

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
February 21st, 2012**

The regular meeting of the Conover Planning Board was held on February 21st, at the Conover City Hall.

PRESENT: Vice Chairman Jim Ten Kate, Board Members David Brown, Ryan Spleet, Ken Hilderbran, Jim Rice, Janette Sims, and Steven Kiger

ABSENT: Chairman Joe Kaylor, Board Members Helen Whitfield and Robert Jarrett

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

Vice Chairman Ten Kate called the meeting to order at 7:00 p.m.

Mayor Moritz made a brief presentation to express his appreciation to the board for its work on behalf of the City.

ITEM 1: Approval of Minutes.

Vice Chairman Ten Kate presented the minutes of the regular meeting on January 17^h, 2012.

Upon a motion from Mr. Rice, seconded by Mrs. Sims: It was unanimously resolved:

That the minutes of the regular meeting on January 17th 2012 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

Mr. Hight presented a plat for a Minor Subdivision for DG Strategic, LLC. The subdivision would create a new 1.49 +/- lot from the property at 1312 Conover Blvd. E, Catawba County PIN 3741-1177-4474.

Mr. Kiger asked whether the city could require that any parking area developed on the new lot be connected to the existing lot on the adjacent property at the corner of Conover Blvd E and Thornburg Dr.

Mr. Hight explained that the city could not require that a new development connect to an existing development, but that the Planning Department makes considerations for shared access between adjacent properties as new development occurs. He noted that the plat under review has a dedicated shared driveway access to account for future development on the parent property.

Mrs. Sims noted that the two east-bound lanes on Conover Blvd E. Merge into one at the point where the driveway would be placed and noted that there could be traffic issues because of this.

Mr. Hight replied that Conover Blvd E is an NC Department of Transportation road, and the developer would be required to get a permit from NCDOT to develop the property. NCDOT will study the development and determine what, if any, improvements to the road would be required in order for the developer to obtain a permit. While NCDOT has the final determination on improvements, Planning Staff does meet with NCDOT staff during the development process and would certainly bring up issues such as the merging lanes as a traffic safety concern.

Mr. Ten Kate asked the process used for the submittal of the plat, specifically why Hall Engineering was the applicant and not the property owner.

Mr. Hight stated that developers often hire firms to go through the design and application process for them. The owner's signature is required and notarized on the plat map.

After a motion by Mr. Rice and seconded by Mr. Kiger, it was unanimously resolved to approve the subdivision plat as presented.

ITEM 4: Informational Items:

Mr. Hight presented the design for the stormwater and wetland infrastructure that will be a major component of the Conover Station park and talked about the construction process and schedule.

Mr. Hight mentioned the groundbreaking event for the Manufacturing Solutions Center and talked about the construction schedule for the project.

Mr. Hight presented the January 2012 Permit Report.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 7:40 p.m.

Jim Ten Kate, Planning Board Vice Chairman

Q. Lance Hight, Planning Director