

Lewisville Planning Board
March 26, 2014
Lewisville Town Hall Conference Room

I. Call to Order

- A. Acting Chair Kelly Reavis called the meeting to order at 7 p.m. Members present were Jeanne Marie Foster, Michael Prince, Randy Henning, Scott Mincey and David Spease. Also present were Planner Marty Myers and Attorney Bowen Houff.
- B. Approval of Agenda - Mr. Henning moved to approve the agenda, and Mr. Mincey seconded. The vote was unanimous.

II. Board Organization

- A. Election of Officers
 - 1. Mr. Henning moved to select Kelly Reavis as chair and Jeanne Marie Foster as vice chair by acclamation. Mr. Spease seconded. The vote was unanimous.

III. Approval of Minutes

- A. February 26, 2014 - Mr. Henning moved to approve the minutes as written. There was no second and the motion died. Mrs. Foster noted that she had made a comment for the record about her vote on the LRO and that should have been included in these minutes. She provided the wording and with that moved to approve the minutes as corrected. Mr. Henning seconded the motion and the vote was unanimous.
- B. March 12, 2014 - Mrs. Foster moved to approve the minutes. Mr. Henning said the minutes did not reflect his suggestion that the speed limit be lowered from 35mph to 25mph in the commercial core of the downtown. This will be added to VI.A.1.a. Mrs. Foster accepted that modification and Mr. Henning seconded. The vote was unanimous.

IV. Action Items

- A. Discussion of survey topics
 - 1. Mr. Myers provided copies of an earlier survey that was used in a previous Comprehensive Plan update. The Board felt that some of the survey's key questions are still pertinent, but they felt the questions need to be weighted in terms of importance. The feeling of the Board was that people (citizens) usually want everything, but what about the costs? There was some criticism of the survey because it did not ask what citizens would be willing to pay to have these additional services and programs. The Board would like to see the current survey before it is mailed to ensure it will solicit the correct information. The Board members will review the old survey and then bring their questions to the next meeting. Mr. Mincey asked if the demographics section should include a question about how long the person has lived in Lewisville. Mr. Henning also felt that businesses should be allowed to participate in the survey. However, the majority of the Board felt that the survey should be limited to residents only.

V. Unfinished Business

- A. Continued discussion of proposed 2015 Comprehensive Plan Update
 - 1. Mrs. Foster said that even though she's been involved in the update previously, she

Lewisville Planning Board
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Lewisville Town Hall Conference Room

didn't understand the process.

2. A copy of the After-Action Report prepared following the last update was provided to the Board. The After Action Report was prepared by David Long, Planning Consultant. The report summarized the process that was followed by the Board and covered what worked and what didn't. The Board was instructed to take the materials home for review and be ready to discuss at the next meeting. It was suggested that the Board schedule a special session to talk about the next Comprehensive Plan update.

B. LD3-S Ordinance

1. Mr. Myers reviewed a draft of an ordinance that he created to cover the standards for the super block area. A short review was given about the need for a LD3-S ordinance for Mr. Prince. LD3-S would only apply to the Super Block properties within the core area. Like LD1-S and LD2-S, it will be up to the property owner to request rezoning to LD3-S. They may ask for something else, but the town would be able to say LD3 is the "preferred" zoning for that area.
2. After some discussion, the question was raised about the need for a separate classification and could LD1 be the zoning, but with different uses for this area. The pros and cons of the LD3-S versus just LD1-S were discussed. Mr. Houff also discussed the possibility of an amendment to the Comprehensive Plan. Given the possibility of doing one or the other, it was suggested that the Chair bring the question to the Liaison Committee for their thoughts. Mr. Reavis stated that he will bring this up at the next meeting with the committee.
3. Mrs. Foster suggested that the Board push for partnerships in acquiring property so that it can be developed the way the Town wants. Mr. Henning also supported Mrs. Foster's idea of the town's leadership partnering with developers to achieve what the town wants. He said Charlotte did that and the Mayor went out and recruited developers to meet their vision.
 - a. Mr. Reavis pointed out that the Board is to help develop the vision and then the Council decides how to achieve that.
4. There was consensus that the best way to approach the Super Block might be an amendment to the Comprehensive Plan to create some vision type language that would direct and guide a future developer to a product that the Town wants. Mr. Reavis said the way the Liaison Committee works, the committee members will take this information back to the full Council to get their comments and determine if the Planning Board is on the right tract.

C. Other

1. Drive-thru standards will be discussed later.

VI. For the Good of the Order

A. Board Discussion

1. Mr. Henning said he attended the Council meeting when the LRO was discussed. He said the Council has tabled the issue and a new Sewer/Utilities Committee is being formed to look at parts of it. He said he did not know what had happened. He asked for input. Mr. Houff said his impression of Council's concern was that since they

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Lewisville Town Hall Conference Room

have had in the past been opposed to private package treatment plants, they wanted to know why the LRO is now embracing them. They also want controls on those plants. Mr. Henning said they can't work on something for months, then once it leaves the Board it can be completely changed or dropped. Mr. Henning said the LRO came down to the Planning Board from the Council to make those suggested changes. They did, and now the Council stops it. The package treatment plants are the red flag and the fact that when given excess capacity, it may lead to more development than desired.

VII. Adjournment

A. Mr. Henning moved for adjournment and Mrs. Foster seconded. The vote was unanimous.

Respectfully Submitted

Lynn W. Hall,
Public Information Officer

Attest

Joyce C. McWilliams Walker,
Town Clerk

Kelly Reavis,
Chair