

**Village of Misenheimer  
Planning Board Meeting Minutes  
Community Building  
October 9, 2014 6PM**

**Planning Board Present:** Jeff Watson, Vice Chair  
Jon Byers  
Joel Rogers

**Staff:** Pam Humphrey, Administrator  
**Visitor:** David Fencl, NC Dept. of Commerce  
Peter Edquist, Council Member

**Alternate Present:** Judy Hammill

**Planning Board Absent:** Pat Henry  
Mark Stephenson, Chair

**Call to Order:** Watson called the meeting to order at 6:18PM with a Planning Board quorum being declared present.

**Introduction of Visitors:** Staff and Visitors as noted above were welcomed to the meeting.

**Oath(s) Given:** Ms. Henry was not present.

**Approval of 10/09/14 Planning Board Agenda:** Rogers made a Motion to approve the meeting Agenda as presented. Watson seconded the Motion and it was approved by a vote of 3/0.

**Approval of Minutes of the Planning Board Meeting held 07/10/14:** Rogers made a Motion to approve the Minutes as presented. Watson seconded the Motion and it was approved by a vote of 3/0.

**Public Comment Period:** None present for comment.

**Discussion of Updates to the Village's Current Land Use Plan, Land Use Map, and Possible Reviewing a Minimum Housing Standards Ordinance:** David Fencl, Planner with the NC Dept. of Commerce facilitated the discussions regarding the items noted herein.

**Land Use Planning:** The current (2003-2013) Land Use Plan and Map were developed in 2003 when the Village was incorporated and were reaffirmed in 2009. P. Edquist, current Council member and founding Mayor, gave the Planning Board members a perspective as to how and why the existing Land Use Plan and Map was developed the way it was in 2003. He encouraged the current Planning Board members to take a fresh and current look toward a five (5) to ten (10) year future horizon for the Village when considering updates to the Land Use Plan and Map. The following items were discussed among the group:

- Desires of residential and light industrial growth or not in the Village
- Need or not for sewer service in the Village
- Desires or not for walkable parks originally planned in the 2003-2013 Land Use Map
- Desires or not to develop a Central Business District in the Village along US Hwy 52
- Desires or not to incorporate the "Front Porch" possible Village branding into future Land Use planning

**Process and Time Frame for Updating the Land Use Plan and Map:** The Board agreed to continue to study the current Land Use Plan and Map in preparation for their next quarterly Board meeting to be held on Thursday, 01/08/15 at 6PM at the Community Building.

**Possible Minimum Housing Standards Ordinance:** David Fencl, NC Dept. of Commerce, presented the Stanly County Minimum Housing Standards Ordinance as an example of the features and uses of such an Ordinance. This Ordinance is not included in the Village Zoning Ordinances recently updated and adopted by the Council in September 2014. The purpose of this type of common ordinance is to facilitate the enforcement of basic living standards for human habitation of a structure. The Village could consider adopting the County's Minimum Housing Standards Ordinance. In addition, an Appeal Board may need to be established to hear citizen appeals.

The Board agreed to continue to study the Ordinance in preparation for their next meeting as a printed copy was not provided to them at the meeting. In addition, we will confirm which Stanly County municipalities have adopted this County Ordinance or not. We will also confirm who enforces this Ordinance if the County Ordinance is adopted.

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

**Adjournment:** The Planning Board meeting was adjourned at 7:58PM.

**The next Planning Board Meeting is scheduled for Thursday, January 8, 2015 at 6PM at the Community Building.**

_____	_____	_____	_____
Chair/ Vice Chair/Presiding Officer	Date	Pam M. Humphrey, Administrator/Clerk	Date