

TOWN OF COATS
Planning Board Meeting
December 1, 2022
6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on December 1, 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, members Jean Powell, Misty Gil, Marshall Jones, Don Plessinger, and Alan Pope were present.

Vice Chairwoman Hazel Stephenson was absent.

III. CALL TO ORDER:

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

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

A. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: MARSHALL JONES: SECOND BY: DON PLESSINGER
APPROVED, AYES (5) POWELL, GIL, JONES, PLESSINGER, POPE
NOES (0)

B. Approval of Minutes

RESOLVED, to approve minutes from October 6, 2022.

MOTION BY: JEAN POWELL: SECOND BY: ALAN POPE
APPROVED, AYES (5) POWELL, GIL, JONES, PLESSINGER, POPE
NOES (0)

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

Review and evaluate following UDO standards:

9.2-2 Detached House lot standard (B)(1.) Primary pedestrian access into building shall be from the street frontage line with a concrete walkway connecting the edge of street or back of curb to base of step for emergency response to primary residence. Walkways shall be built to sidewalk standard. Secondary access may be from parking areas.

The Board discussed 9.2-2 and agreed there was a high priority for emergency response to primary residence.

Planning Board member Misty Gil asked if this applies to Townhomes.

Town Manager Nick Holcomb replied no, there is a separate ordinance for Townhomes and apartments.

The Board asked questions regarding the justification for this requirement for larger lots or areas without curb and gutter.

12.3-1 Standards for parking in residential lots-minimum required off-street parking space(s), whether enclosed or not, shall be recessed at least 3.5 feet behind the primary front plane of the Conditioned Space of a residential structure.

The Board discussed this ordinance and understood the method of the ordinance in order to allow vehicles room to back out safely.

The Board instructed Town Manager, Nick Holcomb, to talk to builders to see how this requirement might impact the cost of a house.

Standards and Specifications: required sidewalks on both sides of street.

The Board discussed and agreed to keep requirement to have sidewalks on both sides of the street.

VI. Development Updates

Town Manager, Nick Holcomb, asked the Board to get the word out about getting applications in for the two (2) empty in-town Planning Board seats.

Chairman Weeks stated thanked Planning Board members Marshall Jones and Jean Powell for their service to the Board.

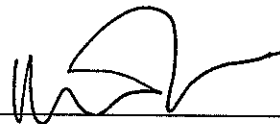
RESOLVED, to adjourn meeting.

**MOTION BY: DON PLESSINGER: SECOND BY: ALAN POPE
APPROVED, AYES (5) POWELL, GIL, JONES, PLESSINGER, POPE
NOES (0)**

Meeting adjourn at 7:34 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman