

BANNER ELK PLANNING BOARD
AND LAND USE UPDATE COMMITTEE
MONDAY, 07 MARCH 2011
MINUTES

Planning Board Members Present: Allen Bolick, Joel Owen, Dave Shoemake, Ann Swinkola, Penny VonCanon

Land Use Committee Members Present: Dr. Barry Buxton, Steve Chandler, John Davis, Robert Tufts

Staff Present: Cheryl Buchanan, Rick Owen

Others Present: Susan Brown, Christie Heaton, John Heinlein, Ray Knowles, Marsha McManus, Alison Phillips, Paul Struhar

Chairman Joel Owen called the meeting to order at 6:30 pm. He opened with the pledge of allegiance to the flag.

Consideration of the January 2011 Minutes

With no changes noted Penny VonCanon moved to approve as submitted. Ann Swinkola seconded. The vote was unanimous and the motion carried.

Second Review of Section 7.0 Community Appearance and Design Standards

Ann Swinkola and Penny VonCanon both contributed to some thoughts on rewording and grammar corrections and these were noted for change. Robert Tufts suggested that the Tree Ordinance might be made a part of one of the goals since it is under review. All were in agreement with these simple changes and they will be made in time for the next reading.

Review of Section 8.0 Natural Environments and Open Space

There were some suggestions for text amendments that will be made for the next review. Robert Tufts suggested that Goal #2 be split into two separate goals. Penny VonCanon suggested that perhaps some educational programs could be introduced as a goal for protecting these environments. All suggestions were good to hear and will be incorporated.

At this time the regular Planning Board meeting was called into order.

Request from Craig Stampller

As Mr. Stampller was not present to speak to this request, this item was tabled until further confirmation with Mr. Stampller.

Discussion of Grandfather Home for Children

This item included a general discussion and short presentation on the proposed future development of the Grandfather Home for Children properties. A conceptual plan was given to the Planning Board to give them an idea of some of the considerations being given for the property. Ann Swinkola was present and was able to review some of the ideas and field any questions from the Board. It was a good discussion and the Board was pleased with the considerations being given to the property. Chairman Joel Owen asked if there was anything the Planning Board could do to help during this process. Ann Swinkola answered that the offer was appreciated but it was still very early in the planning stages.

Discussion of Ordinance Revisions with the High Country Council of Governments (COG)

Planning's Cheryl Buchanan informed the Board that she is planning to meet with the COG and discuss revising the tree ordinance and invited any members of the Planning Board that might like to have some input to attend the meeting.

Discussion with Realtors

Several realtors from real estate offices inside the Town were present at the Planning Board meeting. The Chairman recognized the group, even though this was not an agenda item. Cheryl Buchanan of the Planning Department had visited the realtors in the area to provide them with a copy of the sign ordinance reflecting the recent changes made regarding permissible materials that real estate signs can use. Some of the realtors had questions pertaining to why the changes were made and were invited by Ms. Buchanan to attend a meeting and ask these questions of the Planning Board members. The group was very cordial and many points of view were shared. Chairman Joel Owen thanked them for coming and said that although the Planning Board would not be making any decisions tonight, they would take their comments into consideration. Some of the items of concern were the mounting posts of real estate signs, for sale or rent by owners, the use of flags and balloons, and tubes or brochure holders.

Town Manager Rick Owen said that staff had been discussing how to enforce the ordinance without the planning staff coming in on the weekends and would be addressing that in a future planning Board meeting. Mr. Owen said that there is a difference in not understanding the ordinance and waiting until Friday afternoon to put out signs that you know are not allowed because Ms. Buchanan does not work on the weekend. Chairman Joel Owen said that the Planning Board would be addressing the realtors concerns at a future date.

With no further comments, Ann Swinkola moved to adjourn. Penny VonCanon seconded. All were in agreement and the meeting came to a close at 9:35pm.

Respectfully submitted,
Cheryl L. Buchanan, Planning Department