



Town of Sedalia

Planning Board Meeting / Town Hall

January 16 , 2025 / 7:00 PM

Planning Board Meeting Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Chair Jay Riehle.

Prayer and Meditation: Time was allotted for a moment of silence.

Pledge of Allegiance: Time was allotted for Pledge of Allegiance.

Roll Call: Members present included Jay Riehle (Chair), Marian Jeffries (Vice-Chair), Alfred Walker, Jay Riehle, Brenda Walker and Tyler Thomas.

A. MOTION to approve the agenda was made by Planning Board Vice-Chair Marian Jeffries and seconded by Planning Board Member Tyler Thomas. Motion carried.

B. MOTION to approve the minutes from the December 19, 2024 Planning Board meeting with the changes to add "Gibsonville is the most recent to be updated in 2024" to the end of the first paragraph in section II was made by Vice-Chair Jeffries and unanimously approved by Planning Board. Motion carried.

C. DISCUSSIONS/REPORTS

I. Development Ordinance "Update on Research from Gibsonville Ordinance" – Educational workgroup of reviewing the Town of Sedalia Development Ordinance

Chair Riehle opened the discussion highlighting the point that in his research it was discovered that the Town of Gibsonville partnered with PTRC to have their Development Ordinance updated. This being an expensive and lengthy process when working with a firm such as PTRC, the Board agrees that it would be a good idea to use the Gibsonville Development Ordinance as a guide when looking over the Sedalia Development Ordinance with the objective of updating and organizing the data. There was discussion on the plan to review the Sedalia Development Ordinance for individual enrichment but also to ensure that everything is in order.

Chair Riehle displayed the Town of Gibsonville's Development Ordinance section

1-3.9-1.3-10 to compare to Sedalia's 1-3.9-1-3.10 section, both sections were read aloud by Vice-Chair Jeffries. There was discussion about the topic posed at the most recent Town Council meeting regarding the potential new residential development. The concern regarding proposed on street parking and the congestion and safety concerns that this may cause. Vice-Chair Jeffries asked if anyone was familiar with "stacking" as this was mentioned during that meeting, and she needed clarification as to what that means. Chair Riehle added that this potentially was in reference to commercial zoning, but it is not clear if that is truly the case. Tyler Thomas added his experience with living in an area that has on street parking and the fact that the street is not truly wide enough to adequately

accommodate on street parking. He also mentioned that this is something that the Town would be able to make clear to the developers to ensure that the streets are wide enough should the Town opt to have on street parking.

There was further discussion about proposed site plans with extremely dense neighborhoods and the desire to move away from having too many homes packed into the allotted land. Chair Riehle added that he had experienced in another state neighborhoods places designated within for RV parking and overflow parking to cut down on the density.

Vice-Chair Jeffries asked Tyler in his professional opinion if he was aware whether they would include any handicapped parking for the site plan that was proposed and or how that would be incorporated. Tyler stated that this would go through PTRC and the planners to determine and or implement this. With this being a residential development that wouldn't be required unless there was a facility such as a club house which would not be considered residential but auxiliary which would require accommodation for parking and entrance.

Tyler spoke about the proposed site plan and the current traffic pattern. The increase in the volume of traffic has added to the school traffic as well as the traffic from Sedalia Rd, which is already busy, adding so many homes to that area could cause quite a bit of backup.

There was discussion about land value and acreage pricing in the current market as it relates to the price of future homes.

It was found that section 1-3.4 Planned Development Purpose has been removed from the Gibsonville Development Ordinance. Chair Riehle stated that he would reach out to Brandon from Gibsonville to ask why this was removed. Tyler Thomas added that he speculated that it would be the potential for people to purchase land within an existing neighborhood and add multi-family housing units to that land.

1-3.11 Planting Yard Purpose – This section was read aloud by Planning Board Member Brenda Walker. There was discussion about changes caused by new development that could affect the existing homeowners once construction starts. There was reference to the fact that there are currently buffers between properties connected to the land referenced in the most recent development site plan but once construction begins that could disrupt the existing nature, cause noise disruption for current homeowners and potentially cause other concerns if not addressed ahead of time. Vice-Chair Jeffries spoke about the new development having HOA onsite to oversee the new neighborhood. Tyler asked about ACE and whether the existing code enforcement team would branch out to also oversee the new development as well.

Chair Riehle added that the Town of Gibsonville added an additional line to this section regarding wildlife habitats. Planning Board Member Brenda Walker added that she would like to see this section added to the Sedalia Development ordinance. She noted that the animals are being run out of their natural habitat due to construction (1-3.11 H) "Provide Wildlife habitats within urban and suburban environments"

1-3.12 Watershed Protection and discussions was read by Planning Board member Alfred Walker. There was question about whether Sedalia has reservoirs and there was further discussion and clarification by Tyler Thomas about controlled stormwater runoffs, their use and the reason that they are required. They are essentially used to control water that runs off homes, streets, creeks etc. This will guide the water to the appropriate destination. Planning Board Member Brenda Walker asked if this section should include a line that speaks to wells since all of Sedalia has private wells. Chair Riehle stated that the recommendation could be to add “reservoir/wells” to which Alfred Walker added that “water sheds” could potentially also mean well.

1-3.13 Soil Erosion and sediment control purposes was read by Planning Board member Tyler Thomas. There were no further comments regarding this section.

II. Review Planning Board Basics – Town Administrator Dungee provided this as a refresher for existing and update for new Board Members

Chair Riehle presented this information, this packet was shared with the board some time ago and will be used as a refresher for some and an educational guide for those who are newer. Chair Riehle explained that this mainly goes over the duties and responsibilities of the Board. The Board agreed to look over this document on their on to familiarize themselves with this information.

III. Sedalia Strategic Plan workgroup – Creating a formal plan for progress in collaboration with the Council and Town Hall Staff

Chair Riehle presented this information and asked if the Planning Board would like to be a part of the collaboration to develop a Strategic Plan for the Town of Sedalia. There was unanimous agreement that the Planning Board should be a part of this collaboration with the Town Council. The Board members all agreed that they would take the documents home to read over and revisit at the next meeting.

D. CITIZENS COMMENTS

E. ANNOUNCEMENTS

All regular scheduled meetings are held at the Sedalia Town Hall at 7pm.

- The next Town Council Agenda meeting will be held on January 27, 2025
- The next Town Council meeting will be held on February 3, 2025
- The next Planning Board meeting will be held on February 20, 2025

- Newsletters and 2025 Recycle Calendars were mailed out on Wednesday January 15th

Meeting adjourned at 8:10pm