Board members present by Zoom: None

Board members: Wade Burns

 Allen Crawford

 Dan Dean

 John Hinkle

Julie Schell

Bill Scheu

Board members absent: Jean David, Alternate Representative

 John Hinkle, Regular Member

 Liz Johnson, Regular Member

 Sally Stansill, Alternate Representative

Town staff present: Angie Murphy, Town Clerk

Special Guests: None

There was one member of the public at the meeting and several members of the public 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**

John Hinkle moved to approve the agenda as presented. Julie Schell seconded and the motion carried 5/0.

**Meeting Minutes Adoption**

Julie Schell moved to approve the June 9, 2022 Special Meeting minutes as amended. Dan Dean seconded and the motion carried 5/0.

**Organization of P&Z Commission**

Sally Stansill was not present at this meeting to be sworn in as an Alternate Town Member on the Montreat Planning & Zoning Commission. Town Clerk Angie Murphy swore in Allen Crawford as the ETJ Representative on the Montreat Planning & Zoning Commission.

Bill Scheu stated that the Commission would not see Zoning Administrator Scott Adams again before his last day of July 29th. Mr. Scheu also stated that Land-of-Sky has provided a new Zoning Administrator to work with the Town, Kayla D’Christina, who will start on August 1st. Julie Schell made a motion to thank Scott Adams for his service to the Planning & Zoning Commission and to the Town of Montreat. Wade Burns seconded and the motion carried 5/0.

**Montreat Stormwater Ordinance**

Mr. Scheu advised that there is no action on this item and the Planning & Zoning Commission will defer to preferences and schedule of Montreat Board of Commissioners.

**Montreat Sign Ordinance – Committee**

Zoning Administrator Scott Adams previously circulated information acted on by the U.S. Supreme Court to all P&Z Sign Ordinance Committee members and others as interested. Committee members include Chair John Hinkle, Julie Schell and Dan Dean. Mr. Hinkle briefly reported that he contacted Adam Lovelady with the UNC School of Government in December who, at the time, advised Mr. Hinkle to make no action until the Supreme Court reached a decision. Mr. Hinkle reached out to Mr. Lovelady again on July 1st to see if it was a good time to move forward but so far he has not had a response. Mr. Hinkle will reach out again this week and will get in touch with the Town Clerk to set a meeting time and date.

**Montreat 2022 Comprehensive Plan**

The Comprehensive plan Steering Committee has met several times with plans for a Community Workshop the last week in July. The Montreat Board of Commissioners re-adopted the existing 2008 Comprehensive Plan at their June 9, 2022 meeting in order to ensure compliance with NCGS 160D requirements for a “reasonably update” to the comprehensive plan to be inexistence by July 1, 2022.

**Zoning Ordinance Amendments – Research Committee**

Chair Dan Dean stated that he is putting the Zoning Ordinance Review on hold until the hotel/lodge controversy is over. Topics to be researched by Zoning Ordinance Research Committee include Zoning Setbacks and Non-Conformities. Committee Members include Wade Burns, Allen Crawford, Town Commissioner Mason Blake, John Hinkle and Julie Schell.

**Hillside Development Ordinance**

Chair Wade Burns handed out a copy of the ordinance with exhibits that he prepared. Committee Members include Liz Johnson and Bill Scheu.

The next meeting will be October 13th at 10:30 a.m.

**Public Comment**

Mike Sonnenberg of 125 Virginia Road took a moment to thank each of the members for putting time and energy into this committee. Mr. Sonnenberg mentioned that clear water septic tanks used as sort of a cistern could be a way to take care of stormwater. Mr. Sonnenberg mentioned there is a system being used like this in Black Mountain if anyone is interested in learning more.

**Adjournment**

John Hinkle moved to adjourn the meeting. Dan Dean seconded and the meeting was adjourned at 10:54 a.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk