MINUTES
PLANNING BOARD
TUESDAY, APRIL 22, 2014
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL

PRESENT: Members Vice Chair Rob Markiewitz, Gary Turner, Steve Lee, Eric Johnson and Eric Welsh; Alternate members Barbara Dement and Michael Ham; Town Attorneys Charles Buckley, and Craig Buie; Planning Director Kathi Ingrish; Planner II, Jim King and Zoning Technician/Deputy Town Clerk Mary Jo Gollnitz.

ABSENT: Chairman Tom Lawing; member David Pratt and Youth Voice Brian Lee

CALL TO ORDER

Vice Chair Markiewitz called the meeting to order at 7:00 pm.

Rob Markiewitz made a motion to appoint alternates Michael Ham and Barbara Dement as voting members for the meeting. Steve Lee seconded and the motion carried unanimously.

APPROVAL OF THE MINUTES

Gary Turner made a motion to approve the minutes of the March 25, 2014 meeting. Steve Lee seconded and the motion was unanimously approved.

PUBLIC IMPORVEMENTS VARIANCE, Habitat for Humanity, Reduce Spacing Between Curb and Sidewalk to Match Surrounding Neighborhood

Planner II Jim King addressed the Board. He stated that the subdivision public improvement request was for Habitat for Humanity, specifically Phase II of Sunrise Crossing. He noted that this is the subdivision that was before the Planning Board in March and approved at the Town Board's April 14th meeting. He continued stating that the request is for a variance for a 4 foot planting strip for the street cross section along the proposed seven lots. Phase I of Sunrise Crossing was constructed with 4 foot planting strips. Since those homes were built, the town's regulations have changed and required planting strips are now eight feet in width. Habitat for Humanity is trying to keep continuity between the development phases. He noted that the applicant was present for the meeting to answer questions.

Barbara Dement stated that she went to Sunrise Crossing to view the area. She said that it does make sense to keep the continuity along the road. It is a short street and if you were to change the design abruptly, you would detract from the neighborhood.

Rob Markiewitz made a motion to recommend approval of the requested public improvement variance. Eric Welsh seconded the
motion, which carried unanimously.

PUBLIC IMPORVEMENTS VARIANCE, Mecklenburg County, Regional Sportsplex, Revise Street Cross Section

Mr. King presented the request from Mecklenburg County to revise the street cross section for the Regional Sportsplex. He stated that this request and the Brigman Family request go together for one continuous street. He showed the Board the illustration of the proposed road cross section. He explained that Mecklenburg County did receive a subdivision variance approximately two years ago in order to eliminate the curb and gutter from the road cross section built with Phase I. The variance also included a ten foot wide multi-use path.

He continued stating that Matthews current regulations do not have any street cross sections that are typical for a park setting. Phase I has been constructed and Phase II is moving forward. The County is asking for

continuation of the cross section into the park's second phase. The subdivision process is necessary to plat the street. The parcels that are being created are greater than 10 acres each and therefore exempt from subdivision regulations. He stated that the illustration shows both the Sportsplex and Brigman properties. The variances being requested have different right-of-way widths, but do show the connection of the two street sections.

Vice Chair Markiewitz wanted verification that the street cross sections presented is proposed for this street. Mr. King answered yes, this is what will be constructed.

Eric Welsh asked why there are different right-of-way widths between the two properties. Mr. King stated that the Sportsplex portion is more conducive to a park setting. The Brigman section is anticipated to have more commercial growth and the new Entertainment district brings the buildings closer to the roads. It will be a more urban setting. The proposed cross section for Brigman site includes a 5 foot wide sidewalk on one side and continues the ten foot multi-use path on the other side.

Mr. Turner wanted clarification on the street cross sections. He asked if there is curb and gutter on the anticipated commercial development section and why the Sportsplex property would not have curb and gutter. Planning Director Kathi Ingrish said that the drawings show curb and gutter on the Sportsplex property where the conversion takes place by the stadium. The Sportsplex Phase I street currently has no curb and gutter. They are widening the right-of-way to 61 ft in order to have all of the multi-use trail inside the right-of-way.

Mr. Turner asked if there was a request for a variance to the sidewalk to be lower instead of six to eight inches above the street. He wants to make sure this would not create any issues. Mr. King said that on the Sportsplex property it would not appear to be an issue. He explained the crowning of the road and the flow of water to the multi-use path. Ms. Ingrish said that it could be up to 6 inches lower and engineering staff has already reviewed the plans. She also mentioned that there is a five foot sidewalk requirement and the chart erroneously indicate four feet.

Mr. Markiewitz wished to have staff clarify the variance request. Mr. King said that the town's current standards require curb and gutter. The variance would allow the use of a ditch versus curb and gutter. In addition, planting strips and sidewalks on both sides are required and the request is for multi-use path with planting strip on one side of the road. Ms. Ingrish stated that there will be a greenway on the other side as the park is developed. Mr. Turner asked if the greenway is obligated by the County. Ms. Ingrish stated that it is part of the Phase II development.

Eric Johnson asked if these cross sections were because of the nature of the development. Ms. Ingrish answered yes and that the greenway will be outside of the right-of-way, further in on the site. There will be walking facilities on both sides of the road.

Mr. Lee asked if the elimination or reduction of curb and gutter in the initial phase was for cost reasons or other issues. Ms. Ingrish said that it is a county park standard. She continued stating that this will be a public road in the middle of the county park facility. They are trying to provide more of a rural feel rather than a city street. Once you get into the Brigman family property you will have a more urban setting and therefore the reason for the two different cross sections.

Eric Welch motioned and Eric Johnson seconded to recommend approval of Mecklenburg County, Regional Sportsplex, revised street cross section. The motion carried unanimously.

PUBLIC IMPORVEMENTS VARIANCE, Mecklenburg County for Brigman Family, Adjacent to Sportsplex, Revise Street Cross Section

Planner II Jim King briefed the board stating that the cross section for the Brigman Family property is changing from a 61 foot right-of-way to 75 foot right-of-way. He stated that the planting strip will be 8 feet wide. There will be a five foot wide sidewalk on one side of the street and the 10 foot wide multi-use path on the other side of street. This street section will have curb and gutter. Ms. Ingrish noted that this section of road will be wide enough to allow for on street parking along with two lanes of traffic.

Steve Lee motioned and Gary Turner seconded to recommend approval of Brigman Family property, adjacent to Sportsplex, revised street cross section. The motion carried unanimously

RESCHEDULE MAY MEETING DATE

Ms. Ingrish explained to the Board that there is a conflict with the scheduled Planning Board meeting for Tuesday, May 27, because of the Memorial Day holiday. The Board discussed best date to reschedule the meeting. It was determined that June 3, 2014 will be the new meeting date.

ADJOURNMENT

Mr. Lee made a motion to adjourn. Mr. Welsh seconded and the motion passed unanimously. The meeting adjourned at 7:20 pm.

Respectfully submitted,

Mary Jo Gollnitz
Zoning Technician/ Deputy Town Clerk