

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
AUGUST 20, 2024
7 PM**

Planning Board Members Present: Harrison Walser, Elliot Engstrom, and Warren Jennings.

Zoning Administrator: Cheri Clark

Call to Order: Chair Harrison Walser called the August 20, 2024 meeting to order.

Pledge of Allegiance: Chair Harrison Walser led the Pledge of Allegiance.

Public Comments: Sarah Orr – 3609 Kristofer Drive – requested that the Planning Board consider amending the Unified Development Ordinance’s wooden fence airflow requirements. If vinyl six-foot fences do not require airflow, why do wooden fences. The Planning Board will discuss the request at the next meeting.

Approval of Minutes: Warren Jennings made the motion to approve the July 16, 2024, Planning Board minutes as presented. Elliot Engstrom seconded the motion. Vote – Unanimous.

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

Council Actions: Steve Tutor shared that Council approved the reappointments of Elliot Engstrom and Rachel Carr to the Planning Board and Board of Adjustments. Stormwater is a big issue that the Council is addressing throughout the Village. The Village has received notification that DEQ does not consider the Landings at Lake Park to be a high-risk dam.

Alternate Text Amendment: Planning Board discussed the need for alternates and how alternates work. Alternates need to be appointed to the Board by the Council and attend the meetings. If a Board member is absent or has a conflict of interest, the alternative takes the Board members’ place for the meeting regardless of whether a quorum already exists.

The Lake Park Planning Board recommends that the Village Council authorize the necessary notice and public hearing to implement the following text amendments to the UDO:

Changes to Planning Board in reference to creating alternate spots for the Board in the event of absences, conflicts, or a lack of quorum. The recommended amendments being attached hereto as if fully set out herein.

The Planning Board has found that proposed amendments set forth above to the Village of Lake Park Unified Development Ordinance, which serves as the comprehensive zoning plan

for the Village, are consistent with the plan since the proposed amendments serve to insure, as contemplated by the UDO, that any meetings or matters brought before the Planning Board or Board of Adjustments will be heard by a most likely full board, without any conflict of interest and with reduced risk of cancellation due to a lack of quorum.

Furthermore, the Planning Board has found that the proposed amendments to the Village of Lake Park Unified Development Ordinance are reasonable and in the public interest since they provide local legislation that is consistent with the UDO and creates an increased likelihood of the Boards being able to conduct business without delay, interruption or cancellation.

This recommendation being made this the 20 day of August, 2024.

Elliott Engstrom made the motion to recommend that the Council approve the text amendment as presented. Warren Jennings seconded the motion. Vote – Unanimous.

Board Comments: There were no Board comments.

Setting Agenda for Next Month's Meeting: Add Fence Text Amendment to the agenda.

Adjourn: Warren Jennings made the motion to adjourn. Elliott Engstrom seconded the motion.
Vote – Unanimous.

Respectfully Submitted,



Cheri Clark

Village Administrator/Clerk