

**Town of Pittsboro
Planning Board
Meeting Minutes
June 1, 2009**

Members Present: Chairman Ken Hoyle, Harold Howard, Jimmy Collins, Freda Alston, Karl Shaffer

Member Absent: Ethel Farrell

Call to Order: Chairman Hoyle called the meeting to order at 7:00p.m.

First item of business was approval of the minutes from May 4 meeting; **Howard made a motion to recommend approval of minutes, seconded by Shaffer. Chairman Hoyle took a vote; unanimously passed.**

Chairman Hoyle took a moment to officially welcome the newest member of the Planning Board, Mr. Karl Shaffer.

Chairman Hoyle mentioned the first item up for new business was the tweaking of the Zoning Ordinance and Subdivision Ordinances in regards to the Pedestrian Plan. Monroe stated that these were rules that could be enforced and they were adding the element of the pedestrian to the transportation system. Monroe mentioned that the Planning Board was going to look at the recommendations of the consultant that the Town of Pittsboro hired and examining them. Monroe stated that the first series of changes were in the zoning ordinance, which was to include the information on the site plan during submittal of the plan. Chairman Hoyle asked if it would be a good idea if the requirements were a little clearer in determining what bicycle parking was, Monroe agreed stating that for commercial parcels they could note that bicycle racks were required. Monroe continued discussing the other recommendations from the consultant regarding curb cuts, trails, site plan requirements. Monroe then moved on to the Subdivision Ordinance recommendations which were complete streets, streets that accommodate vehicles and pedestrians. Monroe also stated a new definition was to be added for traffic, which should now encompass all traffic, vehicles and pedestrian. Monroe asked the Commissioners for their consideration of the next recommendation which is in mixed use or commercial parcels to have sidewalks be a minimum of 8 feet in width. Monroe stated that he felt that was not necessary to make that a requirement in certain circumstances, Monroe felt that it would be better to be consistent with the residential requirements of 5 feet in width with the Commissioners having the final say in what the width should be for commercial parcels. Monroe moved on to the next item tree planting by the street. Howard asked how much room there was between the sidewalk and the street where the trees are to be planted, Monroe answered that there should be 5 feet, and if there is a

swale it should be more like ten or twelve feet. Howard felt that there was not enough room to justify big trees being planted which would eventually ruin the sidewalks. Chairman Hoyle asked for some clarification on items regarding functions of trees or streets. Monroe clarified these items and proceeded to discuss the remaining recommendations of the consultant. Chairman Hoyle asked if there were any questions from the Board for Monroe, Shaffer noted that he had seen the words "shall" and "should" in the recommendations and in his past experiences "shall" meant "have to" and "should" means "we would like you to, but we can not enforce". Monroe stated that the reason for both words to be used was that there are places where pedestrian traffic is not warranted, such as Powell Place Development. Chairman Hoyle stated that sometimes the words are used to give the Commissioners some "wiggle room" when needed. **Alston made a motion to recommend approval with the changes noted, Collins seconded. Chairman Hoyle took a vote; passed unanimously.**

Chairman Hoyle stated the next item on the agenda was the need to change the July meeting since Mr. Monroe would be on vacation for the holiday. **Collins made a motion to recommend the meeting be rescheduled for July 16th at 7:00 p.m., Alston seconded. Chairman Hoyle took a vote; passed unanimously.**

Commissioners Concerns: Collins mentioned the pine trees behind McDonalds falling over; Monroe agreed to contact Mr. Spoon regarding this issue. Hoyle asked about the Land Use Plan, Monroe stated that it should be around late July or August when the Board hears more. Hoyle also asked when Mr. Horne is going to take on a more prominent role in enforcements and such, Monroe stated that in the next month or two he should be able to begin. Chairman Hoyle suggested that the Board keep a list of violations they happen to notice to each meeting so that Monroe and Horne can have a list to work from regarding these issues. Collins mentioned a large pot hole in the roadway in front of Andy's restaurant.

Alston made a recommendation to adjourn, Howard seconded. Vote was taken; unanimously passed. Meeting adjourned 7:10 p.m.

7:45