

**MINUTES
PLANNING BOARD
TUESDAY, JUNE 25, 2019
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Mike Foster, Jana Reeve, and Mike Rowan; Alternate Members Scott Query and Jonathan Clayton; Acting Town Attorney Craig Buie; Interim Planning and Development Director Jay Camp; Senior Planner/Zoning Administrator Mary Jo Gollnitz; Senior Administrative Specialist /Deputy Town Clerk Shana Robertson.

ABSENT: Members Larry Whitley and Natasha Edwards; Youth Voice Matheus Sadovsky.

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

Mike Rowan motioned to bring on alternates Scott Query and Jonathan Clayton as voting members for the evenings meeting. Jana Reeve seconded and it was unanimously approved.

APPROVAL OF THE MINUTES

Ms. Reeve motioned to approve the minutes from the May 21, 2019 Planning Board meeting. Jonathan Clayton seconded and the motion to approve was unanimous.

ADMINISTRATIVE AMENDMENT – Proximity Matthews landscape changes, 10413 Monrovia Drive.

Senior Planner Mary Jo Gollnitz said that what was being presented was an Administrative Amendment to review an appropriate plan for the revised landscaping only. Ms. Gollnitz reviewed the approved rezoning petition 2016-652 along with the conditional notes regarding the tree save areas. During the grading process the contractor inadvertently removed trees in the designated tree save areas. Ms. Gollnitz said that a stop work order was issued, fines were administered and paid in the amount of \$50,000.

Ms. Gollnitz reviewed the revised landscape plan within the disturbed tree save area and the walking trail with the meandering sidewalk. The Town's Landscape Manager, Ralph Ramsaur, has reviewed the plans and provided feedback. The applicant revised the plan to include additional trees along the City Barbeque side in order to add stability to the trees that were left. Mr. Ramsaur had performed a site inspection and reported that the trees left on the site were stable but additional trees would better support them. Ms. Gollnitz said that the developer had voluntarily held a community meeting with the neighbors and received additional input.

Ms. Gollnitz informed the Board members that the requested Administrative Amendment could be reviewed and decided on by the members of Planning Board. Staff was recommending that the Planning Board discuss and provide a recommendation to Council for their review on July 8, 2019 due to the severity of this occurrence.

Kerry Lamson asked if there was a general rule of what size tree to count to determine a sufficient replacement in the number of trees that were lost. Ms. Gollnitz said that there were approximately 200 trees that were inadvertently removed from the parcel. Ms. Gollnitz said that number included trees that had a diameter of one-inch and up.

Mr. Lamson said that in reviewing the tree survey, in the front of the property there were about 150 trees removed that were a six-inch caliber or larger that included pine and oak trees among other varieties. Mr. Lamson requested to review the approved conditional rezoning site plan and questioned why the landscaping that was shown on the interior site was not depicted on the revised landscape plan request. Ms. Gollnitz said that the applicant was installing an additional 130 trees from the original plan to the site. Ms. Gollnitz explained that the Administrative Amendment was just for the tree save area that was impacted during the grading of the site and would not change the original approved plan outside of the tree save area. Ms. Gollnitz said that the approved rezoning site plan was

an illustrious drawing of the site and once approved, civil plans are submitted to the Town and County that include a detailed landscape plan. Ms. Gollnitz added that civil plans are approved by staff. Mr. Lamson asked if there were still going to be trees planted to the interior site. Ms. Gollnitz confirmed that they would be.

Mike Foster clarified that they were only reviewing the area of tree save that was impacted and that everything else would follow the previous approved plans. Ms. Gollnitz said that was correct.

Mr. Lamson asked for an incremental estimate for what was not in the original plan. Ms. Gollnitz said that they have proposed to add an additional 130 trees that were not originally planned. Ms. Gollnitz reviewed the size and caliber that were indicated on the revised landscape plan and said that some trees grew faster than others. Mr. Lamson asked if the Town Arborist had reviewed the plan and had found it adequate. Ms. Gollnitz said that he had. Mr. Lamson asked if a two- or three-inch caliber opposed to a 20-inch caliber was acceptable. Ms. Gollnitz said that trees could not be replaced one for one because they would not grow or survive.

Mr. Lamson said that he did not believe that the presented landscape plan added enough incremental landscaping to accommodate the property. Mr. Lamson said that he was concerned about the rough grading along the tree save and he would like to be sure that those trees would not be put at risk. Ms. Gollnitz said that she had contacted Environmental Specialist, Jason Klingler with Mecklenburg County to check on the erosion control concerns. Mr. Klingler reported that there was no violation and the developer was working on getting that area seeded.

Mr. Lamson asked about how the landscape bond would be calculated. Ms. Gollnitz said that was part of the requirements and would be established before the Certificate of Occupancy was issued. Cost documents would be provided to the Town at that time.

Ms. Gollnitz said that the Applicant was available for questions.

Mr. Wieser said that because of importance of this Administrative Amendment, staff was suggesting that the Planning Board make a recommendation and forward the application to the Town Commissioners.

Mike Foster recommended to approve the revised landscaping plan for the damaged tree save area as presented and to forward the decision on the Administrative Amendment to the Board of Commissioners. Mr. Clayton seconded and the motion passed six to one with Mr. Lamson in opposition.

Mr. Foster said that like everyone he was angry with what had happened but he felt this was a reasonable solution to fix the error. Mike Rowan said that he agreed. Mr. Lamson said that it was good but not great and that was why he was not in favor of the recommendation.

ADJOURNMENT

Ms. Reeve motioned to adjourn and Mr. Foster seconded. The motion passed unanimously and the meeting adjourned at 7:24 pm.

Respectfully submitted,



Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk