

Town of Seven Devils
Planning Board Minutes
Regularly Scheduled Meeting and Organizational Meeting
May 19, 2015

The Seven Devils Planning Board met on Tuesday, May 19, 2015, at Town Hall. Town Manager Evans called the meeting to order at 5:32 p.m. Members present were Butch McLean, Bob Haugh, George Ehlinger, Frank Sell, and Brady Sasse. Members Michael Douglas and Barry Isquith were absent. The minutes were recorded by Sara Miller, Town Clerk.

Election of Chair and Vice-chair

Manager Evans opened the floor for nominations for Chair. Member Haugh nominated Butch McLean. Member Sell seconded the motion. With no further nominations, Manager Evans closed the floor for nominations. All members voted, and agreed unanimously that Member Butch McLean be reelected as Planning Board Chair.

Manager Evans opened the floor for nominations of Vice-chair. Chairman McLean nominated Bob Haugh. Member Sasse seconded the nomination. Member Sell nominated Michael Douglas for Vice-chair. There was no second for the nomination, so Manager Evans closed the nominations. All members voted, and agreed unanimously. Member Bob Haugh was reelected as Planning Board Vice-chair.

Chair Butch McLean then assumed his role as Chair for the duration of the meeting, and called for a motion to adopt the Agenda

Adopt Agenda

Vice-chair Haugh made a motion to adopt the agenda. Member Sell seconded the motion. The members agreed unanimously.

Approve Minutes—November 18, 2014

Vice-chair Haugh made a motion to approve the November 18, 2014 minutes. Member Sasse seconded the motion. The members agreed unanimously.

Administrative Comments

Manager Evans gave the board a Town construction update. He said that the only larger scale project was a new home being built on Alpine Drive for Mark and Tina Bailey. The home was expected to be complete sometime in July or August of 2015. Manager Evans stated that construction at the Jeff Kattner house was complete, and the C.O. was issued Christmas week of 2014.

Manager Evans updated the Board regarding the Board of Adjustment decision on the application for a Conditional Use Permit on the property across from the old Carleton Gallery property. The Board of Adjustment approved the permit for the waste water treatment plant. Seven Devils will have no construction or

maintenance responsibilities with the plant, and the waste water treatment plant opens opportunities for future development in Seven Devils Town limits.

Manager Evans stated that other than the chat building being completed and several water damage induced repairs, there were not many construction or building projects in Town.

Old Business

Information—Nettles Knob Phase II—Manager Evans stated that this topic was purely for informational purposes, and proceeded to give a summary of the events surrounding the Nettles Knob Phase II subdivision plat.

The Nettles Knob Phase II subdivision was presented to the Planning Board and approved January 15, 2013, with conditions. The Subdivision plat was presented to the Town Council on February 12, 2013, and following a Public Hearing, the Town Council approved the subdivision, upholding some of the conditions and eliminating some.

After approval, it was determined to be impractical to pave the upper private road/shared driveway due to the slope. Thus, a change was considered and thought necessary. Manager Evans stated that no additional approval was necessary by the Planning Board or Town Council since lot boundaries/lines have not changed and the total number of lots has been decreased. If there had been a request to increase the number of lots, a new Subdivision application and process would have been necessary.

Member Ehlinger asked what the notes were on the plat that was approved, and Manager Evans read the notes out loud. Member Ehlinger asked Manager Evans why the language regarding having sleeved utility lines was removed from the notes. Manager Evans stated that that was one of the conditions the Town Council did not deem necessary. Member Ehlinger stated that he believed the sleeved lines were a necessity, in order to prevent future issues and water leaks. He also stated that when he has done subdivision projects in the past, he has used sleeved lines, and has never had an issue in the future, like his work in Woodwinds.

Vice-chair Haugh stated that there is no current interest in the lots on the Nettles Knob Phase II subdivision plat, and he has no way of being able to predict when someone will want to build on them. Therefore, there were no water meters or water lines, so pre-laid lines were not necessary.

Chair McLean asked Manager Evans if this plat was already done and voted on. Manager Evans confirmed that the matter was a done deal, and that this discussion was for informational purposes only. Chair McLean stated that the meeting would move forward. No action was taken. ~**CLOSED**~

New Business

UDO revision regarding Conditional Use Permits—Board of Adjustment—Article XIV, 14.03 (f)—Manager Evans stated that this was necessary due to Legislative changes, requiring a vote of four-fifths only to grant a variance, and no longer for a conditional use permit. Chair McLean stated that he noticed a possible typographical error in the title of the Article. Manager Evans confirmed that it should read Article XIV, Section 14.03, (f), instead of (g). Vice-chair Haugh made a motion to recommend the UDO revision as amended to the Town Council. Member Sasse seconded the motion. The members agreed unanimously. ~CLOSED~

Protection of Town infrastructure during Subdivision Development—Discussion—Recommendation—After some discussion, Chair McLean made a motion to recommend the given statement as it was written by the Zoning Administrator, Evans, to the Town Council for approval. Member Sell seconded the motion. The members agreed unanimously. ~CLOSED~

Citizen Comments- NONE

Board Member Comments—

Chair McLean welcomed the Board members back, and thanked them for the work they do, as well as Manager Evans.

Adjourn

Vice-chair Haugh made a motion to adjourn the meeting at 6:25PM. Member Sasse seconded the motion. The members agreed unanimously.

Butch McLean, Chair

Sara Miller, Town Clerk