



**Planning Board  
Regular Meeting Minutes  
December 10, 2024**

Chairman Wiehe called the Regular Planning Board Meeting to order at 2:59 PM on December 10, 2024

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

Chairman Philip Wiehe

Vice Chair Mary Margaret Licisyn

Secretary Jeffrey Pieper

Luke Costlow

Henry Scott Gregg

Commissioner Paul Hansen – Council Representative

Kaitlin Finkle

Tamara Amin (left before end of meeting)

**Approval of the Agenda**

Chairman Wiehe proposed additions to the agenda.

1. Oath of office of Mary Margaret Licisyn and Luke Costlow
2. Election of Officers for 2025
3. Replacement of Mo Rainey's seat on the Board

Motion to approve the agenda including the three additions was made by Scott Gregg, second by Vice Chair Licisyn. The motion received unanimous approval by the Board.

**Approval of the Minutes**

Motion to Approve the Minutes of November 12, 2024, meeting was made by Luke Costlow, second by Scott Gregg

Motion received unanimous approval by the Board

**New Business**

1. Oath of office of Mary Margaret Licisyn and Luke Costlow was administered by Tamara Amin
2. Election of Officers

After discussion among the Board Members, the following members agreed to continue in the roles they had in 2024. Therefor the nominations were as follows: Philip Wiehe for

Chairman, Mary Margaret Licisyn for Vice Chairman, Jeffrey Pieper for Secretary. Scott Gregg made a motion to approve, Vice Chair Licisyn seconded. The vote to approve was unanimous.

2025 Calendar Approval: After review of the proposed 2025 calendar including a cancelled November meeting because of a conflict with Veterans Day, Scott Gregg made a motion to approve, Luke Costlow made the second, the vote to approve was unanimous.

Recommendation to fill the seat on the Board vacated by Mo Rainey. Discussion included the fact that at our last meeting there were 7 applicants who expressed interest in sitting on the Planning Board. One applicant had been our preferred choice – Edward Eaves. Mr. Eaves was present and introduced himself and gave the reasons for his desire to serve on the Board. A motion was made and seconded to bring Mr. Eaves' name before Council to fill the vacancy. That motion was unanimously approved.

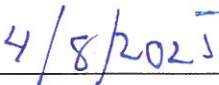
Text Amendment for restoration of nonconforming structures: A lengthy and in-depth discussion was held with comments by the Board Members as well as public input was included. The primary concern was that damaged buildings that fell under the term 'nonconforming structures' could not be rebuilt. It was discovered that there are three sections within the UDO that deal with this topic and there was no consistency in how this situation was to be dealt with.


A motion was made by Scott Gregg to present to Council a modification to the UDO to strike items 5.3.4 and 5.2.5 A2 and substitute with the language that was provided by Mrs. Finkle, and seconded by Vice Chair Licisyn. The vote on the motion was approved unanimously.

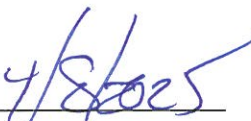
### **Adjournment**

There being no further business, Chair Wiehe adjourned the meeting at 4:27 PM.

  
Philip Wiehe, Chair

  
Date

  
Jeffrey Pieper, Secretary

  
Date