

WEBSTER PLANNING BOARD

AUGUST 18, 2022 Meeting Minutes



The Webster Planning Board met on August 18, 2022, at 6:30 p.m. for a regularly scheduled meeting.

CALL TO ORDER: Sara Stahlman called the meeting to order at 6:30 p.m.

MEMBERS PRESENT: Brandon Core, Brandon McDevitt (arrived at 7:02 p.m.), Rachael Pollack (arrived at 6:35 p.m.), Jenny Reisinger, Sara Stahlman, Leigh Anne Young

MEMBERS ABSENT: Tonya Basse, Will Whitfield

OTHERS PRESENT: None

Sara Stahlman called the meeting to order at 6:30 p.m. and made a motion to recess the meeting and reconvene at the ball field adjacent to the Old Webster Rock School, Brandon Core seconded. Motion carried unanimously.

Sara Stahlman made a motion to reconvene the meeting at the ball field after a brief recess. Brandon Core seconded. Motion carried unanimously.

Sara Stahlman reviewed the ethics statement. No conflicts were expressed.

GENERAL MEETING

Approval of Agenda and Minutes:

The meeting agenda and June 16, 2022 meeting minutes were reviewed.

MOTION: Brandon Core motioned to approve the agenda, Jenny Reisinger seconded. Motion carried unanimously.

MOTION: Brandon Core motioned to approve the June 16, 2022 meeting minutes, Rachael Pollack seconded. Motion carried unanimously.

Informal comments by the public: None

Administrative Reports:

Chair Report: Sara Stahlman will report on assigned items next month.

Planning Board Members' Reports: Leigh Anne Young reported a member of the public spoke during public comment at the last Town Board meeting to express concern of development within Webster near the Southwestern Community College trail system near the site of a heron nest. As a result, there may be a request in the future for inclusion of conservation language in our town ordinances. Steep slope and erosion control are the only environmental-related items in the county's

current ordinances; therefore, any wish for something to be included must be done by the Town of Webster.

Brandon Core reported the preliminary development of historic preservation ordinances and design standards are ongoing. Recent work of the Jackson County Historic Preservation Commission has focused on preparation for their booth at Mountain Heritage Day on September 24.

OLD BUSINESS

1. Short-Term Rentals

Leigh Anne Young shared the Town Board's request to consider short-term rentals (STR) and whether our town's ordinance should include language specific to their use. Details of Sylva's draft short-term rental (STR) ordinance proposal were shared, as well as examples from other communities. Planning board members shared a number of different and varying thoughts on the issue. Discussion also included how planning board recommendations would be presented to the Town Board and the need for inviting special guests to give expert advice and the possibility of having an attorney present for some portion of the meetings. It was agreed that this will need to be a longer conversation and that public input will be vital.

2. Webster Community Block Party

Leigh Anne Young reported approval from county to use the greenspace with access to power and restrooms on the Sunday, October 2 event date, 3-5 p.m. Approval still pending on use of kitchen area/community room at the Old Rock School. Chili Chomper and Kona Ice food trucks will be present with a ticket system (for example, three tickets per person provided to residents/attendees). Live music will be provided. Leigh Anne is exploring sponsorship opportunities. Volunteers needed for tent canopies, yard games, obtain contact information along with preferred manner to provide input on town matters, etc.

3. Webster Pocket Park

Leigh Anne Young shared the restrooms will be opened for community use at some point in the future. The Lowes grant was not awarded to the town/county for the purpose of a park.

4. Animal Control and Noise Control Ordinances

Leigh Anne reported these have not been shared with the board as of yet. She will detail suggestions previously provided and email out a draft for planning board members to respond to her individually via email.

NEW BUSINESS

1. New Construction Permitting Update

Leigh Anne Young reported town has not received any notifications of permitting from the county. June and July permits were not dispersed to town(s). The permitting department will handle sharing permits with town/mayor in the future.

MOTION: Brandon Core made a motion to adjourn the meeting at 8:22 p.m., seconded by Rachael Pollack. Motion carried unanimously.

NEXT MEETING: The Planning Board will meet on September 15, 2022, at the Webster Town Hall prior to recessing to the ball field/park area next to the Old Webster Rock School.

MEETING SUMMARY:

- Sara Stahlman will report on assigned items at September meeting.
- The request for a conservation clause to be added to town building/development ordinances may be forthcoming.
- The development of draft Short-Term Rental ordinances may likely be primary focus of future meetings until complete.
- The Webster Community Block Party will be held on Sunday, October 2 at 3-5 p.m. at the greenspace near the Webster Rock School.
- Restrooms at the softball field will be opened for regular community use at some point in the near future.
- Leigh Anne Young will email planning board members for feedback on suggestions previously provided on Animal Control and Noise Control ordinances.

Brandon Core, Secretary, Planning Board, Town of Webster