Board members present by Zoom: None

Board members: Wade Burns

 Bill Scheu

 Allen Crawford

 Mason Blake

 Dan Dean

Board members absent: John Hinkle

 Sally Stansill

Town staff present: Scott Adams, Zoning Administrator

Alex Carmichael, Town Administrator

Angie Murphy, Town Clerk

Special Guests: Susan Taylor Rash, Town Attorney

There were two members of the public present and several members were watching via Zoom. Mr. Scheu called the meeting to order at 10:30 a.m., and led the group in a moment of silence after a brief welcome.

**Agenda Approval**

Wade Burns moved to adopt the agenda as presented. Mason Blake seconded and the motion carried 5/0.

**Meeting Minutes Adoption**

Some minor changes to the minutes were suggested by Dan Dean prior to the meeting. These were not substantive changes but merely clarified further subsections and pages.

Dan Dean moved to approve the September 1st Meeting Minutes as amended. Mason Blake seconded and the motion carried 5/0.

**Continued Review/Discussion of Montreat Ordinances containing well/septic language**

Zoning Administrator Scott Adams began the review of the changes. Throughout the document the term waste disposal has been changed to wastewater. After much discussion about minimum lot area, Chairman Scheu proposed to change the second sentence in Section 603 to “In areas not served by a public or community wastewater system, the Lot area shall be as determined by the Buncombe County Health Department”.

In Chapter D, Dan Dean suggested changing the title to “Water and Wastewater” and omitting the word “wastewater” before “sewerage collector lines” in the second sentence. Mr. Dean also suggested changing the semi-colon after the period and capitalizing “Wastewater” as was indicated by the minutes.

In Chapter E, Chairman Scheu suggested changing the title to “Water and Wastewater”. Dan Dean suggested in Section 5 of that chapter to also change the title to “Water and Wastewater Required”. After General Statute 87-97.2 add the words “as amended from time to time”. Mr. Dean requested that in Section 6 subsection 1 should be included to read: “No privy of any kind shall be permitted in the Town”. Mason Blake asked to add “requirements of orders” in Section 6 subsection 2.

In Chapter M Section 1 subsection 3 add back in the following sentence “When public water or sewer lines are extended in accordance with the Ordinance or MSD requirements, property owners who have built private wells and septic systems will be required to connect to the public water system and sanitary sewer system”. Then add “except as otherwise provided by NCGS 87-97.2 as amended from time to time” to the end of the sentence. Chairman Scheu decided to make the above sentence its own section thus it becomes “Section 3. Conversion of Private Wells and Septic Systems”.

The red highlighted copy on page 6 and 7 were clarification of content only due to a copy/paste error. There were no substantive changes.

In Section 6 line 6 the following changes should be made: “..disapproval of any application or extension, and the action of the Board shall be final; provided, however, the Board may specify to the owners of the property benefited by the proposed extension any requirements which must be met as a prerequisite for approving the application.”

Town Attorney Susan Taylor Rash turned the Commission’s attention to Chapter E Section 5 (on page 3) with regards to the definition of improved property. It was decided to add the following verbiage to the second sentence “All owners of property within Town limits or ETJ shall provide wastewater systems as required by MSD and/or Buncombe County Health Department, as the case may be, at the time of development permitting”. The first sentence shall read “All owners of property within the Town limits shall connect at the time of development permitting with the public water system for water intake purposes except where a private potable water well is permitted per NCGS 87-97.2 as amended from time to time.”

Dan Dean moved to approve as amended. Allen Crawford seconded and the motion carried 5/0.

Chairman Bill Scheu stated that Council was scheduled this evening to consider a directive to the Planning & Zoning Commission to solicit a Comprehensive Plan Steering Committee. Bill Scheu stated that Wade Burns had offered to give a guided tour of his marked off lot in the ETJ. A Special Meeting was scheduled for September 15th at 2:00 p.m. at Foreman Siding Road in the ETJ.

The next meeting will be held at 10:30 a.m. on October 14th.

**Public Comment**

Dr. Mary Standaert of 118 Shenandoah Terrace thanked the Commission for all their detailed attention to this matter but wanted an explanation in layman’s terms of what all this meant. Chairman Bill Scheu stated that all the Commission was trying to do was remove the prohibition of sewer in the ETJ.

**Adjournment**

Wade Burns moved to adjourn the meeting. Dan Dean seconded and the meeting was adjourned at 11:51 a.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk