

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
JUNE 17, 2014**

Planning Board Members Present: Greg Crosby, Fred Leverenz, Bjarne Hansen and Jonathan McDaniel

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Council Liaison: Mark Phillips

Call to Order: Greg Crosby called the June 17, 2014 Planning Board meeting to order.

Pledge of Allegiance: Greg Crosby led the Pledge of Allegiance.

Approval of Minutes: Bjarne Hansen made the motion to approve the April 15, 2014 minutes as presented. Fred Leverenz seconded the motion. Vote – Unanimous.

Changes to the Agenda: No changes.

Public Comment: There was no public comment.

Council Liaison: Mark Phillips shared that Creation Café has closed.

Zoning Administration: Greg Crosby read into the minutes the email received from Benchmark Consultant Vagn Hansen concerning the interruption of the ordinance.

The applicable regulation is back in 3.9.2, which requires that a zoning permit be obtained whenever “architectural changes” are made to an existing structure.

If you have a roof that is conforming with the residential design standards and you just want to replace the shingles with like materials, then no change is being made and no permit is required. If you are replacing an entire roof structure and it had an 8:12 pitch before and the replacement roof has the same pitch, then no permit would be required then either, though you would likely need one to get a building permit from the County. If, in Ken’s case, your 6:12 pitch standing seam metal roof is blown off in a tornado, then 5.5.3 (B) would apply (assuming it’s the only thing damaged) and you could replace it the way it was. If the whole house was destroyed, then all of the architectural features on the reconstructed house would be required to be conforming based on the language in 5.5.3(A). If it was not a casualty damage situation, and you just decide one day that you want to replace your nonconforming roof structure, to add a second story to the house for instance, then you would have to conform to the standards in Article 10.

The Benchmark Contract is up for renewal. Attorney Ken Swain suggested the inclusion of both e-verify and W-9. Bjarne Hansen made the motion to recommend the Benchmark Contract for Council approval. Jonathan McDaniel seconded the motion. Vote – Unanimous.

Planning Board Positions: Greg Crosby has expressed an interest in serving a three year term on the Planning Board. Mark Phillips will make the reappointment request to Council in July.

Guy Eboh has expressed an interest in serving on the Planning Board. Mark Phillips had reached out to Guy Eboh and invited him to tonight's Planning Board meeting. Greg Crosby will try and reach Guy Eboh prior to the July meeting.

Greg Crosby thanked John Ross for serving on the inaugural Planning Board.

Setting Agenda for Next Month's Meeting: No changes to the July agenda.

Adjourn: Bjarne Hansen made the motion to adjourn. Jonathan McDaniel seconded the motion. Vote – Unanimous.

Respectfully Submitted,

Cheri Clark
Clerk