

Ocracoke Planning Board
Ocracoke Community Center

March 8, 2012, 5:30 PM

Members Present: Bill Rich, Amy Srail, Tom Pahl, BJ Oelschlegel, Keith Parker-Lowe, Jennifer Esham, ODO Enforcement Officer Jerry Hardison, Commissioner Darlene Styron,

Also present: Norman Miller, David Johnson

Meeting called to order 5:30 PM by Chairman Bill Rich

Minutes of the previous meeting were reviewed. Keith motioned to approve with the following corrections:

There was discussion of the ODO Enforcement. The ODO Enforcement officer cannot carry out the ODO rules; time does not allow.

Second by BJ. Motion passed unanimously.

At the January 12 meeting, there was no quorum and no official minutes although there was discussion about kiosks at that meeting with Corky Pentz in attendance.

The nonconformity wording needs clarity as suggested by Norman Miller. Over the years, it has been interpreted as having the ability to increase the area of conformity; the language needs to be clearer with regards to this time honored interpretation.

Rewriting/Restructuring ODO

We're back to a pervasive problem amongst the board members: rewriting and restructuring the ODO.

Keith offered to create an infrastructure for the ordinance.

Tom wants to know how other communities govern their land use. A) zoning boards B) ordinance boards.

Keith wants to reexamine the enabling document which brought the ODO into existence. State University of New York – Geneseo students to provide resources on these topics by April 30.

Tom motioned clarifying language on issues of nonconformity on the list. (Keith feels that a rewrite would cover the above motion.) BJ seconds the motion. Jerry Hardison points out the issues of nonconforming lots. Motion passed.

Discussion on getting the 7th Board member.

Jamie is paid by the county to take minutes. The secretary is supposed to be a board member per the bylaws. Jamie has declined the position on the board. There was discussion on changing the bylaws to say that the secretary doesn't have to take the minutes. We could records the meetings and transcribe. Jamie costs the county money. Darlene wants the board member suggestion for a 7th member. Tom motioned that they reword the bylaws to say the secretary does not have to be responsible for taking the notes and anon-board member may take minutes. Keith seconded the motion. Motion passed. The secretary is responsible for reviewing and delivering a verified copy of the minutes.

Keith also motioned that the chairperson may vote equally to all other board members. Jennifer seconded the motion. Motion passed.

Tom motioned to remove the line in the bylaws about anyone wishing to address the board should provide 24 hours notice. Amy seconded the motion. Motion passed.

Revision of the ODO Permit

Tom presented his rewrite of the permit application. BJ brought up the question of responsibility for proving wetlands on a property. The board seems to be opposed to obligating an applicant to the cost of a survey. Keith suggested blocking of the data entry. The board rejected that idea (“hate boxes”).

Jerry wants to run Tom’s permit application past county commissioners, county manager, local builders, and county attorney on next month’s agenda.

Jen suggests that page 2 be separate; new travel trailer needs a fee and with a travel trailer renewal. No fees for the ODO permit.

Tom wants to revise with Jen’s suggestion.

Amy motioned we use the new permit with Jennifer’s suggestions, and let Keith make it computer friendly effective immediately. BJ seconded the motion. Motion passed.

Kiosk discussion at a public hearing for the April meeting.

- It’s a structure.
- Is it permitted?
- Tom thinks setbacks are the biggest problem.
- Correct terminology
- How do we enforce it

Will advertise a public hearing about popup businesses for the April 12 meeting.

David Johnson, a participant, came to hear what was happening with pop up businesses so as to be able to put out honest info on the topic.

Jennifer made motion to adjourn meeting. Seconded and motion passed.

Minutes taken by BJ Oelschlegel