

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on December 10, 2012

INVOCATION: Mr. Hicks rendered the invocation.

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

VISITORS: Toby Boian with Mount Rogers Planning District Commission.

PRESENT: Chairman Cameron Wolfe, Jim Barker, Alice Freeman, Bob Ramsey, Avery Cornett (arriving late), Town Engineer Cecil Hicks, Town Manager John Clark (arriving late) and Deputy Clerk Anita Catron.

ABSENT: Dan Surface and Ben Reedy.

DETERMINATION OF A QUORUM: The meeting was called to order, and with 4 voting members present, the Commission has a quorum.

MINUTES: Upon motion of Mr. Barker, seconded by Mr. Ramsey and vote of 4 AYES and 0 NOES, the minutes of the last meeting, held September 10, 2012, were approved as written and distributed.

REPORT OF SECRETARY: No Report.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: Chairman Wolfe stated the members would begin review of the Town Zoning Ordinance for needed changes. He also requested each member present to review the first five chapters of the Zoning Ordinance for open discussion at the next meeting. At the January meeting, groups of two will be assigned to work on two chapters at a time for suggested changes and rewording. These will then be discussed at different meetings in open discussion. Chairman Wolfe listed several items that he feels should be addressed. These include spillage of light onto neighboring properties, improvement to the definitions for landscape, buffer and green areas. These need to have a definite plan. Discussion ensued with regards to enforcement of these. Also there is a need to address acceptable noise level for Town, and to review ordinance on destroyed or abandoned houses.

Mr. Toby Boian and Mr. Cornett arrived. Chairman Wolfe introduced Mr. Boian and thanked him for assisting with the review of the Zoning Ordinance.

Mr. Boian gave a brief overview of previous work he has been involved with doing zoning changes in various areas. He began by stating members may go online to [municode.com](http://municode.com) to view zoning ordinance codes from other localities. He also stated that Town of Marion Zoning Ordinance is in very good shape. Smaller localities usually make updates and changes to the ordinance in small sections at a time. Members may want to consider things that have changed in certain areas of Town, and look more to needed zoning changes to these areas that will be affected by changes.

Mrs. Freeman inquired about possible changes to the Overall Purpose and Intent at the beginning of the Zoning Ordinance to allow for more positive wording, and changes to the format of Article 1 Administration. Mr. Boian stated the first four chapters are based on state law so this will limit any changes. The Code of Virginia 1950, as amended, is the newest version. Another site that members may want to check is MTAS (Municipal Technical Advisory Service).

Chairman Wolfe thanked Mr. Boian and reminded Planning Commission Members to review the first 5 chapters of the Zoning Ordinance for review and discussion at the next meeting scheduled for January 14, 2013.

Upon motion of Mr. Barker, seconded by Mr. Ramsey and a vote of 5 AYES and 0 NOES the meeting was adjourned.

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Chairman

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Secretary