



The Village of Walnut Creek Planning Board met on
April 16, 2019 at 6:30 PM in the Village Town Hall

Present: Stoney Sloan, Craig Bowen, Matt Young,
Glen Barfield, Leslie Hatch & Jennifer Moye

Also Present: John Seegars, Council Liaison

Absent: Kenny Fallin

Administrative Matters:

March Minutes were reviewed and accepted unanimously as written.

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

Old Business:

1. Covenants versus Ordinance Project: Due to an extensive high priority agenda, Chairman Sloan moved that this item be held over to the May Meeting. There was unanimous consent. (OPEN)
2. Sign Ordinance Project: Chairman Sloan distributed a recommended and previously discussed itemized list outlining the proposed ordinance. Councilman Seegars recommended adding guidance for election signs which had been an oversight. Member Barfield recommended reducing the notification of violation time line from 30 to 10 days. The Board approved the proposals unanimously. It will be presented to the Council for endorsement at the April Meeting. See Attachment 1. (OPEN)
3. Proposed Expansion of The Links: The Board had extensive discussion on this topic. In general, the Board is very concerned about the lack of home exterior quality in Phase I and asserts that unless ordinances are passed to ensure a better quality product in Phase II, then annexation is questionable. However, development of that area without oversight of the Village Council could be a problem for property values and injurious to the image of the Village. In the Board's opinion, any expansion must include a developer funded, high quality

third entrance and significant improvement in the exterior appearance of the homes. (OPEN)

4. Lake Structures: Member Moye presented an overview of her vision of how structures on the lake should be controlled and monitored. She proposed a complete ban on structures over or in the lake per current ordinances. Structural items such as steps, docks, decks, etc. should, to the maximum extent possible, be constructed into the shore of private property. Those structures would still require a permit. The current process for construction approval for boat houses would also be employed for requested structures over or into the lake. Variance requests are welcome in order to receive permits under the basis of consideration of circumstances for functionality. Details on the permit process will be outlined in the ordinance. Chairman Sloan presented his research on the proper way to use lake water for irrigation. The Board unanimously endorsed both proposals which will be presented to the Council at their April meeting. Additionally, the Board recommended that permits for all existing structures and irrigation systems be reviewed and re-permitted as necessary to ensure compliance and safety. Keeping the waterway clear as possible is the goal, but the Board also wants residents to be able to enjoy their property. 'Grandfathering' was of special concern to the Board especially where safety or freedom of navigation were affected. See Attachment 2. (OPEN)
5. Mayor Pro-Tem Ricker requested the Board review Ordinance 84-04 regarding controlling of excavation, land clearing, and construction on weekends. The Board agreed that the wording was a bit ambiguous. The following is recommended for Council review and approval. (OPEN)

The following acts, among others, are declared to be loud, disturbing, and unnecessary noises in violation of this section, but the enumeration shall not be deemed to be exclusive, namely:

- (I) Other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays unless that weekday is a federal or state designated holiday:
 - (a) the construction, demolition, alteration, or repair of any building; and
 - (b) the clearing, grading, excavation, or fill of any land or lot; and
 - (c) the felling of trees; and
 - (d) use of heavy equipment such as bulldozers, excavators, or dump trucks.


Provided however, such activities may be permitted at other times or on weekends or holidays in the case of urgent necessity in the interest of public safety, but only with a permit from the Zoning Enforcement Officer, which permit may be renewed for a period of three days or less while the emergency continues.

6. Due to the heavy workload imposed by the Council, work on the 2030 Road Map remains suspended until July 2019. (OPEN)

New Business

1. The Links Phase I Concerns: Member Young presented results of his extensive investigation in the permitting process for this development. He contends that the permit requests may have been misleading. Member Barfield offered his analysis of Ordinance 94.51 which states that all "...dwellings shall have an outside siding of brick, wood or materials of equal quality and value." Both Members requested the Board consider a formal appeal to the permitting process for The Links development. The Board assessment is at Attachment 3. Additionally, the Board voted unanimously to request a meeting with the Village Administrator to discuss these issues and conduct a site visit of The Links. (OPEN)
2. The Board expressed concern about the lack of progress in correcting deficiencies in a dilapidated residence already notified about problem areas. Councilman Seegars informed the Board on the current status, but the Board felt that more aggressive action was required to correct the problem. (OPEN)

The next Planning Board Meeting will be on May 21, 2019 at 6:30 PM. There being no further business, the meeting was adjourned at 8:30 PM.


Stoney Sloan, Chairman
Village Planning Board