

Town of Mills River
Minutes of the Planning Board
Monday, April 9, 2018

The Town of Mills River Planning Board met on Monday, April 9, 2018, at 7:00 PM in the Mills River Town Hall. Board members present were:, Randy Austin, Sherri Hill, Carolyn Moore, Jim Foster, Cheryl Janoski, Matt Holloway and Brian Kimball. Also in attendance were Town Manager Jeff Wells and Tax Collector/Deputy Town Clerk Aurelie Taylor. There are two open seats on the Board.

Vice Chairman Brian Kimball called the meeting to order and those present stood for a moment of silence and gave the Pledge of Allegiance.

Adjustments/Additions to Agenda: None.

Sherri Hill made a motion to approve the minutes from March 13, 2018; the motion was seconded by Cheryl Janoski and the motion passed by unanimous verbal assent.

Public Comment: No public comment.

Old Business:

A. Nuisance Ordinance Development – Town Manager Jeff Wells

Town Manager Jeff Wells directed the Board's attention to the Nuisance Discussion – Henderson County Template he prepared. He suggested that they go point by point and discuss/decide whether the County's ordinance was appropriate for the Town of Mills River.

Their discussions and decisions are as follows:

Jurisdiction should be Town wide; there was no discussion, but it was agreed that the following types of nuisance should be in the ordinance: Improper sewage disposal, Unsecured opening (abandoned cisterns, well pits, sewage treatment, unused swimming pool, mine shaft or tunnel), Garbage, Outdoor storage – solid waste (rotting lumber, scrap metal, pallets, tires, wheels, white goods, etc.), Junk accumulations, Insect, vermin, or parasite infestations, Mosquitoes, RV's for storage, Junked vehicles and permitting vehicles under restoration, and Business outdoor storage.

There was some discussion on excepting "bona fide farms", especially the County definition (3 acres or more) verses the all encompassing Town definition. The County definition was favored with the word "active" added.

Carcasses also elicited some discussion. The County animal Control ordinance may have guidance on disposal of carcasses. Staff will double check with Henderson County Sheriff's Office.

Abandoned manufactured homes were discussed. The County specifies that "abandoned" is no power or septic for 6 months. Septic is difficult to verify; it was decided that no power for 6 months would constitute "abandoned" in Mills River.

High Grass and Light were discussed at length. High grass should include weeds, but only in subdivisions. "High Grass" will be defined as exceeding 1 foot. Light is dealt with in the sign section of the Town ordinances, but it was decided to put it in both places so that new construction can see standards as well as existing buildings.

Jeff will draft language for the ordinance for the next meeting. Noise was briefly mentioned; Jeff feels like this should not be in the nuisance ordinance, but in an ordinance of its own under the pervue of the Sheriff's Department.

New Business:

A. Election of Chairman/Vice Chairman – Dep. Town Clerk Aurelie Taylor

The floor was opened up to nominations for Chairman. Brian Kimball was nominated and no other nominations were received. By unanimous vote, Brian Kimball was elected Chairman.

The floor was then opened to nominations for Vice Chairman. Carolyn Moore and Randy Austin were both nominated. The vote was taken by ballot; Carolyn Moore received 4 votes while Randy Austin received 3 votes. Carolyn Moore was elected Vice Chairman.

Additional Items

Jeff Wells went over his Council Actions memo, the text of which appears below:

COUNCIL ACTIONS – LATE MARCH 2018

- First budget workshop – maintain 18 cent tax rate
 - Grant application for engineering 3 miles of NC 280 multi-use path.
 - Conversion of parking lot lights to LED.
 - Dog park enhancements.
- Authorized audio/video improvements in Commons Room, tennis court repair.

OTHER NOTABLE ITEMS

- Basketball court construction ongoing.
- Public comment period ending mid April - NC 191 widening
- Revised submittal – Mills River Crossing (50 lots)

As there was no further business to discuss, Jim Foster made a motion to adjourn the meeting. Carolyn Moore seconded the motion and the motion passed by unanimous verbal assent.

Respectfully submitted,

Aurelie Taylor, CTC
Tax Collector/Deputy Town Clerk