

Town of Peletier
BOARD OF COMMISSIONERS
Monday, September 18, 2023

Mayor Dale Sowers called the meeting to order at 6:30 pm. Members present: Commissioners Dan Taylor, Walter Vinson, Sonny Mason, David Bragg and Tim Quinn.

A motion was made by Commissioner Taylor to approve the August 7, 2023 minutes. The motion was seconded by Commissioner Mason and passed unanimously (5 to 0).

Department Reports:

a. Code Enforcement Officer Report – presented – Commissioner Quinn asked about the status of 413 Pettiford Rd. Listed on report per Lt Jensen, Code Enforcement Officer.

b. Western Carteret Fire/EMS Report – presented – Chief Hunter also addressed a social media post by Kevin Jones (posted in June or July).

c. Financial Report – presented

d. Planning Board Report – Approved rezone for William & Priscilla Livingston, 1277 Hwy 58 & 102 Pettiford Rd (adjacent lots) with Consistency Statement

e. Commissioners Report –

Commissioner Bragg stated that ditches in Peletier neighborhoods are bad. The ditches need to be kept clean for good water flow. Several of these ditches are on vacant lots (someone owns these lots). Who is responsible for these ditches? We need to get some estimates for hiring someone to clean these ditches.

Commissioner Bragg continued to state that the ditch at Deaton and Pettiford Rds disconnects due to erosion and needs to be tilted up for water to flow and drain properly. Someone put concrete in the ditch as an experiment (did not work).

Commissioner Bragg will get together with Code Enforcement Officer and Town Attorney to proceed legally with this process.

Mayor Sowers stated that the residents are responsible from their property down to center of ditch and town is responsible from center of ditch to road.

Commissioner Vinson stated that if these bad ditches are a danger to residents, they need to be taken care of.

f. Mayor's Report – Mayor Sowers stated that the Western Carteret Fire Dept is having an open house on Saturday, October 28, from 12 to 4. There will be lots of things for the kids to do. It is open to all. Western Carteret EMS Association (non-profit) is donating \$3400 to help with expenses.

Mayor Sowers also mentioned that on Aug 22, 2023, Commissioner Quinn submitted a public request for all receipts for Dale Sowers and DKS Construction.

...\$35,736 was approved by the Board to fix Old Church

...On March 2, 2015, 3 bids were received to fix outside of Town Hall building, including a new roof. DKS Construction was awarded that bid. \$17,800 was paid. We have a 30 yr guarantee for shingles. We have a truss roof with ½” plywood. This type roof creates soft spots. Nothing is wrong with our roof.

This request is just another attempt at me (Dale Sowers). He asked Town Clerk to post a copy of this report on bulletin board so anyone interested can view it. Our Accountant does quarterly reports on Town Hall and the State does annual reports. Someone called the State and filed a complaint about the use of Town Funds. The State Audit on the Town was found clear.

Commissioner Vinson stated “you (Mayor Sowers) should let the residents know how much you donate to the Town?”

New Business:

1) Renewal letter from Lee Carrol, Town Account – after a brief discussion, a motion was made by Commissioner Taylor to accept the renewal letter from Lee Carroll. The motion was seconded by Commissioner Vinson and passed unanimously (5 to 0).

2) Following Items for Public Hearing:

a) Rezone Pond Side CT Williams Corp, 1428 Hwy 58, Lot 20, Peletier – rezone from B-1 to MC for purpose of rezoning from Mobile Home Park to RV Park.

Commissioner Bragg was concerned with item #2 on Rezone Permit. This will increase the amount of homes per lot. Mr Williams said it depends on the Health Dept.

Commissioner Vinson asked how many units are in the Park now...38 units. Will you be taking out old units as someone moves out?...yes. Will old brick building be demolished?...yes.

Carlton. Town Planner, stated that the Planning Board gave approval with a Consistency statement. The applicant is not bound by what he is proposing.

Commissioner Bragg made a motion to go into Public Hearing. The motion was seconded by Commissioner Vinson and passed unanimously (5 to 0).

Jonathan Sanford, Pond Side resident, asked Mr Williams, owner of Pond Side, to please “not evict” him and his family. They have nowhere else to go.

Mike Hemenway, 607 Roberts Rd, neighbor near Pond Side, asked if a fence would be put up. He gets lots of trash from tenants in PondSide. The fence will help keep the ditch line clean...no fence planned.

Wendy Smith, a resident of Pond Side Lot 17, begged to stay in her home. She needs to know if their homes are safe. She bought her house to avoid being evicted. She has nowhere else to go.

Commissioner Bragg made a motion to go out of Public Hearing. The motion was seconded by Commissioner Mason and passed unanimously (5 to 0).

Mr Williams said he will continue to improve the Park.

Commissioners Vinson and Mason do not want to see anyone evicted.

A motion was made by Commissioner Taylor to accept this rezone. The motion was seconded by Commissioner Mason and passed (4 to 1). Commissioner Bragg against.

**Once passed, Mr Williams, owner of PondSide, needs to submit all plans for park before moving forward.

Commissioner Taylor made a motion to approve the Consistency Statement accepted by the Planning Board for the rezone. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0). (statement attached)

b) Rewording Shed Ordinance – residential R-35, R-20, R-15, R-15M, R-10

Carlton, Town Planner, let the Board know that the Planning Board approved and signed a Consistency Statement approving the Shed Ordinance adding this ordinance to the Zoning Ordinance under Special Requirements. (statement attached)

Commissioner Bragg made a motion to go into Public Hearing. The motion was seconded by Commissioner Taylor and passed unanimously (5 to 0).

Sheds are being installed all over the Town with no oversight. Some are not anchored, on property lines, etc. Some Commissioners even voiced concerns for flooding. If Shed Ordinance is passed, future sheds will need permits and inspections. This Ordinance will not be retro to existing sheds.

Commissioner Bragg made a motion to go out of Public Hearing. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

After additional discussion, Commissioner Quinn made a motion to table until the October meeting. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

c) Flood Ordinance Update

Carlton, Town Planner, stated that a Consistency Statement is not needed. This update is required by the County and needs to abide by State and Federal compliance. It will allow the Town to be part of the Flood Program.

Commissioner Vinson made a motion to go into Public Hearing. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

Ronald Morgan, resident of Peletier, asked what this Ordinance entails. It protects against loss from flooding.

Wendy Gollihue, resident of Cape Carteret, asked if she could review this draft document...yes.

Commissioner Taylor made a motion to go out of Public Hearing. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

Commissioner Taylor made a motion to accept the Flood Ordinance update. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

Public Comments (3 minute limit)

Pat Henry, resident of Peletier, thanked the Board for checking on problem with ditch at Deaton & Pettiford Rds and offering to fix the pipe. The Henrys will clean out concrete in ditch.

Bill Norris, resident of Peletier, stated that ditches are adding polluted water to Starkey

Creek. Standing water in ditches has been here for ages. We need to step up technology for drainage. The State cannot do anything about the sediment discharges because they are the ones who approved the plan.

Donna Bierly, resident of Peletier, thanked Eddie McNeill for allowing the 1st Bike Safety event which was held at the Silver Creek Golf Course. She also extended thanks to all who attended and helped with event. She is planning a 2nd event on Friday, Sept 22 (5 to 6) and Saturday, Sept 23 (9 to 12). This event being held on the Town Hall outside property. Due to the controversy over the use of Town Hall, Commissioner Farrington has donated a port-a-potty.

Old Business:

None at this time

Other Business:

None at this time

Commissioners Comments Review:

Commissioner Quinn stated that he did not request a State Audit of Town funds. He did request a report for all fees paid to Mayor Sowers. The Mayor was supposed to bring all Church receipts to Board. He also stated that he is recommending a 5-cent tax increase to cover police services. A Police Dept is better than trash pickup.

Adjourn ---

There being no further business before the Board, a motion was made by Commissioner Bragg to adjourn. The motion was seconded by Commissioner Taylor and passed unanimously (5 to 0). The meeting adjourned at 8:15 pm.

Respectfully Submitted by:

Bea Cunningham
Secretary to Board of Commissioners