



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
FEBRUARY 27, 2020 – 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Board Members Present**

Ron Simpson, Chair  
Patti Paslaru  
Steve Wilson  
Jason Streck  
Tammy Gardner  
Maureena Shepherd, Alternate (Sitting)

**Staff Present**

Sean Taylor, Planning Director  
Sandra Smith, Town Clerk

**Board Members Absent**

Nancy Stoudemire, Vice Chair  
Larry Stafford

**1. CALL TO ORDER**

The meeting was called to order by Chair Ron Simpson at 7:00 p.m.

**2. APPROVE AGENDA**

*Patti Paslaru motioned that the agenda be amended to only consider Mike Stone's application for Board alternate and to hold the other two applications. Jason Streck seconded the motion.*

Discussion by the Board ensued. Simpson noted that three applications had been submitted for two vacancies; he asked why only one application would be considered.

Jason Streck said one application had been submitted 2½ months before the others and that it had been held back, which was not the procedure for how applications are handled. Simpson asked for the point of that action, saying that at the next meeting, another recommendation from the Board on the other open alternate position would be requested. Streck said if there was a hurry to fill the alternate seats, the first application could have been submitted to the Board at the previous meeting.

Town Clerk Sandra Smith suggested that the Board at least interview the two applicants at the current meeting, since both were in attendance. Streck said his concern was that if those applicants' names were on the Town Council's agenda to consider, the Council would bypass the first application that was submitted. Smith said the Board could still only recommend one applicant be appointed at this time, although the decision on how many appointments to make and when they were made would be up to the Town Council. Streck said he had no problem speaking with the applicants, but that Mike Stone could not be present at the meeting because he was on a mission trip.

Maureena Shepherd asked why the application for Stone had been held, and Streck said it had been held at the request of a Town Council member, who expressed that they had understood that other applications were going to be received. Streck said that was not the normal procedure for how applications were handled. He said the Board voted to recommend applicants in the order their applications were received, and that qualifications were not really relevant to the process or at least they had not been in the past.

Steve Wilson said the Board was not even aware Stone's application had been submitted.

Simpson asked what the opinion was about Stone's application, and Streck said the belief was that Stone was being blackballed, which he thought was unfair. Tammy Gardner said she thought Stone was being put at a disadvantage. Paslaru agreed. Streck said had Stone's application been brought forward in a timely manner, the Board would have had to "answer to it," as would the Town Council. Instead, he said he thought it was unfair to present three applicants at the same time, and Paslaru agreed.

Simpson said that he had checked with Vice Chair Nancy Stoudemire, who had been a Board member even longer than his 13 years, and that they both recalled that applications had been considered in the order that they were submitted. He noted when he had applied for the Board many years prior, another resident had applied two days earlier and the other resident was appointed to the Board.

Gardner said Stone was unable to attend the meeting, but he was known by the Board because he was a former member. Streck noted that Stone had served as the Board's vice chair. Gardner suggested the Board review and discuss Stone's application and vote on whether to recommend that he be appointed; then the Board could interview and discuss the other two applicants. She said it sounded to her as if Stone was going to receive a recommendation to be appointed, and then the other alternate position would be between the other two applicants.

Paslaru said the Town Council may not choose to make appointments that way, but members of Planning & Zoning Board were trying to be diplomatic. She said she was not happy with the way Stone's application had been handled.

Gardner said she understood that Board appointments were intended to be a fair process, and she did not know why Stone's application had not already been brought to the Board for a recommendation. Wilson said other Board members did not know either.

Paslaru said the Board should discuss the other two applicants, but not vote on them yet. Streck agreed, saying he wanted to only consider Stone's application at the current meeting and to table the vote on the other two applicants.

Shepherd said the dates were included on the applications, so the dates the applications were submitted was clear.

Paslaru reiterated her motion, which was to discuss and vote on a recommendation for Stone only, and to discuss but not vote on the other two applicants. Gardner said that sounded fair.

*The vote in favor of the motion was 5-1 (Simpson voting against).*

**3. APPROVE MINUTES**

*Jason Streck made a motion to approve the minutes of the January 23, 2020 meeting. Steve Wilson seconded the motion, and it was passed unanimously (6-0).*

**4. NEW BUSINESS**

**A. Permitted use table update.**

Taylor explained what the table was and how the subcommittee was working on a recommendation to the Board on suggested changes. He said the changes would only apply to business districts, and that perhaps several of the zoning classifications could be combined so that there are not so many to choose from. He said the goal would be to combine the uses and perhaps end up with about three types of business districts.

**B. Discussion/recommendation of alternate(s) to serve on Planning & Zoning Board.**

*Jason Streck made a motion to recommend that Mike Stone be appointed as an alternate on the Planning & Zoning Board. Patti Paslaru seconded the motion, and it was passed unanimously (6-0).*

Rick Schlaginhaufen and Patrick Fiorentino individually introduced themselves and told why they were interested in becoming a member of the Board.

**C. Board training session.**

A training session was led by Matt Johnson, Planning Director for the Town of Jamestown. Johnson was to complete the training at the next Board meeting.

**5. PUBLIC COMMENTS**

- Planning Director Taylor announced an application would be submitted soon for rezoning an 80-acre tract on Bunch Road.

**6. ADJOURNMENT**

*Patti Paslaru made a motion to adjourn the meeting at 9:02 p.m. Tammy Gardner seconded the motion, and it was passed unanimously (6-0).*

Respectfully Submitted:

---

Sandra B. Smith, NCCMC, CMC  
Town Clerk

---

Ronald D. Simpson  
Chair