



**Planning Board  
Regular Meeting Minutes  
January 14, 2025 – 3:00 p.m.**

Chairman Wiehe called the Regular Planning Board Meeting to order at 3:00 PM on January 14, 2025.

The following attended in person at Town Hall, 441 White Pine Drive, Laurel Park NC 28739:

- Chairman Philip Wiehe
- CoChair Mary Margaret Licisyn
- Secretary Jeffrey Pieper
- Luke Costlow
- H. Scott Gregg
- Edward Eaves (sworn in at this meeting)
- Commissioner Paul Hansen – Council Representative
- Kaitland Finkle- Regional Planner
- Chief Bobbie Trotter as Interim Town Clerk
- Officer Erich Junger

The following were absent:

- Town Manager Cara Reeves

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF THE AGENDA**

The agenda was modified by changing the New Business item of swearing in of Edward Eaves. A motion to approve by given by Scott Gregg, and a second by Secretary Jeff Pieper. The motion was unanimous approval by the Board. Officer Erich Junger swore in Eaves as a new member of the Planning Board.

**APPROVAL OF THE MINUTES**

Motion to Approve the Minutes of December 10, 2024, meeting was made by Co-Chair Mary Margaret Licisyn. Second by Scott Gregg. The motion received unanimous approval by the Board. The minutes will be signed at our next meeting

## **OLD BUSINESS**

Signage Text Amendment-Zoning Consistency Statement: Kaitland Finkle explained the purpose of this document. This document refers to the action of the Board in our November 12, 2024, meeting. The Document was read by Chair Philip Wiehe who also made the motion to approve. Second by Co Chair Mary Margaret Licisyn. Approval was unanimous.

Nonconformities Text Amendment- Zoning Consistency Statement: Kaitland Finkle explained the purpose of this document. This document refers to the action of the Board in our December 10, 2024, meeting. The Document was read by Chair Philip Wiehe who also made the motion to approve. Second by Co Chair Mary Margaret Licisyn. Approval was unanimous.

## **NEW BUSINESS**

Fawn Turn Lane Lot 3 Site Plan Approval: Topics of discussion included:

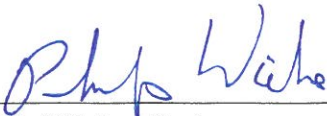
- Very Steep slope and the design solutions
- Parks and Greenways had already reviewed
- Will Buie, Town Engineer, had already reviewed with comments that were all addressed
- No HOA review was required as this property was not in a subdivision
- Some issues regarding the neighbor property also under construction were discussed – to be resolved between the two owners
- The Town Public Works will be notified regarding some potential culvert issues to determine who's responsible and if in the Town right of way, it will be resolved
- This application meets the requirements of the current UDO

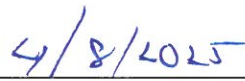
The motion to approve the application was made by Co Chair Mary Margaret Licisyn, second by Scott Gregg. Approval was unanimous.

Note – there was lengthy discussion regarding looking carefully at our UDO regarding the coverage on steep slope lots and resulting runoff. Luke Costlow presented as a part of this application review by the Board rough calculations of the amount of runoff from this sort of project. The Board has agreed to start including regular conversations in our meetings on this topic to address this issue.

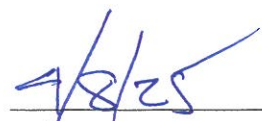
## **ADJOURNMENT**

Being that there were no additional items on the agenda, Chair Weihe asked for a motion to adjourn at 3:42PM. The Motion was made by Co Chair Mary Margaret Licisyn, seconded by Scott Gregg. The motion was approved by unanimous vote.

  
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Philip Wiehe, Chair

  
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Date

  
\_\_\_\_\_  
Jeffrey Pieper, Secretary

  
\_\_\_\_\_  
Date