

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on November 10, 2014.

CALL TO ORDER: Chairman Wolfe called the meeting to order.

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Aaron Sizemore Mount Rogers Planning District Commission.

PRESENT: Chairman Cameron Wolfe, Bob Ramsey, Alice Freeman, Jim Barker, Avery Cornett and Ben Reedy Planning Commission Members, Town Engineer/Zoning Administrator Cecil Hicks, Town Attorney Mark Fenyk and Deputy Clerk Anita Catron.

ABSENT: Dan Surface

DETERMINATION OF A QUORUM: The meeting was called to order, and with 6 voting members present, the Commission has a quorum.

MINUTES: Upon motion of Mr. Ramsey, seconded by Mrs. Freeman, and a vote of 5 AYES and 0 NOES, the minutes of the meeting held October 13, 2014 were approved.

REPORT OF SECRETARY: Mr. Hicks informed members that congratulations were in order for Aaron Sizemore, he has been named Executive Director at Mount Rogers Planning District Commission.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: CONTINUED REVIEW OF THE ZONING ORDINANCE: Chairman Wolfe stated at the last meeting Mr. Sizemore was asked to provide members with information from Town of Damascus with regards to removal/replacement of mobile homes. He asked Mr. Sizemore to proceed review the information. Mr. Sizemore presented each member with the requested information used by Town of Damascus, but he feels the best solution will be to refer everyone to the Code of Virginia section that deals with this issue. Discussion ensued with regards to time limits and variance procedures. Mr. Sizemore also was to gather information for allowing apartments to exist over a business. Discussion ensued with regards to allowing this and the zoning already in place concerning this item. Mrs. Freeman suggested adding in the Matrix a section to state having a residence over or under a business. After discussion, members feel this was covered under Dwelling units and will only need to add "P" under MA to cover this.

Chairman Wolfe thanked Mr. Sizemore for his help, and turned the meeting to the continued review of the Zoning Ordinance. Each member was given a copy of requested changes from past meetings, along with a draft copy of the ordinance with the changes highlighted. Chairman Wolfe began review with the Matrix section of the Zoning Ordinance. The following are requested changes and corrections using page numbers from the old book.

Page 82 Areas for games section-Add "S" under IG. Animal Hospitals section-Remove "P" from CD.

Page 83 Automotive sales section-Add "P" under CL. Upon motion, duly seconded, and a vote of 4 AYES and 1 NOE, members added Permitted Use under CL.

Page 84 Construction sales- Add "S" under CL. Upon motion, duly seconded, and a vote of 3 AYES and 2 NOES, members added Special Use under CL.

Page 85 Hospitals section-Add "P" under IG. Household appliance sales section-Add "P" under IG. Hotels section-Add "P" under IG. Machinery sales and service section- Remove "P" from MA. Methadone & Other section-Add "S" under CL,CG and MA. Microbreweries & Distilleries section-Add "P" under CD and remove the line item for Micro-Brewery as members feel by including "P" under CD for Microbreweries & Distilleries this will be included. Mini-Storage section-Remove "P" under CD. A new line item was added for Office equipment and supplies, sales and service in the new book-Ok to leave "P" under IG. Page 86 Public utility distribution section-Change "P" to "S" under CL and CG, leave "P" under IG. Satellite Dish section-Add "P" under CT. Remove line item Self-service Laundry.

With no further corrections or comments, Chairman Wolfe requested each member to review the changes made tonight and requested Mr. Sizemore to make these changes for the next meeting.

Mr. Ramsey reminded members Town Council would like this to be completed and ready for their review. After discussion members feel they will be ready to submit a draft to Town Council after the December meeting. Mr. Sizemore stated he will include a Table of Contents to the next set of corrections, and add a paragraph with regards to the changes that were made. Mr. Hicks will present a draft copy of the New Zoning Ordinance to Town Council at their second meeting in December. He has requested Mr. Sizemore be present at the meeting to answer questions from council. He also requested he be present at the Joint Public Hearing to give a statement with regards to the changes that were made. Mr. Hicks will let him know when the date for the public hearing has been set.

Chairman Wolfe reminded members the next meeting will be December 8, 2014.

Upon motion of Mrs. Freeman, seconded by Mr. Ramsey, and a vote of 5 AYES and 0 NOES the meeting was adjourned at 6:55 pm.

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Chairman

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Secretary