

BANNER ELK PLANNING BOARD
MONDAY, 06 FEBRUARY 2012
MINUTES

Members Present: Allen Bolick, Joel Owen, Jillian Rosato, Dawn Sellars, Ann Swinkola, Penny VonCanon

Staff Present: Cheryl Buchanan, Rick Owen

Others Present: Dennis Scanlin, Charlie B VonCanon

Chairman Joel Owen called the meeting to order at 7:00 pm. He opened the meeting with the pledge to the American flag.

Consideration of the November 2011 Minutes

There were two corrections noted and Dawn Sellars moved to approve the minutes as corrected. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Dennis Scanlin – ASU Professor and Coordinator of the Appropriate Technology Program

Professor Scanlin joined us to speak about renewable energy. The Professor has expertise in wind, solar and hydroelectric energy. The different types of energy sources were reviewed and then Professor Scanlin field several questions from the Board. This was a very informative meeting and the Board and Staff appreciates Professor Scanlin volunteering his time. A few items of interest were setbacks on wind powered facilities and decommissioning regulations.

Joel Owen asked Cheryl Buchanan to research some model solar ordinances for the next meeting.

Discussion on Colors in the Sign Ordinance

Gail Draughon had met with Cheryl Buchanan in December about her concerns with Section 600.2 Colors. Ms. Buchanan put Gail's thoughts down on paper and did some research on "earth tone" colors. Penny VonCanon asked Town Manager Rick Owen to weigh in on what Town Council was looking for. Allen Bolick suggested that perhaps a color chart could serve as a guideline, and should someone want a color shade that is a little lighter, then Cheryl would have the authority to approve that since she is aware that the board is looking for subdued coloring. Mr. Bolick said that should Cheryl have any concerns about a color, she could have it reviewed by the Planning Board. After some discussion, Penny VonCanon made a motion to recommend an amendment to the ordinance. The amendment was to remove the words subdued and earth tones from

Section 600.2 Colors. Jillian Rosato seconded. The vote was unanimous and the motion carried.

Consideration of Text Amendment to the Zoning Ordinance – Section 502.3 Roofs

Cheryl Buchanan introduced this subject by explaining some difficulty the Board of Adjustment (BOA) had in their December 2011 meeting with applying this section to a request. The owner had made a request to put solar panels on a business. The ordinance read that solar panels on street side were prohibited. The BOA felt that the panels could be allowed with proper screening, but felt some reserve when reading that they were prohibited if seen from a street.

Penny VonCanon moved to add the word energy after electrical under the first line of rooftop equipment specifications, so that it should read: “Screen rooftop mechanical, electrical, and energy equipment from view of people on street and surrounding properties.” Her motion also included removing and surrounding properties from this same sentence and also striking the sentence under prohibited that refers to solar panels. Jillian seconded the motion. The vote was unanimous and the motion carried.

New Construction – Grandfather Home for Children Centennial Amphitheatre Project

Cheryl Buchanan had provided the Board with a step-by-step review of the ordinance as it pertains to this project. The only recommendation she suggested was frosted covers over the fluorescent lights used on the stage. Dawn Sellars and Joel Owen were concerned that the proposed plant list was not comprehensive enough and asked that a landscaping plan, to include some taller evergreens, be submitted to the planning department before a permit is issued. Penny VonCanon moved to approve the project with the conditions that the lights have frosted covers and that a comprehensive landscaping plan is submitted before a zoning permit is issued. Allen Bolick seconded. The vote was unanimous and the motion carried.

With no further business, Jillian Rosato moved to adjourn. Ann Swinkola seconded. The vote was unanimous and the meeting came to an end.

Respectfully submitted,
Cheryl L. Buchanan, Secretary to the Planning Board