

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, June 4, 2012, 7:00 PM

MEMBERS PRESENT: Chairman Richard Felton, Commissioners Ron Cardwell,
Commissioner Eric Berger, Commissioner Mike Bell,
and Commissioner Steve Morris

MEMBERS ABSENT: none

STAFF PRESENT: City Manager Jim Crosby; City Attorney Mike Segler;
Secretary Mary Ramsey

1. SWEAR IN NEW COMMISSIONERS -

Mayor Valerie Thompson swore in Chairman Richard Felton, Mike Bell, Steve Morris, and Commissioner Eric Berger.

2. CALL TO ORDER –

Chairman Richard Felton called the Planning Commission meeting to order at 7:03

3. ELECTION OF OFFICERS -

Commissioner Ron Cardwell made a motion to elect Richard Felton as Chairman of the Planning Commission. It was **seconded** by Eric Berger.

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

Chairman Richard Felton made a motion to elect Ron Cardwell as Vice Chairman of the Planning Commission. It was **seconded** by Eric Berger.

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

Chairman Richard Felton made a motion to elect Mary Ramsey as Secretary of the Planning Commission. It was **seconded** by Ron Cardwell.

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

3. ROLL CALL –
Secretary Mary Ramsey called the roll. There was a quorum present. There were approximately 6 citizens in audience.
4. CONSENT AGENDA – All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - a. Approval of the Minutes for the Planning Commission meeting on May 7, 2012.

Commissioner Mike Bell made a motion to approve minutes with change of abbreviation in Commissioners comments by Ron Cardwell, abbreviation should have been NRCS not RCS **seconded** by Commissioner Ron Cardwell to approve consent agenda item (a) as presented.

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA
None
6. HEARING OF CITIZENS -Topics to include those items not listed in the agenda –

Mr. Vernon Woods asked City Manager Jim Crosby who the person was sitting next to him at the table.

City Manager Jim Crosby explained that her name is Cindy Wright with Johnson and Associate through Triad.

Mr. Woods asked several questions of Cindy Wright and the City Manager Jim Crosby, he wanted to know what Cindy's role was with the City of Piedmont, her job title, how much money she was making, and who she worked for.

Ms. Woods and City Manager Jim Crosby explained that Cindy is representing the City Engineer Joe Davis during the meeting. Cindy is a City Planner who works for Johnson and Associates. Johnson and Associates works with Triad and Triad is currently contracted with the City of Piedmont to assist with projects. Further explanation was provided that Ms. Woods is filling in the gaps until a new Community Development Director is hired. Ms. Wrights pay was not disclosed as Cindy explained she was not aware of the details of the agreement and that information was available through her boss.

Vernon Woods clarified that Ms. Wright was representing the City Engineer and she herself was not an Engineer. Ms. Wright clarified that she is not an Engineer and is being paid through Triad.

7. BUSINESS ITEM

- a. Consideration and Possible Action to have A Piedmont Windmill Regulation in the Piedmont Code of Ordinances.

Chairman Richard Felton explained what was discussed during the last Planning Commission meeting to bring new Commissioners current with information.

Discussion on the Windmill Regulation Ordinance occurred amongst Commission. City Attorney Mike Segler spoke about the research he did on the current City of Piedmont tower ordinances. The Tower ordinance only applies to commercial, T.V., radio and wireless communication towers. It does speak to antenna height but that is for commercial uses only. The current Tower Ordinance is not suitable for a wind energy type of tower. Information can be added to Article 5 and 5A speaks directly to communication towers.

City Attorney Mike Segler suggested that the City prohibit commercial Wind Farms for now and then an exception can be made if the City receives an opportunity for a commercial Wind Farm.

Chairman Richard Felton asked City Attorney Mike Segler to provide sample windmill towers ordinances from other similar cities for the Commission to review at the July Planning Commission meeting. City Attorney Mike Segler agreed to provide.

Commissioner Eric Berger made a motion to continue discuss of item at the next Planning Commission meeting. It was **seconded** by Commission Ron Cardwell

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

- b. Consideration and Possible Action to require SECTION LINE Street Improvement requirement to be part of Code of Ordinances.

Ms. Cindy Wright explained that she is currently working on a brief. She will look at 2 things, the Ordinance itself and the technical aspect of the ordinance. More information will be available at the July Planning Commission meeting.

City Manager Jim Crosby explained the important of the ordinance and most surrounding communities require the developers to make improvements to section line when putting in a new development.

