



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
FEBRUARY 8<sup>TH</sup>, 2024  
7 P.M.

**Present in Person at City Hall Boardroom**

Mike Allen, Rick Harbit, Robert Gorham, Kechia Brustmeyer-Brown. Also present Community Development Director Michael Frangos, AICP, CZO, City Attorney Kevin Hornik, and Planning Technician Rebecca Middleton.

**Absent**

Steve Faucette, Edith McDuffie

**Call to Order**

Meeting called to order at 7:00PM.

**Approval of Agenda**

Robert Gorham made a motion to approve the agenda as presented. Seconded by Rick Harbit.  
Motion passed with a vote of 4-0.

**Approval of Minutes**

Kechia Brustmeyer-Brown made a motion to approve the minutes of January 4, 2024 as presented. Seconded by Robert Gorham.  
Motion passed with a vote of 4-0.

**Comments from the Public**

No comments from the Public.

**Old Business**

No Old Business.

**New Business | FIP-2023-01, Sunnyside on Main**

Community Development Director Michael Frangos presented the board with the facade grant application from Dennis Pelletier, owner of the new deli "Sunnyside on Main". Mr. Pelletier installed a new awning above his restaurant and applied to be reimbursed by the Facade Improvement Program. Mr. Frangos explained to the board that the program was designed to encourage local business owners to preserve the aesthetics of downtown Creedmoor. The city would then partially reimburse business owners for certain improvements in exchange for a maintenance easement. The board agreed that the new awning installed at Sunnyside was a significant improvement and voted to recommend approval of the grant.

**Approval of FIP-2023-01**

Kechia Brustmeyer-Brown made a motion to recommend approval of FIP-2023-01 as presented. Seconded by Rick Harbit.  
Motion passed with a vote 4-0.

**New Business | Community Appearance Ordinance**

Community Development Director Michael Frangos shared with the board the Creedmoor Appearance Ordinance, Chapter 156 of the Code of Ordinances, which outlines the regulations regarding appearance and maintenance of all buildings. He informed the Planning Board that commissioners were interested in pursuing the enforcement of this code which had been deprioritized for many years. Board members agreed that the code should be enforced to a certain extent, but depending on how strictly it is enforced it could be considered too harsh on downtown business owners. Overall the board was supportive of enforcing the ordinance, more specifically to address "blight", or unsightly damage and decay to downtown buildings.

**Report on Recent Departmental Activity**

There were no reports on departmental activity.

**Reports from the Chairperson and Members**

There were no reports from the Planning Board Members.

**Adjourn**

A motion to adjourn was made by Robert Gorham, seconded by Kechia Brustmeyer-Brown. The motion passed unanimously.

Meeting adjourned at 7:52PM.



Steve Faucette, Chairperson