

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, MAY 22, 2017**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Malcolm Boartfield, Mark Taylor, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson, and members of the Public.

A motion was made by Paul Schwartz to approve the minutes. The motion was seconded by Jim Osika and carried unanimously 6-0.

SUBJECT: DISCUSSION OF PLANNING BOARD BEING ASSIGNED THE DUTIES OF THE BOARD OF ADJUSTMENT

Mr. Edmondson stated the Town of Emerald Isle's Board of Adjustment is a quasi-judicial board, which is quite different from Planning Board that is advisory. Mr. Edmondson said the reason for this discussion is that the Commissioners at their May meeting discussed assigning the duties of the Board of Adjustment to the Planning Board, the main reason being the infrequent nature in which the Board of Adjustment meets. Mr. Edmondson stated the Board of Adjustment has not met since 2011.

Mr. Edmondson said before the Commissioners make this decision, Kenny Sullivan the current Planning Board Chairman and I would like to discuss this with you to see if the Board is interested in this dual role. In an effort to educate the Planning Board on the Board of Adjustment, Mr. Edmondson discussed a handout provided in the agenda packets with the Planning Board, through a power point presentation. The presentation was included in the board agenda packets as well. Mr. Edmondson using this information gave an overview of the duties, functions, organization, hearing procedures and decisions of the Board of Adjustment. After completion of the presentation, Mr. James Wolf and Mrs. Gene Rachide, residents of Emerald Isle, had questions for the Board, which Chairman Kenny Sullivan and Town Planner Josh Edmondson answered. After discussion, Paul Schwartz made a motion to recommend to the Board of Commissioners to make the necessary changes to the Unified Development Ordinance to assign the duties of the Board of Adjustment to the Planning Board. The motion was seconded by Jim Osika and carried unanimously 6-0.

Subject: Report from Town Planner

Mr. Edmondson informed the Board that the Commissioners passed the revised amendment eliminating the density requirement in the VE, VE-C, VW, VW-C, MV and MV-C districts while providing 1 public access easement for every 550' of frontage on both the Atlantic Ocean and Bogue Sound 10' in width. Mr. Edmondson went over the April Building Report for 2017 along with the April 2016 report for comparison purposes. He also stated that the next Commissioners meeting would be June 13, 2017 at 6PM and the next Planning Board meeting would be June 26, 2017 at 6PM.

Subject: Comments from Planning Board

There being no other business a motion was made by Jim Osika and seconded by Malcolm Boartfield to dismiss the meeting, which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board