Commissioner Eric Berger discussed some of the challenges the city faces with a new staff and board because people have not been in their positions long enough to remember some of the challenges faced in the past. He continued with the City currently has an ordinance requiring developers to provide improvements to the section line roads, but it was not enforced and was traded for a cash payment. He feels had we enforce the ordinance we would have some new roads today.

Chairman Richard Felton reminded City Manager Jim Crosby of Part 14, Chapter 3. He wants to make sure staff is looking at this information and taking it into consideration.

City Manager Jim Crosby offered to provide commission with a copy of Part 14, Chapter 3 as reference and will make sure it is being reviewed.

Commissioner Ron Cardwell spoke about this need to recognize that traffic patterns will change and the next 20 years of growth needs to be taken into consideration for any new development.

Chairman Richard Felton reminded the commission that the city is considering a bond issue and this ordinance will be what helps to maintain the roads once they are in place.

Commissioner Eric Berger made a motion to continue item and discussion during the July Planning Commission meeting. It was **seconded** by Ron Cardwell.

- c. Consideration and Possible Action of the STATUS OF THE SIDEWALK ORDINANCE (Pg. 12)

Chairman Richard Felton will have all of comments on the sidewalk ordinance for the July meeting and will bring forward to commission in next meeting. Commission can then review, discuss and make any changes and then get the ordinance to the City Council.

Mr. Vernon Woods asked that the commission receive the original Sidewalk Ordinance, a copy of the draft with his hand written comments and a copy of the Ordinance with his

comment inserted for easier reading. 3 copies is what he would like for the commission to receive.

City Manager Jim Crosby confirmed that all of the information will be put together and distributed to all parties. He also offered to have a meeting with Mr. Woods to go over the ordinance with his changes inserted.

Commissioner Ron Cardwell made a motion to continue discussion of Sidewalk ordinance during the July Planning Commission meeting. Commissioner Eric Berger **seconded** motion with an amendment that the commission will receive the original ordinance, the original draft of comments with Councilman Vernon Woods suggestions, and the amended with the suggested changes.

The vote was:

AYE: Chairman Richard Felton, Commissioners Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris and Commissioner Mike Bell.

NYE: None

8. NEW BUSINESS- Unplanned Items

None

9. ADMINISTRATION REPORT – City Manager, Engineer, Community Development, and Attorney.

None

10. COMMISSIONER'S COMMENTS – Oral Comments

Commissioner Eric Berger spoke about future development of the east side of Piedmont Rd. Eventually retail and housing development will occur on the north side of the road. Children will be attracted to cross the road and parents will want for their children to walk to school. He suggested a pedestrian walk over; he does not feel a cross walk will be sufficient enough. Currently, children do not have any reason to cross the street but he would like to open discussion and get the commission think ahead about development in this area.

Commissioner Ron Cardwell welcomed the new Commissioners to the Planning Commission Board and is looking forward to their input and comments. He built upon Commissioner Eric Berger comments by speaking about Wildcat Way. Wildcat Way is too narrow to be major through fair and dead ends back by the school. However, he feels there is a real opportunity to work with the school to widen the road and provide a parking lane, get the cars off of the state highway. This could

provide a new intersection in the middle when and if development occurs on the east side, things could line up and a traffic light could be put in and provide safety to people crossing the street.

Commissioner Ron Cardwell asked City Manager Jim Crosby about the bond proposal and he would like to see the proposal before it goes out to city vote. City Manager Jim Crosby explained that the city is a long way away from getting the proposal together.

Also, asked about the repair of road 234th, he asked the City Manager Jim Crosby if the county fixed the road or the city. City Manager explained that the county did not take any responsibility and the City had to bear the cost of repairing the road. The cost was around \$25,000. City Manager continued on with some discussion about what had happened to the road. A smaller pipe was put into a larger pipe and cause erosion to occur.

Commissioner Steve Morris appreciated the welcome and is looking forward to working with the commission and made him self available to questions.

Commissioner Mike Bell appreciated the welcome and is looking forward to working with the commission.

Chairman Richard Felton seconded the welcomes of the new commissioners and spoke about the work ahead for the commission with the 2030 comprehensive plan. In order for this to be an effective tool we have a lot of work to do.

11. **ADJOURN**- Chairman – 7:47

Meeting adjourned meeting at 7:47 p.m.

Chairman, Richard Felton

Secretary, Mary Ramsey