

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
June 21st, 2011**

The regular meeting of the Conover Planning Board was held on June 21st, 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, Jim Rice, Helen Whitfield, Janette Sims, and Steven Kiger

ABSENT: None

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 April 19th, 2011.

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

That the minutes of the regular meeting on April 19th, 2011 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

Final Plat: Verizon Wireless development at Canova Shopping Center (PUD-B)

Mr. Hight presented the Final Plat for the Verizon Wireless development proposed to replace the former Domino's Pizza site at Canova Shopping Center.

Mr. Ten Kate: What would be the hours of operation for the new business?

Mr. Emory Croom (Verizon representative): 9 a.m. to 8 p.m.

Mr Ten Kate: Number of employees?

Mr. Croom: Five or six.

Mr Ten Kate: So there is enough parking for employees to park on site?

Mr. Croom: Yes.

Mr. Hilderbran: Will this store offer the same services as the Hickory store?

Mr. Croom: Yes.

Mr. Hilderbran: Could the amount of parking be increased?

Mr. Hight: The planned parking on the site cannot be increased due to site size.

Mr. Steven Kiger: How does parking compare to Hickory site?

Mr. Croom: Eight, but we're expanding the parking.

Mr. Hight: Parking provided in the plan exceeds that required by code.

Mr. David Brown: What is the speed limit on 10th Street NW?

Mr. Hight: 35 mph.

Mr. Brown: Is 10th Street NW a city street?

Mr. Hight: No, it is a NCDOT controlled road.

Mr. Hiderbran: Commented on getting DOT crosswalk on St. Johns Church Rd in front of St. Johns Church.

Mr. Robert Jarrett: Traffic is increasing on 10th Street NW. Would signs help along the road?

Mr. Hight: Any additional traffic controls are up to NCDOT to implement.

Mr. Ryan Spleet: Will site have traffic controls at driveways?

Mr. Hight: Entrance and exit will have signs and drive aisles will be marked with directional arrows.

There being no further comments;

Upon a motion by Board Member Hilderbran, seconded by Board Member Spleet, it was unanimously resolved that:

Final Plat: Verizon Wireless development at Canova Shopping Center (PUD-B) be recommended for approval by the City Council.

ITEM 4: Informational Items:

Mr. Hight presented the April & May 2011 Permit Reports.

Mr. Hight provided updates on the Multimodal Center rehabilitation, progress on the Manufacturing Solutions Center, and the PARTF grant that the City received for construction of a park at the Conover Station site.

ITEM 5: Council Action:

Mr. Hight informed the Board of the City Council approval of amendment to the Conover Code regarding sidewalk construction, the appointments of several serving members and one new member to the Planning Board, and appointments to the Board of Adjustment.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 7:25 p.m.