



The Village of Walnut Creek Planning Board met on  
March 13, 2019 at 6:30 PM in the Village Town Hall

Present: Stoney Sloan, Craig Bowen, Kenny Fallin,  
Glen Barfield, Leslie Hatch & Jennifer Moye

Also Present: Pete Benton, Council Liaison

Absent: Matt Young

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Chairman Sloan opened the meeting and welcomed new Board Member – Jennifer Moye

**Administrative Matters:**

February Minutes were reviewed and accepted unanimously as written.

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

**Old Business:**

1. Covenants versus Ordinance Project: The Five Board Members that were assigned an Area to study reported on the Covenants in their Area of the Village. This task was exceptionally well completed and the Board now has a good understanding of the myriad parameters outlined in the 28 Restrictive Covenants within the Village. It was also discovered that the Covenant list on the Village web site is incomplete. PB Member Barfield expressed concern that an ordinance cannot allow something that a covenant does not permit. The next step will be to identify the maximum and minimum parameters of each Area along with any unusual or unique stipulations in each. (OPEN)
2. Sign Ordinance Project: The Council reviewed the proposed PB guidance regarding resident placed signs in front yards at the February Council Meeting. They were generally well received, but the Mayor Pro-Tem requested the Chief of Police and the Village Attorney weigh in on the proposals. The Chair obtained their input and relayed them to the PB. The Chief was concerned about how to enforce the new Ordinance and the Attorney was concerned about the challenge of differentiating between certain messages. Extensive discussion ensued and several suggestions were made to modify the previous recommendations. PB Member Barfield opined that a permitting process may alleviate confusion on

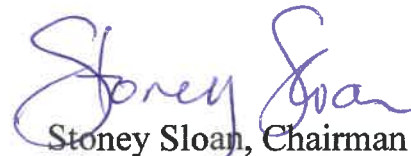
temporary sign authorizations. Chairman Sloan requested Members consider the proposed options for finalization at the April Meeting. (OPEN)

3. Due to the heavy workload imposed by the Council and anticipation of another major project on the way, Chairman Sloan recommended postponing work on the Road Map for three months. All concurred. (OPEN)
4. Mayor Jackson had requested the Board review a disagreement between a resident and the Administrator regarding a building permit. The Board provided an extensive review of the facts along with conclusions and recommendations to the Mayor and Administrator. The issue is now being adjudicated between the attorneys involved in the case and no further PB action is warranted. (CLOSED)

### **New Business**

1. Mayor Jackson addressed the PB and discussed the proposed expansion and annexation of The Links into Section Two of the development. It is anticipated that the Developer will make a formal request to the Council at the March Meeting and then the PB will be tasked to present a recommendation to the Council. (OPEN)
2. Councilman Seegars met with Chairman Sloan prior to the Board Meeting and discussed his and Lake Committee concerns about control of structures next to or in the lakes. The Council tasked the PB to develop guidelines and procedures for lake related structures. Extensive discussion revealed general agreement that structures in or over the lake must be better controlled. This includes systems to draw water from the lakes for irrigation. PB Member Moye will research and draft proposed structure guidelines for the next meeting while Chairman Sloan will provide proposed guidelines for lake related irrigation. (OPEN)

The next Planning Board Meeting will be on April 16, 2019 at 6:30 PM. There being no further business, the meeting was adjourned at 8:20 PM.

  
Stoney Sloan, Chairman  
Village Planning Board