

TOWN OF COATS

Planning Board

January 6, 2022

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on January 6, 2022 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Chairman Walter Weeks and members Marshall Jones, Jean Powell, Hazel Stephenson, Don Plessinger, and Alan Pope were present.

Planning Board member Misty Gil was absent.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order.

Chairman Weeks led the Board in the invocation and the Pledge of Allegiance.

Change to Agenda:

-Add Board of Adjustment meeting for election of Chair and Vice Chair after Item III.

RESOLVED, to accept agenda as amended.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES

APPROVED: AYES (3): JONES, POWELL, STEPHENSON

NOES (0):

A. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

**APPROVED, AYES (3) JONES, POWELL, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from December 2, 2021.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL
APPROVED, AYES (3) JONES, POWELL, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Walter Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. ORGANIZATIONAL MEETING

Town Manager Nick Holcomb introduced Connie Lassister to the Board as the new Town Clerk.
Town Clerk Karen Wooten is retiring end of March 2022.

A. Oath of Office-Newly Appointed Members

Town Clerk Karen Wooten swore in Don Plessinger (**Reference #1**).

Town Clerk Karen Wooten swore in Alan Pope (**Reference #2**).

B. Election of Chair and Vice Chair

Chairman Weeks opened the floor for nominations for Chairman.

RESOLVED, to nominate Walter Weeks as Chairman.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

RESOLVED, to close nominations for Chairman.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

Chairman Weeks opened the floor for nominations for Vice Chairman.

RESOLVED, to nominate Hazel Stephenson as Vice Chairman.

MOTION BY: MARSHALL JONES: SECOND BY: JEAN POWELL

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

RESOLVED, to close nominations for Vice Chairman.

MOTION BY: MARSHALL JONES: SECOND BY: ALAN POPE

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

RESOLVED, to recess Planning Board Meeting and convene Board of Adjustment Meeting.

MOTION BY: VICE CHAIRMAN HAZEL STEPHENSON: SECOND BY: DON PLESSINGER

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

Chairman Weeks opened the Board of Adjustment Meeting at 6:24 pm.

Chairman Weeks reconvened the Planning Board Meeting at 6:31 pm.

VI. NEW BUSINESS

A. Rezoning Request-E Stewart St. (Drouillard Tract)

Town Manager Nick Holcomb informed the Board that in the spring, he had a rezoning request for 11 acres on Highway 27 that was zoned C-3. The Board created a new R-6 ND zone. Mr. Holcomb stated that the same developers are under contract with a new smaller tract, .69 acres, that is zoned C-3 and would like this to be re-zoned to R-6 ND as well. Mr. Holcomb stated this property will allow for improved street intersections and layout (**Reference #3**).

RESOLVED, to recommend approval to Town Board for re-zoning to R-6 ND based on the following Consistency Statement: The rezoning supports characteristics encouraged by the Lane Use Plan including: residential density 3-6 units per acre, homes connected to open space and commercial areas by sidewalks or trail network, and proximity to existing urban services (ex: public water or sewer available to property.) Furthermore, in this particular instance the R6 zoning would serve as a buffer between more intensive C-3 commercial uses and existing R-20 residential neighborhoods.

MOTION BY: VICE CHAIRMAN HAZEL STEPHENSON: SECOND BY: DON PLESSINGER

APPROVED: AYES (5): JONES, POWELL, STEPHENSON, PLESSINGER, POPE

NOES (0):

VII. MANAGER UPDATES:

A. Development Updates

Town Manager Nick Holcomb updated the Board on the following:

1. Public Hearing will be next month on the re-zoning if approved by Town Board. Robert Barefoot, developer, stated that the Residential drawings are completed, Commercial waiting on permits, and working with DOT on road widening.
2. Introduce to Town Board an annexation for 78 acres on Brick Mill Road.
3. Previously approved Minor Subdivision allowed on a gravel easement has been sold to Raynor Builders.

B. UDO Update: February meeting to review: Streets, Subdivision, & Open Space.

Introduce: Building & Lot Standards, Uses with Additional Standards & Special Uses, & Zoning Districts.

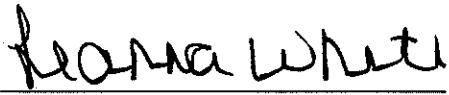
C. Downtown Master Plan, Open House, 1/13/22 5:00-7:00 pm.

RESOLVED, to adjourn meeting.

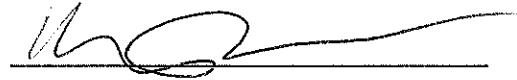
MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

**APPROVED, AYES (5) JONES, POWELL, STEPHENSON, PLESSINGER, POPE
NOES (0)**

Meeting adjourn at 6:52 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman