

**PLANNING BOARD  
JANUARY 13, 2022  
5:30 PM**



**BRYANT H. WOMACK  
BUILDING  
40 COURTHOUSE ST.  
COLUMBUS, NC 28756**

- 
1. Meeting is canceled.

PLANNING BOARD  
February 10, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Ed Daniels, Don Hofmann, Libby Morris,  
Lisa Krolak, Warren Eadus, Chris Jones  
Members Present via Zoom: Anwar Timol  
Staff Present: Cathy Ruth, Hannah Lynch, Chelsea Allen  
Public: Peter Voisin

1. Call to Order

Ray Gasperson called the meeting to order at 5:32 PM.  
Cathy Ruth introduced the two new members to the Board, Warren Eadus and  
Lisa Krolak.  
Lisa Krolak and Warren Eadus were given the Oath of Office and sworn in by  
Chelsea Allen.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by  
Chris Jones. A vote was taken and the motion carried unanimously.

3. Approval of Minutes

A motion to approve the minutes from December 9, 2021 was made by Libby  
Morris, seconded by Don Hofmann. A vote was taken and the motion carried  
unanimously.

A. Minutes - December 9, 2021 Draft

4. Zoning Ordinance Discussion

Hannah Lynch continued the Parking Requirement presentation tabled from the  
last meeting. The Board discussed individual uses and their suggested parking  
requirements.

Don Hofmann stated he would like to have the wording in the RV Parking  
Requirements to be reworded to make it clear that one parking space is  
required in addition to the parking space for the actual RV. The Board agreed.  
Ray Gasperson suggested this requirement only apply to commercial RV  
parks. Don Hoffmann made a motion to change the wording in the RV Parking  
Requirement definition to include one parking  
space in addition to the RV pad and adjusted his motion that it only be applied  
to Commercial RV Parks and not to residential properties. Libby Morris

seconded the motion. A vote was taken and the motion carried unanimously.

Ray Gasperson suggested the Board vote on the portion of the table that was just covered and made a motion, Chris Jones seconded. A vote was taken and all were in favor.

5. Other Business

The Board was provided with a School of Government article entitled, Planning Board Basics by Adam Lovelady.

Cathy Ruth presented the results of the Polk County Business/Non-Profit Survey regarding their impacts from Covid-19. she also shared about a presentation that was shared at the Polk County Commissioner's Meeting from Lindsey Edwards, Career and Technical Education Coordinator. She explained the programs currently offered to students at Polk County Schools in preparation for enrollment in college, enlistment or employment. She said she would forward the link to the presentation to the Board Members.

Peter Voisin with Carolina Foothills Chamber of Commerce spoke about his meeting with the Polk County School System. He explained his intentions to get Chamber Members involved with the schools' programs and to assist in getting the first stages of an internship program started.

6. Public Comments

The next scheduled meeting is on March 10, 2022.

7. Adjournment

Ray Gasperson made a motion to adjourn, seconded by Don Hofmann. A vote was taken and all were in favor. The meeting adjourned at 6:41pm.

PLANNING BOARD  
March 10, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Don Hofmann, Libby Morris, Lisa Krolak, Chris Jones  
Staff Present: Cathy Ruth, Hannah Lynch, Chelsea Allen  
Public: Peter Voisin

1. Call to Order

Ray Gasperson called the meeting to order at 5:34 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes from February 10, 2022

A. Approval of Minutes from February 10, 2022

Ray Gasperson called for a motion to approve the minutes from February 10, 2022. Lisa Krolak noted a correction. A motion was made by Libby Morris. A vote was held and the motion carried unanimously.

4. Parking Lot Landscaping Requirements

Hannah Lynch gave a presentation Parking Lot Landscaping Requirements to the Board. The Board discussed the main purpose of these parking requirements. The Board discussed adding visuals in to the ordinance to help clarify the definitions further and to bring it back to the board for further review. Ray Gasperson made a motion to include visuals into the ordinance, Libby Morris seconded. A vote was taken and all were in favor.

5. Unlisted Uses

Cathy Ruth gave a presentation, which included the Polk County Zoning Map with zoning districts and their locations on the map. She reviewed the Permitted Use Table and uses that had similar definitions and unlisted uses. The Planning Board discussed the Permitted Use Table and requested the Planning Department put together their suggestions for the Board on the options

for clarification and congruency of the definitions and the Permitted Use Table, and bring it to the Planning Board.

6. Other Business

None.

7. Public Comments

None.

8. Adjournment

Ray Gasperson adjourned the meeting at 6:45pm.

PLANNING BOARD  
April 14, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Libby Morris, Lisa Krolak, Chris Jones, Ed Daniels, Warren Eadus, Anwar Timol,  
Staff Present: Cathy Ruth, Chelsea Allen  
Public: Ray Young

1. Call to Order

Ray Gasperson called the meeting to order at 5:29 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Planning Board Draft Minutes March 10, 2022

Ray Gasperson called for a motion to approve the minutes from March 10, 2022. Lisa Krolak noted a correction. A motion to approve the minutes with correction was made by Libby Morris, seconded by Chris Jones.

4. Zoning Ordinance - Permitted Use Updates

Cathy Ruth presented possible changes to the Polk County Zoning Ordinance.

A motion was made by Chris Jones to add Animal Processing to the table of uses and allow it as a permitted use in the Industrial (I) district and require a Special Use Permit in Family Farm (FF) and Multiple Use (MU) districts. Warren Eadus seconded the motion. A vote was taken, the motion carried unanimously.

The Board discussed including boarding houses to the table of uses. The Board agreed to further discussion and to resume the topic at a subsequent meeting.

Anwar Timol made a motion to define car wash, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

A motion was made by Chris Jones to add funeral homes to the table of uses and that it be a permitted use in Industrial (I), Highway Commercial (HC), Neighborhood Commercial (NC), and Agricultural Residential (AR) districts and require a Special Use Permit in Family Farm (FF), Multiple Use (MU), and Agricultural Residential Very Low Density (AR-5) districts. He continued the motion to include the use be defined as “an establishment where the dead are prepared for burial or cremation and or visitations.” This was seconded by Libby Morris. A vote was taken, the motion carried unanimously.

A motion was made by Libby Morris to add food trucks as a restaurant use, including fast food, and drive thru services. This was seconded by Warren Eadus. A vote was taken, the motion carried unanimously.

Chris Jones made a motion to add indoor shooting ranges to the Use Table and permitted in the Multiple Use (MU) district and all other districts remain as they are. The Board discussed further. Warren Eadus seconded the motion. Ed Daniels voted in favor. Libby Morris, Lisa Krolak, Anwar Timol, and Ray Gasperson voted in opposition. The motion did not pass.

A motion was made by Libby Morris to add indoor shooting ranges to the table of uses and permitted in Industrial (I) and Highway Commercial (HC) Zoning Districts and require a Special Use Permit in Multi-Family Residential (MR), Agricultural Residential (AR), Neighborhood Commercial (NC), Multiple Use (MU), and Family Farm (FF) Districts. Lisa Krolak seconded the motion. Anwar Timol, and Ray Gasperson voted in favor. Chris Jones, Ed Daniels, and Warren Eadus voted in opposition. The motion carried four in favor and three against.

A motion was made by Warren Eadus to add outdoor shooting ranges to the table of uses and require a Special Use Permit in Industrial (I), Multiple Use (MU), and Family Farm (FF) districts. Chris Jones seconded the motion. A vote was taken, the motion carried unanimously.

The Board discussed including tattoo parlors in an appendix and have it referenced within a group of similar uses such as beauty parlors. The Board decided to revisit the subject at a subsequent meeting.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 7:22 pm.

PLANNING BOARD  
May 12, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Libby Morris, Don Hofmann, Chris Jones, Ed Daniels, Warren Eadus, Anwar Timol  
Staff Present: Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:30 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from April 14, 2022

Hannah Lynch requested the motion to approve the minutes from April 14, 2022 be postponed as further revisions were needed. The Board agreed to table the motion until the subsequent meeting.

4. Zoning Ordinance - Permitted Use Updates

Hannah Lynch presented to the Board. The Planning Board discussed the proposed Examples of Uses as a drafted appendix to the Zoning Ordinance. Discussion included adding a statement similar to, any use not listed or defined is not permitted.

Don Hoffman made a motion to keep rest and convalescent homes, sanitariums a separate use from hospitals and clinics, and remove the term sanitarium from the use's title, seconded by Libby Morris. A vote was taken, the motion carried unanimously.

The Board discussed the differences between recreational facilities for profit, recreational centers non-profit, community recreation center and nature-oriented non-motorized outdoor recreation and decided consultation with the county attorney was necessary before proceeding, as well as what other counties had in their ordinances. The Board also requested staff to research data mining and data centers.



5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:44pm.

PLANNING BOARD  
June 9, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Roll Call

Members Present: Ray Gasperson, Don Hofmann, Chris Jones, Ed Daniel, Anwar Timol, Lisa Krolak

Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

Public: Susan Frady, Sean Rose, Yellymary Montolvo

1. Call to Order

Ray Gasperson called the meeting to order at 5:30 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Ed Daniel. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from April 14, 2022

A motion to approve the minutes from April 14, 2022 was made by Don Hofmann, seconded by Ed Daniel. A vote was taken and the motion carried unanimously.

B. Approval of Minutes from May 12, 2022

A motion to approve the minutes from May 12, 2022 was made by Don Hofmann, seconded by Ed Daniel. A vote was taken and the motion carried unanimously.

4. Housing Assistance - 4-Lot Minor Subdivision

Cathy Ruth presented the proposed subdivision plat to the Board, which consisted of four one-acre parcels, and two shared drives. She stated the proposed minor subdivision meets the Polk County Subdivision Ordinance requirements. The Planning Board discussed the subdivision. Susan Frady and Sean Rose from Housing Assistance answered questions.

Chris Jones made a motion to approve the 4-lot Minor Subdivision, seconded

by Anwar Timol. A vote was taken, the motion carried unanimously.

5. Text Amendment Request - NC Wine Academy

Cathy Ruth gave an overview of the text amendment request from Yellymary Montolvo, NC Wine Academy. She is requesting a change to the definition of "School; Vocational Schools, Business Schools, and Special Schools," and requesting this use be permitted by right in the Neighborhood Commercial zoning district. Cathy Ruth referenced the Polk County 2020 Vision Plan and the proposed change would be consistent with that.

Chris Jones made a motion to permit by right "School; Vocational Schools, Business Schools, and Special Schools" in the Neighborhood Commercial District (NC), with the definition, "Land, buildings, and facilities that do not offer a complete educational curriculum." He referenced the text amendment as discussed, the Polk County 2020 Vision Plan, and Don Hofmann seconded the motion. A vote was taken, the motion carried unanimously. The text amendment request will go before the Board of Commissioners to request a public hearing.

6. Zoning Ordinance - Permitted Use Updates

Cathy Ruth presented data mining research, information from other county ordinances and how they currently define Data/Mining Centers and the requirements imposed on those centers. Anwar Timol suggested making a specific use just for crypto mining facilities because of their significant difference from data processing centers and the threat they pose to the environment and the surrounding community. The Board discussed and decided more research and time was needed before making a motion. The Board tabled the discussion and motion until the subsequent meeting.

7. Other Business

None.

8. Public Comments

None.

9. Adjournment

Ray Gasperson adjourned the meeting at 7:02pm.

PLANNING BOARD  
July 14, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Libby Morris, Lisa Krolak, Chris Jones, Warren Eadus, Don Hofmann

Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:34 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Chris Jones, seconded by Don Hofmann. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes from June 9, 2022

A motion to approve the minutes from June 9, 2022 was made by Lisa Krolak, seconded by Chris Jones. A vote was taken and the motion carried unanimously.

4. Minor Subdivision - The Farms at Tryon Crossing, P103-12&13 (42.09 acres) 8 lots, William McCraw

Warren Eadus recused himself due to a conflict of interest related to the applicant.

Cathy Ruth explained the minor subdivision was comprised of eight lots and is a total of 42 acres. It is located within the White Oak township off of Manus Chapel Road and is unzoned. The applicant has one year to install roads within the minor subdivision that meet NCDOT (North Carolina Department of Transportation) requirements and submit supporting documentation to Polk County after preliminary approval. A motion was made by Libby Morris to approve the minor subdivision contingent upon NCDOT approved road application and submittal of supporting documentation within the permitted timeline, seconded by Lisa Krolak. A vote was taken and all were in favor. The motion carried unanimously.

5. Zoning Ordinance - Permitted Use Table Discussion

The Board and staff discussed data processing/data mining. The board agreed

to continue discussion at next meeting.

6. Other Business

None.

7. Public Comments

None.

8. Adjournment

Ray Gasperson adjourned the meeting at 6:31pm.

PLANNING BOARD  
August 11, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Ray Gasperson, Lisa Krolak, Chris Jones, Warren Eadus, Don Hofmann, Anwar Timol, Ed Daniel  
Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:30 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes from July 14, 2022

A motion to approve the minutes from July 14, 2022 was made by Chris Jones, seconded by Don Hofmann. A vote was taken and the motion carried unanimously.

