

**Village of Misenheimer**  
**Planning Board Meeting Minutes**  
**July 12, 2012 7PM**  
**Community Building**

**Planning Board Present:** Donnie Day, Vice Chairman  
Joel Rogers  
Nancy Henderson  
Ahren Burrage  
Pam Humphrey, Administrator/Clerk

**Visitors:** Mayor Michael Riemann

**Call to Order:** Donnie Day, Vice Chairman called the Planning Board meeting to order at 7:00 PM declaring a quorum present.

**Introduction of Visitors:** Mayor Michael Riemann attended the meeting as a visitor.

**Approval of July 12, 2012 Planning Board Agenda:** Day made a Motion to modify the Agenda to remove Agenda Item #5-Oath for Re-appointed Members to the Planning Board and Board of Adjustment as these members were unable to be present at this meeting. Burrage seconded the Motion and it was approved by a vote of 3/0.

**Approval of Minutes from the Joint Council and Planning Board Meeting Held January 9, 2012:** Day made a Motion to accept the Minutes with no revisions. Henderson seconded the Motion and it was approved by a vote of 3/0.

**Election of Planning Board Chairman and Vice Chairman:**

**Board Chairman:** Henderson made a Motion to elect Burrage as the Chairman. Day seconded the Motion and it was approved by a vote of 3/0.

**Vice Chairman:** Henderson made a Motion to elect Day as the Vice Chairman. Burrage seconded the Motion and it was approved by a vote of 3/0.

**Mayor's Planning Progress Update:** Mayor Riemann advised the Planning Board regarding the following planning related topics that he presented at the Monday, June 11, 2012 Council Meeting:

- If the Village is going to continue to take the next steps regarding its Vision and Long-Term Planning as was discussed during meetings held in April 2012, a planning facilitator should be considered. The following are possible planning facilitator candidates to consider:
  - Council of Government (COG)-Our membership allows for some hours of free consulting but more would be needed and at least 50% must be paid separately.
  - NC Department of Commerce Community Assistance Program-We would only be charged for travel related expenditures. The Town of New London is currently utilizing this group and they are very satisfied so far. Mayor Gaddy of New London provided a letter of his approval of these services which was presented to Council at the Monday, July 9, 2012 Council Meeting.
  - Independent contractor or consultant-Potentially cost prohibitive.

After discussion with Council, Mayor Riemann agreed to obtain additional information regarding the NC Department of Commerce's Community Assistance Program so that further discussion can be held at the July 9, 2012 Council Meeting. Council agreed to meet with Darren Rhodes, Chief Planner with the NC Department of Commerce at the Monday, August 13, 2012 Council Meeting to be held at 6PM at the Community Building.

- Mayor Riemann advised Council that they should consider adopting a Noise Ordinance by the August 13, 2012 Council Meeting. A proposed Noise Ordinance has been circulated to Council Members for their review and comment. If this schedule is achievable, it will require final Council discussions to occur at the August 13, 2012 Council Meeting. A Public Hearing is not required to approve a Noise Ordinance. Mayor Riemann instructed Pam Humphrey, Clerk, and Chief McGinnis to provide additional research from other municipalities regarding and their Noise Ordinance issues and successful enforcement for discussions at the July 9, 2012 and August 13, 2012 Council Meetings.

- Mayor Riemann advised Council that the Village’s current Land Use Plan should be reviewed and updated. He commented that Red Cross has recently been updating their Land Use Plan. Mayor Riemann indicated that perhaps the Planning Board and Council may provide input to this process.
- Mayor Riemann advised Council that the Zoning Ordinances need to be reviewed and updated. This will take time and financial resources to accomplish. Mayor Riemann indicated that perhaps the Planning Board and Council may provide input to this process.
- Mayor Riemann advised Council that the next steps regarding providing sewer services to Village residents would be to find out what the costs would be if there were financial contributions by Stanly County, property owners, and other funding agencies. Based upon these costs, it would need to be determined if the Village can afford for some or all of the residents to be provided sewer service all at one time or in phases. In addition, could the homeowners afford sewer service? Mayor Riemann indicted that he recommends continuing the sewer feasibility discussions at the July 9, 2012 Council Meeting. Council approved the Mayor’s request for continued sewer feasibility discussions at the July 9, 2012 Council Meeting.
- Mayor Riemann advised Council that the Village has a road maintenance concern. The Village has many private roads where homeowners are responsible for their maintenance. Future Powell Bill funds from the NC Department of Transportation are expected to be reduced. Village residents should be advised regarding the Village’s road maintenance responsibilities and plans.
- Mayor Riemann advised Council that there is a Village street light concern. Pfeiffer University currently maintains some lighting along Hwy 52. The Village needs to consider what our responsibility would be for street lighting should the University discontinue their portion of lighting.
- Mayor Riemann advised Council that some of the Village’s street signs are in disrepair. Pfeiffer University recently re-signed the entire campus. Consideration should be given to complementing their design. Mayor Riemann requested that Pam Humphrey, Clerk, research whether signs could be funded via Powell Bill funds.
- Mayor Riemann advised Council that the Village’s municipal fees schedule needs to be updated. Mayor Riemann previously provided a preliminary comparative fee schedule for Council’s review and comment. He requested that Pam Humphrey, Clerk, modify the preliminary comparative fee schedule and submit it to Council for their approval.
- Mayor Riemann advised Council that the Village Vision and Long-Term Planning “Front Porch” concept needs to be developed and implemented. This concept was agreeable to all in attendance at the planning meetings that were held in April 2012. Mayor Riemann indicated that perhaps the Public, the Planning Board and the Council may continue to provide input to this process.

Mayor Riemann invited the Planning Board to a presentation from Darren Rhodes, Chief Planner with the NC Department of Commerce, at the Monday, August 13, 2012 Council Meeting at 6PM at the Community Building. Day made a Motion that the Planning Board call a Special Meeting to participate in this presentation. Henderson seconded the Motion and it was approved by a vote of 3/0. Pam Humphrey, Administrator/Clerk will arrange to advertise the Planning Board Special Meeting.

**Other Business:** There was no Other Business to discuss.

**Adjournment:** The Planning Board meeting was adjourned at 7:45PM.

**The next joint Council/Planning Board Meeting is scheduled for Monday, August 13, 2012 at 6PM at the Community Building.**

**The next regularly scheduled Planning Board and Board of Adjustment Meetings are scheduled for Thursday, October 11, 2012 at 7PM at the Community Building.**

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Ahren Burrage, Chairman	Date	Pam M. Humphrey, Administrator/Clerk	Date