

**MINUTES OF THE
JOINT MEETING OF THE
SUMMERFIELD ZONING BOARD AND BOARD OF ADJUSTMENT
SUMMERFIELD COMMUNITY CENTER
February 23, 2009
7:00 P.M.**

The meeting was called to order at 7:03 pm by Chairs Nancy Hess and Gene Grub

INTRODUCTIONS:

Zoning Board:

Nancy Hess, Chair
Dick Feulner, Vice Chair
Trudy Whitacre
Rich Lovett
No alternates present

Board of Adjustment:

Gene Grubb, Chairman
Mike Stewart
Ron Willis
Jim Brady

Staff:

Michael Brandt, Town Manager/Acting Planner
Blair Carr, Town Attorney
Carrie Spencer, Planning Technician

3. CONSENT AGENDA

The Board of Adjustment approved the minutes from their September 25, 2008 meeting. Dick Feulner made a motion to continue the minutes for the October 27, 2008 and January 26, 2009 due to lack of a quorum, Rich Lovett seconded, and the motion passed unanimously.

4. NEW BUSINESS

Ms. Carr passed out an example of finding an individual a job since it relates to findings of fact. Both boards are presented with hyper technical data that can lead them astray when considering cases. The employment case was an example of a familiar situation that the boards could relate to. The example demonstrated the process of creating a test, and finding facts that meet each part of the test.

Ms. Carr presented various cases, including a Special Use Permit, to practice identifying facts and applying them to a test.

Both boards agreed that training is invaluable and that it would be beneficial every 6 months.

Mr. Brandt introduced the Board of Adjustment request to review the ordinance for the location of accessory buildings behind primary residences. The Zoning Board agreed to consider the request.

He asked the Zoning Board to consider giving watershed modification cases to the Board of Adjustment since they are different than typical cases they hear. He also asked the Zoning Board to look at the sign ordinance for discussion at their next meeting.

Mr. Brandt discussed the issue of Zoning Board comments to Town Council, and reminded them to ensure their comments are directed to discussion from the meeting, rather than something they thought of later.

Dick Feulner made a motion to adjourn, Rich Lovett seconded, and it passed unanimously. The meeting adjourned at 9:00pm.

Nancy Hess, Zoning Board Chair

Gene Grubb, Board of Adjustment Chair

Carrie Spencer, Clerk to the Board