

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on November 9, 2015 at 5:15 pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Bill Huber, Avery Cornett

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

ABSENT: None.

DETERMINATION OF A QUORUM: The meeting was called to order, and with 5 voting members present, the Commission has a quorum.

Chairman Wolfe stated he would like to change the Agenda, and proceed with the rezoning request.

REVIEW OF ROBERT FRANCIS PROPERTY FOR REZONING FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL (R3) BILL HUBER: Chairman Wolfe asked Mr. Hicks to review this request. Mr. Hicks stated the request was for rezoning of the property from Commercial General (CG) to Residential (R3). He reminded members the decision they were to discuss at this meeting was for recommended zoning changes to Town Council as to the best use of this property, and to base the changes on that decision. There may be other issues for discussion with regards to this property at a later date. He will keep members informed. Mr. Bill Huber was in attendance to discuss this request as one of the potential buyers of the property, and turned the floor to Mr. Huber to address the request.

Mr. Huber again stated this request is being made to allow for apartments to be located on both floors of the two main buildings on this property. There will possibly be nineteen apartments between the two buildings and, as shown on the site plan, there will be enough space for all parking, as required by the zoning ordinance. He is requesting this zoning change for most of this property, but will retain a building in the back for storage and is not requesting the zoning change for this building. The intent for this building will be to use for mini storage. Members were given a site plan of this property and Mr. Huber explained that plat numbers A thru H were the areas he was requesting to have rezoned Residential (R3) while the property shown as "I" on the site plan would remain zoned as Commercial General (CG). He also stated the Mr. Francis will no longer retain the building discussed at the last meeting, but has included this in the sale of the property. Discussion ensued with regards to egress and ingress for the property, property lines, parking issues and the reason for not rezoning all of the property. After discussion, and with no other issues, Mr. Huber stated his request was for a recommendation from Planning Commission to Town Council to rezone the properties on the site plan, plats A thru H to Residential (R3) and to leave plat "I" as Commercial General (CG).

Mrs. Freeman requested Mr. Fenyk advise if she should recuse herself from the vote due to a working interest with Mr. Huber several years ago. After discussion, Mr. Fenyk stated this was not necessary.

Upon motion of Mrs. Freeman, seconded by Mr. Barker, and a vote of 5 AYES and 0 NOES, Marion Planning Commission recommends this request to rezone plats A thru H to Residential (R3) and that plat "I" remain as currently zoned Commercial General (CG) be sent to Town Council for review. The Deputy Clerk polled members for this vote. Messrs Reedy, Surface, Freeman, Ramsey and Barker voted affirmatively. Mr. Ramsey requested a copy of the large site plan be given to members. Mr. Huber will get a copy for Mr. Hicks to distribute for members. Mr. Huber thanked Planning Commission members.

Chairman Wolfe requested Mr. Huber attend the Joint Public Hearing with Town Council which has been set for November 16th at 5:30 to make a presentation. He stated that Planning Commission will make their recommendation to Town Council at that time. Town Council will make the final decision on this request. He inquired if Mr. Hicks had notified all adjoining property owners. Mr. Hicks stated all will be notified by Tuesday November 10th.

Chairman Wolfe continued with the agenda items.

MINUTES: Upon motion of Mr. Ramsey, seconded by Mr. Reedy, and a vote of 5 AYES and 0 NOES, the minutes of the meeting held October 12, 2015, were approved as written.

REPORT OF SECRETARY: Mr. Hicks read a note from Mr. Avery Cornett, stating his resignation from Marion Planning Commission. Mr. Cornett was elected to serve on Town Council in the November 3, 2015 special election.

Members inquired as to the replacement process. Mr. Rush stated he has asked Town Council and staff for recommendations, and would like for Planning Commission members to submit recommendations also. A listing of requirements to serve may be found in the Zoning Ordinance on page 2 section 1.2. Recommendations should be given to Mr. Rush. He will do a Matrix of all names submitted for review.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

Chairman Wolfe asked if Mr. Hicks had other land issues for review by the Planning Commission. There are no items at this time. If no other issues need review by Planning Commission, there will not be a meeting in December.

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

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Chairman

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Secretary