

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
AUGUST 25, 2015**

Planning Board Members Present: Jonathan McDaniel, Bjarne Hansen, Fred Leverenz and John Laurents.

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Council Liaison: Mark Phillips

Call to Order: Vice Chairman Jonathan McDaniel called the August 25, 2015 Planning Board meeting to order.

Pledge of Allegiance: Vice Chairman Jonathan McDaniel led the Pledge of Allegiance.

Public Comments: There was no public comment.

Approval of Minutes: Bjarne Hansen made the motion to approve the July 21, 2015 Planning Board minutes as presented. John Laurents seconded the motion. Vote – Unanimous.

Changes to the Agenda: There are no changes to the agenda.

Council Liaison: Mark Phillips shared that there are three candidates for the two open positions on the Planning Board and the Board of Adjustments.

Legislative Updates: Vagn Hansen, Benchmark consultant, provided an update on the legislative changes that impact the Village of Lake Park's Unified Development Ordinance (UDO). House Bill 201 removes procedures for protest petitions which is found in Article 3.2.4(E) of the UDO.

Bill 2015-86 prohibits a broad range of architectural design restrictions that impacts the one and two family dwellings including townhomes if they are built to the single-family code. The law adds new subsections to G.S.160-381 for cities. The majority of Article 10.1 in the UDO will need to be changed. Municipalities can still regulate life safety issues, area height and the setback of a structure. The Village can enforce fencing but not the exterior façade of a single family home. The HOA can still enforce the architectural designs established by their CC&Rs.

Earlier this year the US Supreme Court decided upon a case out of Arizona concerning a sign ordinance that made the distinction between temporary signs based on their function. The Supreme Court found that regulation of function is equal to regulation of content. The decision will necessitate changes to the Article 11 – Signs.

Jonathan McDaniel made the motion for the Board to consider making text amendment changes to the UDO based upon recent legislative changes and that includes scheduling some independent meetings with the planner to address these areas of significant change. Bjarne Hansen seconded the motion. Vote – Unanimous.

Board Positions: Three individuals have expressed interest in serving on the Planning Board and Board of Adjustments: Bob Benzin has been involved in local government for over 25 years and has lived in the Village for four years. Rob Bowlin has served on Council and the HOA and has lived in Lake Park for 23 years. Heather Rodney has a degree in Urban & Regional Planning and is moving to the Village September 2nd. The Board decided to use the ballot method to select the two new board members. Bjarne Hansen voted for Bob Benzin and Heather Rodney, John Laurents voted for Rob Bowlin and Heather Rodney and Jonathan McDaniel voted for Rob Bowlin and Heather Rodney. The two candidates that will be recommended to Council are Rob Bowlin and Heather Rodney.

The Board thanked Fred Leverenz for his willingness to continue to serve until the new Board members had been appointed.

Board Comments: Bjarne Hansen thanked everyone for attending the meeting and thanked all of the candidates for their willingness to volunteer and serve.

John Laurents inquired about plans for commercial development in the Village.

Mark Phillips shared that the EDC is working with Sperry Van Ness to try and lease the unoccupied restaurant spaces at Town Center.

Fred Leverenz thanked Vagn Hansen for all he does for the Village.

Setting Agenda for Next Month's Meeting: Add: Oaths of Office.

Adjourn: Bjarne Hansen made the motion to adjourn. John Laurent seconded the motion. Vote – Unanimous.

Respectfully Submitted,



Cheri Clark
Clerk