



The Village of Walnut Creek Planning Board met on

July 16, 2019 at 6:30 PM in the Village Town Hall

Present: Stoney Sloan, Leslie Hatch, Esther Nagypal,
Kenny Fallin, and Matt Young

Also Present: Robert Parchman, Village Administrator

Absent: Craig Bowen & Glenn Barfield

Administrative Matters:

June Minutes were reviewed and accepted unanimously as written.

Chairman Sloan presented a review of the June Village Council Meeting. There was no follow up discussion in that regard.

Old Business:

1. Covenants versus Ordinance Project: Parameters developed in June were reviewed and evaluated to ensure accuracy and compatibility with existing Covenants. Members will once again review assigned area Covenants and a formal presentation will be made to the Council in August. (OPEN)
2. Sign Ordinance Project: Awaiting response from the Village Council regarding the ordinance outline submitted in May. (OPEN)
3. Proposed Expansion of The Links: This item is on hold pending resolution of the Muirfield Village issues still in coordination with J&N Construction. (OPEN)
4. Lake Structures: Awaiting response from the Lake Committee and Village Council regarding the ordinance outline submitted in May. (OPEN)
5. Noise Ordinance: Awaiting response from the Village Council regarding the ordinance outline submitted in May. (OPEN)

6. Due to Councilman Benton's absence, no new information was available regarding progress in correcting deficiencies in a dilapidated residence. (OPEN)
7. Due to the heavy workload imposed by the Council, work on the 2030 Road Map remains suspended until September 2019. (OPEN)
8. Detailed discussion was conducted regarding the proposed settlement on Muirfield Village construction and landscaping. The two sides are very close to resolution and concessions were given by both sides. Main sticking points involve the exclusive use of bricks on front elevations and the Board's opinion that the quality of vinyl being planned is too low. A formal response was staffed and will be sent to the Mayor and Village Attorney. (OPEN) See Attachment 1.
9. The proposed revision of the R-35 CT ordinance was discussed and evaluated. Several suggestions for improvement were adopted. The outline will be presented to the Council at their July Meeting.

New Business

1. Initial discussion was conducted on revising Chapter 50 of the Village ordinances due to the changeover from Village produced water to Wayne Water District. (OPEN)
2. Initial discussion was conducted regarding a survey of park and recreation facilities in the Village. Plan will be fleshed out at the August Meeting. (OPEN)

The next Planning Board Meeting will be on August 20, 2019 at 6:30 PM. There being no further business, the meeting was adjourned at 8:25 PM.


Stoney Sloan, Chairman
Village Planning Board

Attachment 1
Planning Board Response to Proposed Settlement

The VofWC Planning Board (PB) met and discussed the latest counter offer in great detail and is gratified that the two parties appear to be getting closer to resolution. The Zoning Enforcement Officer (ZEO) also attended. The PB concurs with and appreciates concessions made regarding landscaping, irrigation, and providing site plans to the ZEO. The ZEO and PB were also gratified by the offer to re-submit house plans to include specifying building materials, lot number, and landscaping site plan for which no additional fee will be charged. This should eliminate all confusion and miscommunication. Request plans be submitted no faster than five per two-day period to ensure expeditious processing. The PB was also appreciative of the factors outlined in the attachment entitled 'Incorporation of Guidance by the Planning Board'. In return, the Board agreed to compromise on the sod, construction of the buffer strip in concert with house construction, and is no longer requesting brick on the sides of the houses. Compromises requested for making the aforementioned concessions are listed below.

1. The offer to increase the front elevation from 30% to 55% brick or stone requires clarification and adjustment. For example, if the front of a home is 380 square feet, then 55% of that is 209 square feet which actually exceeds the non-window, non-door square footage of 190 square feet. The PB opines that the two sides are so close on this issue, that simply stating that front elevations will be all brick except the dormers will clarify everything for everyone. As stated in the PB's previous response, the Restrictive Covenants states, "It is the intent of the Declarant to develop a homogenous community consisting of traditional and transitional styles...". Therefore, the PB feels strongly that homogeneity demands that only real, individual bricks be used on front elevations.
2. The use of vinyl has become problematic. The vinyl siding being installed in The Links has issues which greatly concern the ZEO and PB. It appears that heat and/or humidity is causing some of the siding to warp and/or buckle. Therefore, the PB requests that higher quality vinyl at least .044 inches thick be utilized in Muirfield Village. This problem was just recently noticed so it was not mentioned earlier as a significant concern.
3. Request deletion of the words, "... other materials of equal quality and value..." from the Settlement Agreement (SA). It was this contentious phrase that caused a good deal of the problems initially.
4. The PB did not receive Exhibit 2 which was mentioned in the SA. The Board opined that the referenced document is probably the previously submitted house diagrams package. If so, blanket approval of those plans will not be necessary since all house and site plans are being re-submitted.

In summary, the PB is heartened by the spirit of compromise displayed by all parties. The Board has made several concessions in this counter offer and trust that remaining issues can be settled expeditiously so the Muirfield Village project can commence.