4. Zoning Ordinance - Permitted Use Table Discussion

The Board and staff discussed data processing/data mining further. Don Hofmann made a motion to include data processing facilities in the Zoning Ordinance by Special Use Permit in the Industrial Zoning District, with requirements discussed no higher than 30 decibels at the property line, seconded by Chris Jones, Ed Daniel, Ray Gasperson, Lisa Krolak, Don Hofmann and Warren Eadus voted in favor. Anwar Timol voted in opposition. The motion passed.

Cathy Ruth presented the Polk County's Special Event Policy to the Board. The Board and staff discussed adding a temporary Special Event to the Permitted Use Table in the Zoning Ordinance. The Board requested adding to the existing policy provisions for trash, sanitation and parking.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:31 pm.

PLANNING BOARD  
September 8, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Don Hofmann, Ray Gasperson, Chris Jones, Warren Eadus, Anwar Timol, Edward Daniel, Lisa Krolak  
Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)  
Also Present: Jacob Lions

1. Call to Order

2. Approval of Agenda

A motion to approve agenda by Chris Jones, seconded by Edward Daniel. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes - August 11, 2022

A motion to approve the minutes by Chris Jones, seconded by Don Hofmann. All in favor, motion carried unanimously.

4. Minor Subdivision - Tricycle Hill, P96-93 (17.93 acres) - 6 lots, Jacob Lions

Cathy Ruth gave an overview of the Tricycle Lane minor subdivision of six lots, average lot size 3.03 acres, total of 17.93 acres, an existing mobile home park on site. The proposed minor subdivision meets the requirements of the Polk County Subdivision Ordinance and recommended its approval to the Board. The Board addressed questions and concerns to the applicant Jacob Lions regarding the proposed subdivision.

Motion to approve Tricycle Lane minor subdivision by Chris Jones, seconded by Anwar Timol. All in favor, motion carried unanimously.

5. Zoning Ordinance - Permitted Use Table Updates

Cathy Ruth presented different examples of definitions for Boarding Houses/Dormitories from other counties and North Carolina Building Code. The Board discussed the permitted use table for Boarding Houses/Dormitories and requested Cathy Ruth come back with discussed changes and recommendations at the next month's meeting.

6. Other Business

Cathy Ruth discussed the Census work within the department in order to appeal



the low 2020 Census count due to a discrepancy in housing unit reduction from 2010 to 2020. She provided the Board with a copy of the NCACC County Map Book for personal reference.

7. Public Comments

None.

8. Adjournment

Due to an early departure by Chair, Ray Gasperson, Ed Daniels, Vice-Chair to the Board adjourned the meeting at 6:28pm.

PLANNING BOARD  
October 13, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Don Hofmann, Libby Morris, Chris Jones, Warren Eadus, Edward Daniel, Lisa Krolak

Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

1. Call to Order

Due to the absence of the Chair, Ray Gasperson, Edward Daniel Vice-Chair to the Board called the meeting to order at 5:33pm.

2. Approval of Agenda

A motion to approve agenda by Libby Morris, seconded by Don Hofmann. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes - September 8, 2022

A motion to approve the minutes was made by Warren Eadus, seconded by Chris Jones. All in favor, motion carried unanimously.

4. Zoning Ordinance - Permitted Use Table Updates

Hannah Lynch gave an overview of a previously tabled discussion involving Event Venues to the Board. Example definitions and requirements from other jurisdictions in North Carolina were presented to the Board for consideration. The Board agreed to remove non-profit and for profit from the two existing use definitions for Recreational Facilities in the Polk County Zoning Ordinance and merge the two together while adding a separate definition for the use of Event Venue. No motion was made at this time.

The Board continued to review tabled topics from previous meetings which consisted of the current use definition for Bed and Breakfast which was to be replaced by North Carolina's Building Code definition. Lastly, Boarding Houses and Dormitories were added to the existing use category of Motels and Hotels on the Permitted Use Table. It was decided to add all recommended changes to the Ordinance for further review.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Due to the absence of the Chair, Ray Gasperson, Edward Daniel, Vice Chair to the Board adjourned the meeting at 6:05pm.

