

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
October 18th, 2011**

The regular meeting of the Conover Planning Board was held on October 18th, 2011, at the Conover City Hall.

PRESENT: Chairman Joe Kaylor, Vice Chairman Jim Ten Kate, Board Members David Brown, Ryan Spleet, Ken Hilderbran, Robert Jarrett, Janette Sims, Helen Whitfield, and Steven Kiger

ABSENT: Board Member Jim Rice

STAFF: Planning Director Q. Lance Hight, AICP
GIS Coordinator Erik Schlichting

Chairman Kaylor called the meeting to order at 7:00 p.m.

ITEM 1: Approval of Minutes.

Chairman Kaylor presented the minutes of the regular meeting on August 16th, 2011.

Upon a motion from Vice Chairman Ten Kate, seconded by Board Member Sims: It was unanimously resolved:

That the minutes of the regular meeting on August 18th, 2011 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

Mr. Hight presented an item to amend the Zoning Ordinance such that the city-owned property where the Manufacturing Solutions Center (MSC) facility will be sited so that it is exempt from off-site parking requirements. Mr. Hight pointed out that the parking provided along the newly constructed street contained many more parking spaces than those that would be required under current code.

Mr. TenKate asked whether this would create a precedent for future requests, and Mr. Hight allowed that it probably did and that he would not be surprised to see similar requests for other property on the site.

Mr. Ten Kate asked whether the spaces along the street would still be public spaces, and Mr. Hight replied that they would.

Mr. Jarrett asked whether the MSC would teach any classes at the facility, which would require extra parking. Mr. Hight stated that classes would not be conducted there.

Mr. Jarrett pointed out poor placement of some handicapped parking marked on the preliminary plan, and Mr. Hight replied that it had already been addressed by staff.

Mrs. Whitfield asked a general question about the MSC's clients.

Chairman Kaylor declared a public meeting. There being no members of the public in attendance to comment, the meeting was then closed.

Mr. Hilderbran made a motion that the proposed amendment to the Zoning Ordinance be adopted as presented. The motion was seconded by Mrs. Sims and the item was unanimously approved.

ITEM 4: Informational Items:

Mr. Hight presented the August & September 2011 Permit Reports.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 7:27 p.m.

Jim Ten Kate, Planning Board Vice Chairman

Q. Lance Hight, Planning Director