



PLANNING BOARD

Tuesday, April 09, 2024 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00PM on Tuesday April 9, 2024, in the Landis Board Room by Madam Chair Catherine Drumm.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice-Chair Scott Faw, Member Jade Bittle, Member Beryl Alston, Member Mark Bringle

Members Absent: Deborah Cox

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Lead Fellow Robert Shinn

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm lead those in attendance in the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

Madam Chair Catherine Drumm read a letter of resignation from Roxanne Barnes.

P&Z Administrator Rick Flowe acknowledged Vice-Chair Scott Faw for representing the Planning Board at the Board of Alderman Meeting on Monday April 8, 2024, to make the recommendations from Planning Board to the Board of Alderman.

1.5 Adoption of Agenda

MOTION was made by Scott Faw to adopt the agenda as presented, seconded by Jade Bittle passed unanimously (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 12, 2024, Minutes (as presented/amended)

MOTION was made by Mark Bringle to approve the March 12, 2024, Minutes as presented, seconded by Scott Faw, passed unanimously (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion on Downtown Plan

Planning, Zoning, and Subdivision Administrator Rick Flowe gave a brief overview of the Downtown Plan. Mr. Flowe talked about a recommendation the Planning Board made a few months ago to make changes to the Main Street District, at the request of former Chair Ryan Nelms. Since that time, it has not been taken up by the Board of Alderman yet. Mr. Flowe expressed that the Planning Board should consider doing a further study on the influence and the potential outcome of those limitations of first floor business uses. Mr. Flowe stated over the past 3 years the Town has seen Parkdale open and close. If the Parkdale Properties remain industrial, or if they are sold to a party that seeks to do something else with the property, that simple decision can completely change the dynamic of the text amendment. Parkdale is the pivotal difference between how we define whether we have a big downtown or a small downtown. Mr. Flowe recommended that the Planning Board deliberate and explore ways to get public input about this. If the Board makes decisions as if Central Ave is the only downtown forever, and then something changes, it completely disregards everything previously done, especially if a policy is implemented. Mr. Flowe also stated that they must be concerned if the property is being maintained and as the Board and Planning Department, it's their duty to look at possibilities and come up with a game plan.

4. NEW BUSINESS:

4.1 None

RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING.

MOTION was made at 6:18PM to recess the Planning Board Meeting by Scott Faw, seconded by Beryl Alston, passed unanimously (5-0)

BOARD OF ADJUSTMENT

1. INTRODUCTION

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:18PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice-Chair Scott Faw, Member Jade Bittle, Member Beryl Alston, Member Mark Bringle

Members Absent: Deborah Cox

Staff Present: Planning, Zoning and Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Lead Fellow Robert Shinn

1.3 Adoption of Agenda

MOTION was made by Scott Faw to adopt the agenda as presented, seconded by Jade Bittle, passed unanimously (5-0)

2. NEW BUSINESS

2.1 Consider Quasi-Judicial Training Session

Planning, Zoning and Subdivision Administrator Rick Flowe gave a brief overview of the Quasi-Judicial Training planned for over the next few months.

MOTION was made by Scott Faw to hold the next Board of Adjustment Meeting on May 15, 2024, seconded by Beryl Alston, passed unanimously (5-0).

3. CLOSING:

3.1 Adjournment

MOTION was made by Jade Bittle to adjourn the Board of Adjustment Meeting at 6:32PM, seconded by Scott Bringle, passed unanimously (5-0)

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

MOTION was made to reconvene Planning Board Meeting at 6:32PM by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0)

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment

MOTION was made to move the May Planning Board Meeting to May 15, 2024, by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0)

MOTION was made to adjourn the Planning Board Meeting at 6:35PM by Scott Faw, seconded by Jade Bittle, passed unanimously (5-0)

Respectfully Submitted,

Angie Sands, Deputy Town Clerk