PLANNING BOARD  
November 10, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Don Hofmann, Libby Morris, Warren Eadus, Edward Daniel,  
Lisa Krolak, Ray Gasperson, Anwar Timol

Absent: Chris Jones

Staff Present: Cathy Ruth (County Planner), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:32pm.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Anwar Timol. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from October 13, 2022

A motion to approve the minutes was made by Don Hofmann, seconded by Warren Eadus. All in favor, motion carried unanimously.

4. Permitted Use Table Updates

Cathy Ruth reviewed previous ordinance updates recommended by the Board to be added to the Permitted Use Table. The Board voted on updates with no previous motions.

A motion was made by Don Hofmann to take out the words "internet café" in the use definition, seconded by Libby Morris. All were in favor, the motion carried unanimously.

A motion was made by Libby Morris to add a time limit of two weeks or less into the definition for bed and breakfast, seconded by Lisa Krolak. All were in favor, the motion carried unanimously.

A motion was made by Warren Eadus to remove retreat centers from the proposed use list and substitute it with event venues, remove the words "corporate, religious and political" from the proposed definition and use the phrase "organized gatherings" instead of "retreats". The motion was seconded by Don Hofmann. Lisa Krolak, Libby Morris, Ray Gasperson and Ed Daniel voted in favor. Anwar Timol voted in opposition. The motion carried.

The Board discussed light verses heavy manufacturing and if there was a need to define both in separate use categories or differentiate between the two with a statement added into the current use definition for light manufacturing. The discussion was tabled as further examples were needed for clarification and will

be presented at the next meeting.

A motion was made by Don Hofmann to combine boarding houses and dormitories with the current use of motels and hotels and use the definitions discussed by the Board in the previous meeting on October 13, 2022, seconded by Libby Morris. All were in favor, the motion carried unanimously.

A motion was made by Don Hofmann to take out the words "skeet, trap and black powder" in the proposed definition for indoor shooting ranges, seconded by Libby Morris. All were in favor, the motion carried unanimously.

The Board discussed the use of recreational facilities, centers and possibly separating them by non-motorized verses motorized as well as taking out the non-profit verses for profit aspect. In addition, combining them into three separate uses instead of four. The Board decided to table the discussion for a subsequent meeting as more research was needed.

Cathy Ruth reviewed recommendations previously made by the Board regarding the permitted uses of guest house, landscape business, stables and junkyard. No further motions were made at this time.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:33pm

PLANNING BOARD  
December 8, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Roll Call

Members Present: Don Hofmann, Libby Morris, Warren Eadus, Edward Daniel,  
Ray Gasperson, Anwar Timol

Absent: Lisa Krolak

Virtual/Remote: Chris Jones (No Participation, Viewing Only)

Staff Present: Cathy Ruth (County Planner), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:30pm.

2. Approval of Agenda

A motion to approve the agenda was made by Warren Eadus, seconded by  
Don Hofmann. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from November 10, 2022

A motion to approve the minutes was made by Anwar Timol, seconded by  
Edward Daniel. All in favor, motion carried unanimously.

4. Zoning Ordinance Updates

- Cathy Ruth presented the previously discussed, updated changes to the draft Zoning Ordinance to the Board.
- A motion was made by Warren Eadus to delete from section 4.6.3 "In all cases, at least one deciduous tree shall be provided for a parking lot regardless of the number of spaces provided", seconded by Anwar Timol. A vote was taken, Anwar Timol and Warren Eadus voted in favor. Ray Gasperson, Ed Daniel, Libby Morris and Don Hofmann voted in opposition. The motion failed.
- Ray Gasperson made a motion to change the word "Spaces" to "Lots" in the title sections for Business Uses and Wholesale and Industrial Uses in section 4.7 Minimum Parking Requirements, seconded by Warren Eadus. A vote was taken and all were in favor. The motion carried unanimously.
- Anwar Timol made a motion to take out the words "and/or data processing facilities" from restriction 6.2.15 and create a separate category for data processing centers, no second to the motion. The motion failed.
- Libby Morris made a motion to strike the word "data processing" from section 6.2.15.1a, to read "A narrative describing the proposed facility

including an overview of the project;" The board decided more discussion was needed and to bring it back to a subsequent meeting, there was no second or vote.

- Libby Morris asked that an "s" be added to the word "week" under the definition of "bed and breakfast" on page 48 in reference to the time frame, "for a period of less than two weeks."
- Cathy Ruth explained the process and timeline for the Planning Board's recommendations to be presented to the Board of Commissioners.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:46pm.