cook is leaving the town for employment in the private industry.

-Projects to work on next year:

1)UDO update; last updated in 2008

2)re-adopt the zoning map

Member Miller asked if Indian Trail has pockets of parcels that are not zoned. Staff Burhans replied annexation in the Indian Trail municipality is voluntary. Discussion followed about how to entice potential residents to annex into Indian Trail.

Chair Cowan gave an update to a development of approximately 40 acres on Mill Grove Rd.

ADJOURN

Motion to adjourn Member Brown, seconded by Member Miller. The vote was unanimous in favor.

Adjourned at 7:50pm.

Chairman:

Date: _____

Secretary:
