

**MINUTES  
PLANNING BOARD  
TUESDAY, May 23, 2017  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chair Barbara Dement, Members Kress Query, David Wieser, Kerry Lamson, Gregory Lee, Michael Ham, and Jana Reeve; Alternate Members Mike Foster and Raymond Poyner; Town Attorneys Charles Buckley and Craig Buie; Youth Voice Matheus Sadovsky; Planning Director Kathi Ingrish, Administrative Assistant/Deputy Town Clerk Shana Robertson.

**ABSENT:** Youth Voice Peyton Gates

**CALL TO ORDER**

Chairman Barbara Dement called the meeting to order at 7:00 pm.

**APPROVAL OF THE MINUTES**

Kress Query motioned to approve the minutes of the March 28, 2017 meeting as submitted. Seconded by Jana Reeve and the motion was unanimously approved.

**ZONING MOTION 2017-1 – Various Text Amendments to the UDO**

Planning Director Kathi Ingrish reviewed the proposed text amendments to the Unified Development Ordinance and said that there had been no changes since the public hearing. Ms. Ingrish added that no questions or concerns came from the Board of Commissioners.

Ms. Ingrish said that the first two revisions were new additions to add a definition for Age and Mobility Limited Senior Housing and for Senior Independent Living. She informed the Board that the pending zoning case for Resort Lifestyle Communities had a withdrawal request for the June 12<sup>th</sup> Board of Commissioners meeting.

Changes also included a 9:00 pm restriction on fire station training in residential settings, adding a cross reference for the landscaping guidelines, Correcting a reference to private stables in equestrian neighborhoods, adding a footnote to dimensional tables when side and rear yards are adjacent to thoroughfares, changing a word in the sign provisions to include county-owned uses such as the Sportsplex and Idlewild Road Park, and updating and adding definitions and references to Thoroughfare Plan, and Comprehensive Transportation Plan.

Michael Ham said that with the Age and Mobility definition, he would suggest adding “emergency” along with scheduled transportation due to the limited parking requirements.

Kerry Lamson asked how the senior living definitions were crafted and if there was a regional standard. Ms. Ingrish said multiple other communities’ codes were reviewed and used, but this language was unique to Matthews. Mr. Lamson added that there seemed to be overlap in these new definitions and others that were in place. He asked if they all were distinctive and clear enough for someone trying to meet the requirements. Ms. Ingrish said that it is hard to know what the future growth would be and these may have to be revised when the time comes. She added that for the current need they are well defined and meet expectations.

Kress Query said that he agreed with Mr. Ham’s recommendation for adding emergency transportation to the Age and Mobility text and felt that the parking requirements needed to be looked into further.

Ms. Dement said that with her employment with Plantation Estates, she sees many residents with two to three automobiles per unit. She added that studies had been done and residents living in retirement communities seem to stay mobile much longer. Ms. Dement added that she was also concerned about parking and the senior rental facilities scheduled and emergency transportation services.

Greg Lee asked if the definitions for Age and Mobility Limited Senior Housing and for Senior Independent Living would be a subcategory under multi-family. Ms. Ingrish said that it could be a sub category adding that there could

be a CCRC that would include independent living, age and mobility limited senior housing, assisted living, skilled nursing care, and/or senior independent living.

Mike Foster recommended that the word older be removed from the second line that read "older persons age 55 and up" as the qualifier was the 55 and up. Ms. Reeve recommended that the word hospitalization be removed from the section that read "Such residents do not require hospitalization" as anyone could need hospitalization. Ms. Dement said that when it is on site it is skilled nursing and she agreed that the word hospitalization could be removed.

Mr. Ham made a recommendation to approve Text Amendment 2017-1 with the modifications that the words "hospitalization" and "older" are removed from Age and Mobility-Limited Senior Housing and that "emergency transportation" is added, and found the Text Amendments are consistent with the Unified Development Ordinance and the Land Use Plan for the Town of Matthews. Mr. Weiser seconded the motion and it was approved unanimously.

### **PRESENTATION OF YOUTH VOICE PROJECT – Matheus Sadovsky**

Youth Voice Member Matheus Sadovsky presented his 2017 project titled "Retirement Friend Visiting" to the Planning Board. Mr. Sadovsky's proposal was to have individual teens meet in a supervised environment with area seniors and talk about current events and interests. He felt that both groups would benefit and learn from each other.

Mr. Ham said this was a terrific concept. He added that seniors liked to keep a schedule of day-to-day activities so it would be important to adhere to a schedule.

Mr. Poyner said that it was a great idea and wonderful presentation and said that it would be important to have supervision from an adult from the senior facility or a parent present.

Ms. Reeve said that she loved the idea and this could be a programs through school and scouts for volunteer opportunities.

Ms. Dement said that this would be a wonderful human services project. The Board suggested that he continue detailing, work with his mentor, and bring a final presentation back in the summer.

Mr. Lee told Mr. Sadovsky to let his parents know they did a good job raising him. Mr. Lee also suggested the Club Fair that Butler High school holds each year would be a way to let teens know about a new service activity.

### **CHAIRMAN REPORT**

Ms. Dement discussed with the Board the meeting that she and Vice Chair Kress Query attended with the Mayor and other Town Advisory Boards. She said that the main item that she wanted to discuss was to get ideas of how to better the flow of information and communications between the various advisory groups as it might be a benefit during many of the recommendations to the Town Council. Ms. Ingrish said that she would contact staff liaisons for other Town Advisory Boards and request ideas for better communication and cooperation across Boards.

### **ADJOURNMENT**

Mr. Ham motioned to adjourn and seconded by Mr. Wieser. The motion passed unanimously. The meeting adjourned at 8:11 pm.

Respectfully submitted,



Shana Robertson  
Administrative Assistant/ Deputy Town Clerk

**APPROVED**  
6/27/2017