

MINUTES
MOBILE FOOD UNIT STAKEHOLDER GROUP
10-9-07

Stakeholders In Attendance:

Kevin T. Connors	Sharon Johnson	John Johnson	Bellvenia Nance
Virginia Keogh	Maggie Coleman	Connie Redice	
Evelyn Campbell	Craig Harmon	Sylvia Nance	Judy Mason
D.W. Ridgeway	Pedro Pozos	Mary Ridgeway	

Staff In Attendance:

Katrina Young, Planning Dept.	Sandra Montgomery, Planning Dept.	Gary Huss, Neighborhood Development	Bill Hardister Health Dept. Mecklenburg County
Sonda Kennedy, Planning Dept.			

I. Welcome

Katrina Young, the facilitator for the stakeholder group, introduced herself and welcomed everyone to the meeting, which began at 6:05 p.m. The stakeholders and staff introduced themselves.

II. Recap from September 20, 2007 Meeting

Ms. Young stated that the purpose of this stakeholder group was to craft a text amendment to the Zoning Ordinance for mobile food units (MFU) that would be beneficial to MFU vendors, residents, neighborhoods, and the City.

III. Categorize Issues

Ms. Young summarized the issues identified at the September meeting by stakeholders and staff. These issues were then categorized into 4 groups: Permit Approval and Enforcement, Secondary Impacts, Definitions, and Other Concerns:

Permit Approval and Enforcement:

Maximum duration of MFU is 5 days, which is not enough time

Code Enforcement inspector resources are strained.

Winter operating hours should be considered (8am-8pm)

5 day limit is hard on the vendor

Can the owner of the property be held accountable for violations created by the MUF?

Health Dept. regulations may conflict with Code Enforcement regulations.

Inspectors do not work 24/7

Operating after 9 pm is a violation

A notarized letter from the property owner should be required for a permit (it is required now)

A property owner can have unlimited number of vendors on a site (the regulations currently only allow one per site at any time)

Secondary Impacts:

Determining if parking spaces used are required or overflow

Noise and odors at night can be disturbing to neighbors

Dumping of waste (grease) into storm water drains (this is a Health Dept. violation)

Secondary litter caused by the customer. Who is responsible?

Definitions:

Add a definition for Periodic Retail Sales Event

Clarify what waste includes

Clarify what trash, litter, and refuse the vendor is responsible for removing from the site (private property).

Other:

Detached signboards are not allowed. Some signage can be located on the vehicle.

IV. *Health Department Q/A*

Questions and answers regarding Health Department regulations were asked in Agenda Item 6 below.

V. *Discuss Feedback Staff Received from Stakeholders*

Ms. Young summarized several of the comments stakeholders made at the last meeting:

Vendors should receive a 6month permit

Clientele won't follow a vendor.

MFU's outside of the I-277 loop is difficult

Extend hours beyond 9 pm.

Ms. Young explained that the police, who were not at this meeting were concerned about extending the hours because of safety concerns (robberies of vendors with cash), loitering nearby that created other secondary problems, and affects on nearby residential neighborhoods.

VI. *Introduce Resolution Ideas*

Ms. Young discussed the following possible resolution:

The permit could be modified to be good for 30 days and renewable twice, up to a total of 90 days. New paperwork would not be needed to renew the permit. The Health Department permit is valid until it is revoked or suspended for the operator to operate. The permit is valid anywhere in North Carolina. The Health Dept. inspects once a year. Therefore, the MFU permit does not conflict with the Health Department permit.

The stakeholders voted and there was a consensus that it would agreeable to modify the length of a permit from 5 days to 30 days, with the ability to review the permit twice, for a total of 90 days.

Due to time, the additional resolutions will be discussed at the next meeting.

VII. Adjourn

Ms. Young adjourned the meeting at 8:00 p.m.