

Minutes Planning & Zoning Commission
Tuesday, July 28, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Vice Chair Ann Holland; Commissioners Pam Barger, Mary Little, Pam Carter, Tommy Honbarrier; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator, Richard Flowe; Assistant Planning, Zoning & Subdivision Administrator Jason Earliwine

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:10 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Barger and seconded by Vice Chair Holland to approve the agenda. **Motion carried 6-0.**

Item #4 – Approval of Minutes – Open Session 05-26-2015 and continuation to 06-23-2015

Motion by Commissioner Honbarrier and seconded by Commissioner Carter to approve open session 05-26-2015 and continuation to 06-23-2015 minutes. **Motion carried 6-0.**

Item #5 – Public Comment - No comments forthcoming.

Item #6 – Planning, Zoning and Subdivision Reports

a. Zoning Permit Review

Mr. Flowe summarized and answered questions regarding the permits issued since June 1, 2015.

Town Council approved the MDO updates to Articles 2, 8 and the Use Tables. Copies were distributed to the Commissioners to be replaced in their MDO books.

Commissioner Little mentioned she had received a disturbing letter from Bethel Elementary School asking for donations for school supplies, free and reduced lunches, clothing, etc. and was concerned with the demographics as it relates to the Town.

Item #7 – Discussion of Recent US Supreme Court Ruling on Sign Standards

Mr. Flowe informed the Commission on a recent US Supreme Court ruling that expands the definition of content neutrality in the enforcement of sign regulations. The effect this ruling on sign regulation will likely create a dichotomy in degree of regulation at the local level that is more stark in contrast than we see today. Mr. Flowe will present a revised Article 17 at a later meeting and asked the Commissioners to study and be prepared to discuss.

Commissioner Carter stated citizens have asked her about the sewer project and are upset if they do not hook-on they will be fined and it is a low income area.

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Mr. Flowe explained the Town's process (grants and loans) and the requirement of citizens in the area to participate.

Item #8 – Adjournment

Motion was made by Commissioner Barger and seconded by Commissioner Little to adjourn the meeting. **Motion carried 6-0.**

The meeting was adjourned at 8:47 PM

Darrell Page, Chair Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board