

Minutes of the Planning Commission

Chapel Hill Town Hall

May 22, 2023

CALL TO ORDER

Chairman Marion Joyce called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Marion Joyce – P

Stacey Booker - P

Isaac Zimmerle - P

Jeff Knox - P

Ben Piper - P

STAFF

Phillip Dye, Town Recorder

Todd Moore, Attorney

Steve Foster, Engineer

APPROVAL OF MINUTES – April 24, 2023

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

APPROVAL OF MINUTES – April 24, 2023

Motion to Approve: Jeff Knox

Seconded By: Isaac Zimmerle

Motion Passed: 5-0

PUBLIC COMMENTS - None

OLD BUSINESS

Approve or Deny setting Bond amount, as noted in the Subdivision Regs, at 20% of the \$1,017,224.89, or \$203,444.98 for T-Square Construction for Phase 2 – Spring Creek Estates contingent upon As-Builts being completed satisfactory to the Engineer, and fees for previous taps and capacity being paid.

Motion to Approve: Isaac Zimmerle

Seconded By: Ben Piper

Motion Passed: 4-0, Stacy Booker Abstaining

Approve or Deny Revised Concept Plan for 202 South Horton Parkway – Paul Lebovitz

***After discussion it was decided that to stay within zoning regulations, this property would need to be made commercial on the front bordering the highway. The concept plan will need to be redrawn and brought back with changes made showing a commercial building with adequate parking spaces

Motion to Defer: Isaac Zimmerle

Seconded By: Ben Piper

Motion Passed: 5-0

NEW BUSINESS

Approve or Deny Project Plans for Chapel Hill Daycare on Caney Spring Road.

**After discussion it was determined that plans looked good, but a traffic study still needed to be completed. It was also suggested that the daycare might ask the Town to go in with them in laying a four-inch sewer line that could be tied into in the future.

Motion to Defer: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

DISCUSSION

Approve or Deny site plan submitted by Denali Constuction for Mark Jergenson and Melissa Jordan to build a mother-in-law quarters connecting to main structure at 110 Central Avenue.

**Since no one present at meeting to present this site plan for the second time, there was a motion made to deny the site plan and close discussion.

Motion to Deny: Isaac Zimmerle

Seconded By: Ben Piper

Motion Passed: 5-0

Capacity Fees and Tap Fees

Isaac Zimmerle recommended the Board of Mayor & Alderman some type of fee structure to collect ½ of the capacity fees and tap fees up front so as not to let any developer get into a large deficit with the Town.

CLOSING REMARKS

None

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Stacy Booker

Motion Passed: 5-0

Meeting ended at 7:25 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder