

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on January 13, 2014.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Toby Boian Mount Rogers Planning District Commission and Aaron Sizemore Mount Rogers Planning District Commission.

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

ABSENT: None.

DETERMINATION OF A QUORUM: The meeting was called to order, and with 7 voting members present, the Commission has a full quorum.

MINUTES: Upon motion of Mr. Ramsey, seconded by Mr. Surface and a vote of 6 AYES and 0 NOES, the minutes of the meeting held November 12, 2013 were approved. The December 2013 meeting was canceled.

REPORT OF SECRETARY: No report. Mr. Hicks did introduce Mr. Aaron Sizemore, Mount Rogers Planning District Commission to Planning Commission members and explained that he will be taking over for Mr. Boian at these meetings.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

OLD BUSINESS: CONTINUE REVIEW OF ZONING ORDINANCE: Chairman Wolfe began the continued review of the Zoning Ordinance with review of the Parking Facility definition page given to members by Mr. Boian. Discussion ensued with regards to parking in R2/R3 districts, concerns with apartment parking spaces, parking allowances in the Commercial Downtown area with grants, and how regulations may be enforced in these different areas. Members may consider adding a definition to guard against how apartments are rented with regards to allowable parking. Members may want consider requiring one (1) extra parking space for guests at apartments. Members feel they would like to know how other localities deal with this issue. Mr. Sizemore will bring information from the Town of Damascus Code, so Planning Commission members may see how they have dealt with this. Mr. Hicks was asked to discuss with Mr. Heath the parking allowances in the downtown area with regards to grant requirements, and if possible, have Mr. Heath attend the next meeting for an informational discussion.

Mr. Ramsey suggested this parking item be continued until the next meeting so they may have more information available. Mr. Cornett left the meeting.

Chairman Wolfe began coverage on page 86 of the Appendix with suggested line item changes. The first change on this page was to Plumbing and electrical supply with storage under cover. Need to add "P" for Permitted to the (IG) category. Plumbing shops and yards, add "P" to (CL), (CG) and (IG) categories for Permitted. Plumbing manufacture, add "P" to the (IG) category. Printing and publishing establishments remove "P" Permitted from (R4), add "P" under (IG) category. On the line item for Public billiard parlors... add "P" for Permitted to the (CL) category. Public and private schools... change the "P" for Permitted in the (IG) category to "S" for Special Use Permit. Public utility distribution, substations, and storage yards change "P" Permitted under (CD) to "S" Special Use Permit, also add "S" under the categories of (MA), and (FP). Radio or television transmitter and tower add "S" to the (MA) category and "P" to the (CT) category. Members may want to consider a height regulation. The line item Retail stores similar to those otherwise, need to Remove "similar to those otherwise" and add "P" for Permitted to the (IG) category. On page 87 the first two line items are a repeat of the previous page. These need to be removed from the Appendix. Mr. Barker left the meeting.

Chairman Wolfe suggested members stop here and continue this at the next meeting. He also requested the Parking Facility Definition from Mr. Boian be incorporated into the Zoning Ordinance Code.

Mr. Boian informed members he will retire January 31, 2014, and Aaron Sizemore will be taking his place helping with the changes and updates to the Zoning Ordinance. Planning Commission Members thanked him for his assistance and all wish him well in his retirement.

Chairman Wolfe stated the next meeting is scheduled for February 10, 2014.

Upon motion duly seconded the meeting was adjourned.

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Chairman

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Secretary