



**Town of Laurel Park Planning Board
Regular Meeting Minutes
Date of Meeting: June 10, 2025**

Chairman Wiehe called the Regular Planning Board Meeting to order at 3:03 PM on June 10, 2025, at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739

The following attended in person representing a quorum:

Chairman Philip Wiehe
Co-Chair Mary Margaret Licisyn
Secretary Jeffrey Pieper
Luke Costlow
Edward Eaves
Mary Malak

Other Attendees:

Commissioner Deborah Bridges – Council Representative
Mayor – Carey O’Cain
Aaron Hollis – Zoning Administrator

1) Approval of the Agenda

- a) No modifications to the published Agenda were presented for consideration
- b) Motion to Approve was made by Luke Costlow, Seconded by Mary Malak
- c) Motion received unanimous approval of the Board

2) Approval of the Minutes

- a) Motion to Approve the Minutes of May 13 meeting was made by CoChair Mary Margaret Licisyn. Second by Mary Malak
- b) Motion received unanimous approval of the Board

3) Old Business

- a) Review of 2026 Comprehensive Master Plan to date
 - i) The Planning Board has completed our review of the Matrix. It is now in the hands of Kaitlin Finkle for final revisions / printing for review

New Business

1) Bailey Application

- a) Aaron Hollis presented the information sheets on this proposed residential development. All current requirements set forth in the UDO have been complied with by the applicant.
- b) Motion to approve the application was made by Jeff Pieper, second by Luke Costlow. Approval was unanimous.
 - i) Note – Luke Costlow expressed his concerns regarding the UDO's current lack of requirements dealing with the retention and dispersal of storm waters generated by this type of project on steep slopes in Laurel Park. This note is included in these minutes as a reminder to the Planning Board to review the UDO as it relates to this topic.

2) Review Notes from the Steering Committee meeting 06/4/25

- a) The Steering Committee has reviewed the matrix and made comments that Kaitlin Finkle is implementing

3) Form Teams further development of the 2026 Comp Plan

- a) Chairman Philip Wiehe presented a 6 component outline with the intent of forming teams for analysis.
- b) Mayor Carey O'Cain provided a presentation on the Highway 64 Vision as well as provided other facts about the similar projects (Cheshire Valley in Black Mountain) that influenced the Vision, Town's income sources, current budget 'set a sides' for Highway 64 landscaping and the Sphere of Influence agreement with the City of Hendersonville.
- c) Land of Sky is currently developing surveys to send out to residents re the Comp Plan. There was a common concurrence from the Board that the survey along with Public Meetings should set the direction for the Comp Plan. Mary Malak questioned whether ETJ residents would be included in the survey and meetings since the Comp Plan directives could impact them.
- d) After lengthy discussion, it was decided that:
 - i) Items 1 and 2 on Chairman Wiehe's list dealing with Finance did not fall under the Planning Board's scope.
 - ii) Item 3 regarding Ingles was again outside the scope of the Planning Board (Jeff Pieper and Edward Eaves are currently organizing a meeting with Councilman George Banta who is leading that activity.).
 - iii) Item 4 – Town Center, Item 5 – Infrastructure and Item 6 – Environment are part of our review process. Chairman Wiehe requests that we contact him regarding our individual desires to work on those items.

4) Adjournment

- a) Being that there were no additional items on the agenda, Chair Weihe asked for a motion to adjourn at 4:30 PM
- b) The Motion was made by Co Chair Mary Margaret Licisyn, seconded by Luke Costlow. Motion received unanimous approval of the Board