

**MINUTES**  
Regular Meeting of the  
Planning Board

January 20<sup>th</sup>, 2022  
Thursday, 6:00 pm

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Planning Board met on Thursday, January 20<sup>th</sup>, 2022 at 6:00 pm for a regular meeting. The meeting was held in Town Hall. Members present were Chairperson Janet Peele, Diane Innes, Daniel Behnke, Brooks Pomeranz, Roger Bone, and Adriana Janker. Staff members in attendance were Planning Director Justin Westbrook, Planner Danielle Orloff, AV Technician Maria Carpenter and Administrative Assistant Cathi Ericson.

1. Call to Order

Chairperson Janet Peele called the meeting to order at 6:01 pm.

2. Approval of Agenda

A motion was made by Mr. Pomeranz, seconded by Mr. Bone , to approve the agenda as presented.

Motion unanimously carried 6-0 .

3. Approval of Minutes

a. Regular Meeting of October 21, 2021

A motion was made by Ms. Innes, seconded by Mr. Bone, to approve the minutes from the October 21 , 2021 meeting as presented. Motion unanimously carried 6-0.

4. Other Business

a. 2022 Meeting Schedule

A motion was made by Mr. Bone, seconded by Mr. Pomeranz, to approve the 2022 meeting schedule as presented for the third Thursday of the month at 6 pm. Motion unanimously carried 6-0.

b. Elections

Chairperson Peele opened nominations for the Planning Board Chairperson. Ms. Innes nominated Janet Peele. A motion was made by Mr. Pomeranz, seconded by Mr. Bone, to approve the nomination of Ms. Peele as the Planning Board Chairperson. Motion unanimously carried 6-0.

Chairperson Peele was approved by proclamation.

A motion was made by Mr. Bone, seconded by Ms. Innes, to nominate Mr. Pomeranz for Co-Chairperson. Mr. Pomeranz was approved by proclamation. Motion unanimously carried 6-0.

In other business, Director Westbrook updated the Board members on the subdivisions and development projects in the Town. Director Westbrook answered questions regarding the elementary school property purchased by the Town. He stated that the Planning department is considering the implementation of expiration dates on development projects.


Business development updates in the Town include approved site plans and a building permit for Harbor Freight, the new Guatemalan restaurant has their certificate of occupancy, and a pizza restaurant is still in the construction process.

Director Westbrook provided details on the Train crossing street closings for maintenance in the Downtown starting the 25th of the month. Planner Orloff updated the Board on the Bike and Pedestrian Plan progress and invited members to the next meeting on February 10, 2022 at 6:30 pm at Town Hall. Director Westbrook provided some details of other towns that had a greenways plan and the effect it had on the community and future subdivision integration.

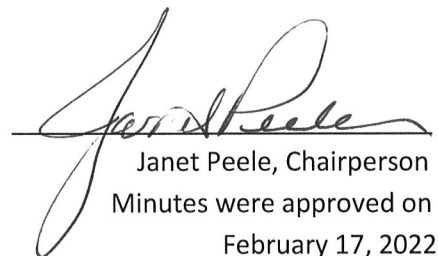
Board members expressed concern over the minimal landscaping behind Thomas Tire facing Poplar Street. It was mentioned that pines would have been a good addition to the screening to the residential area on Poplar Street. Planner Orloff offered that ABC could bolster the plantings to provide more screening. Director Westbrook noted that the Thomas Tire plan was approved under the old UDO rules which had different landscaping rules.

5. Adjournment

A motion was made by Mr. Pomeranz, seconded by Mr. Bone, to adjourn the meeting. Motion unanimously carried 6-0. Meeting adjourned at 7:15 pm.



Cathi Ericson, Administrative Assistant  
Minutes were completed in  
Draft form on January 20, 2022



Janet Peele, Chairperson  
Minutes were approved on  
February 17, 2022