

TOWN OF COATS

Planning Board Meeting

February 2, 2023

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on February 2, 2023 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Chairwoman Hazel Stephenson, Vice Chairwoman Misty Gil, members Lawrence Denning, Walter Weeks, Clint Latham, and Alan Pope were present.

Planning Board member Don Plessinger was absent.

III. CALL TO ORDER:

A quorum being present, Chairwoman Stephenson called the meeting to order.

Planning Board member Walter Weeks led the Board in the invocation and Chairwoman Stephenson led the Board in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to approve agenda.

**MOTION BY: CLINT LATHAM: SECOND BY: ALAN POPE
APPROVED, AYES (5) DENNING, WEEKS, GIL, LATHAM, POPE
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from January 5, 2023.

MOTION BY: WALTER WEEKS: SECOND BY: MISTY GIL

**APPROVED, AYES (5) DENNING, WEEKS, GIL, LATHAM, POPE
NOES (0)**

IV. PUBLIC FORUM:

Chairwoman Stephenson opened Public Forum.

Hearing no one, Chairwoman Stephenson closed Public Forum.

V. NEW BUSINESS:

A. Recommendation on Street Dedication-Mattie Grace Ln.

Nick Holcomb Town Manager informed the Board that in July 2021, a four (4) lot Minor Subdivision was approved served by a private driveway. This was required at the time to have a 20' width for access and 10' utility easement. In Feb. 2022, Raynor Builders purchased the property and had the streets paved. Mr. Holcomb asked the Board to accept the street dedication so that the Town can maintain the public water line. The right-of-way ranges from 44 to 48 feet wide plus a 10' utility easement **(Reference #1)**.

Planning Board member Weeks asked would this be variance requirement be for the Board of Adjustment instead of Planning Board.

Mr. Holcomb stated that the Town Board would have to accept the dedication after either Planning Board recommendation of Board of Adjustment variance.

The Board discussed concerns with setting a precedent. In this case; however, the new infrastructure was installed 100% by builders. Builders were the only trying to improve the situation for neighbors and the Town. Setbacks and minimum lot sizes limited the ability to achieve a 50' right-of-way.

RESOLVED, to approve the plan as submitted.

MOTION BY: WALTER WEEKS: SECOND BY: ALAN POPE

APPROVED, AYES (5) DENNING, WEEKS, GIL, LATHAM, POPE

NOES (0)

B. Brainstorming Session: Future Land Use Map

Nick Holcomb asked the Board for feedback on updating the map.

The Board began open discussion on future land use map.

The Board reconvened to their seats.

VI. MANAGER UPDATE:

A. Detached House lot standard: Update on Walkways

Town Manager Nick Holcomb stated that properties in AG and IND district would not trigger this provision. This is consistent with waivers for paved parking and sidewalk requirement waiver to protect water quality.

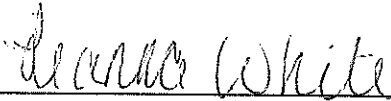
RESOLVED, to adjourn meeting.

MOTION BY: MISTY GIL: SECOND BY: CLINT LATHAM

APPROVED, AYES (5) DENNING, WEEKS, GIL, LATHAM, POPE

NOES (0)

Meeting adjourn at 7:31 p.m.



Leanna White, Deputy Clerk



Hazel Stephenson, Chairwoman