

**TOWN OF COATS
PLANNING BOARD MEETING**

November 2, 2023 –Meeting

I. ROLL CALL:

Chair Hazel Stephenson, Vice-chair Misty Gil, and members Alan Pope, Walter Weeks, Lawrence Denning, and Don Plessinger were in attendance. Clint Latham was absent.

II. CALL TO ORDER:

Meeting was called to order at 6:00 p.m.

- A. Approval of Agenda
RESOLVED, to approve agenda

**MOTION BY: MISTY GIL; SECOND BY: LAWRENCE DENNING
APPROVED: 6-0, unanimously approved**

- B. Approval of Minutes
RESOLVED, to approve minutes from October 5th, 2023.

**MOTION BY: DON PLESSINGER; SECOND BY: ALAN POPE
APPROVED: 6-0, unanimously approved**

III. PUBLIC FORUM:

Chair Stephenson opened the Public Forum. Hearing no one, Public Forum was closed.

IV. Unfinished Business:

- A. UDO Amendments
 - a. 12.3-1 Medium and Low-Density Lots
 - b. 12.3-2 High Density Lots
 - c. 9.2-2(B) 1 Primary Pedestrian access

Mr. Holcomb began the meeting by informing the Planning Board that the public hearing was held at the previous Council meeting and there were no comments, so he would like to take one last look at these amendments.

- a.) **12.3-1 Medium and Low-Density Lots** Mr. Holcomb explained to the board that this item has been difficult to interpret due to the number of exceptions. Mr. Weeks voiced a concern with the verbiage in this amendment, and suggested something along the lines of “should not protrude past front porch.” Mr. Plessinger made the point that the goal is to keep cars out of the street or other public areas. Mr. Weeks agreed and pointed out that he doesn’t want it to feel like the board is mandating aesthetics; and that safety is the main concern. Mr. Pope made the suggestion of including verbiage that says “front plane of front porch.”

RESOLVED, Recommend 12.3-1 be amended to “even with or behind forward plane of front porch of a residential structure.”

MOTION BY: WALTER WEEKS; SECOND BY: ALAN POPE

APPROVED: 6-0, unanimously approved

- b.) **12.3-2 High Density Lots** Town manager Nick Holcomb reiterated that the Planning Board, along with developers, have questioned the value alleyways and rear-loaded parking add to development. He went on to say it is possible that the first few projects may need to be completed in order to see if any changes need to be made. Mr. Weeks stated he agreed with removing current verbiage.

RESOLVED, to approve amendment to 12.3-2

MOTION BY: MISTY GIL, SECOND BY: LAWRENCE DENNING

APPROVED: 6-0, unanimously approved

- c.) **9.2-2(B)1** While Walter Weeks agreed with the justification of amending 9.2-2(B)1, he expressed his concern with the word “also” in the proposed amendment; stating it is unnecessary.

RESOLVED, Recommended approval as presented with the removal of the word “also.”

MOTION BY: WALTER WEEKS; SECOND BY: DON PLESSINGER

APPROVED: 6-0, unanimously approved

V. Manager Update:

A. 1380 Abattoir Rd.

B. 541 Delma Grimes Rd.

- a.) **1380 Abattoir Rd.** Mr. Holcomb informed the board that he has seen an updated master site development plan for this project and the Planning Board can expect to see updates at the December meeting. He went on to explain that they are asking for rezoning for major residential subdivision in the next few months.
- b.) **541 Delma Grimes Rd.** Mr. Holcomb showed the board a sketch plan for the minor subdivision project and lets them know these plans were denied. He went on to explain that his justification was that the minor subdivision included seven lots and one of the lots was less than the 1.5 acre minimum lot size requirement. He let the board know that the surveyor and developer are working on new plans that meet minor subdivision requirements.


VI. Adjourn:

RESOLVED, to adjourn meeting

MOTION BY: MISTY GIL; SECOND BY: WALTER WEEKS

APPROVED: 6-0, unanimously approved

Meeting adjourned at 7:20pm.



Mikayla Johnson, Deputy Clerk



Hazel Stephenson, Chair