

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on November 14, 2016 at 5:15 pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: None.

PRESENT: Chairman Cameron Wolfe, Alice Freeman, Jim Barker, Ben Reedy, Dan Surface and Trey White Planning Commission Members, Town Engineer/Zoning Administrator Cecil Hicks, Engineer's Assistant/IT Coordinator Todd Long, Town Manager Bill Rush, Town Attorney Mark Fenyk and Deputy Clerk Anita Catron.

ABSENT: Bob Ramsey.

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. Reedy, seconded by Mrs. Freeman and a vote of 6 AYES and 0 NOES, the minutes of the meeting held September 12, 2016 were approved as written. (There was no meeting in October). Messrs Wolfe, Freeman, White, Barker, Reedy and Surface voted affirmatively.

REPORT OF THE SECRETARY: Two items on the agenda for discussion. Review the Town Code on "Trash Receptacles" and Discuss Right of Way wording or requirements for Zoning Ordinance Amendment.

REPORT OF STANDING COMMITTEES: No Report.

REPORT OF SPECIAL COMMITTEES: No Report.

REVIEW OF THE TOWN CODE: "TRASH RECEPTACLES": Chairman Wolfe requested Mr. Hicks to begin reviewing of this item. Mr. Hicks stated Town Council has requested for Planning Commission Members to review the Town Code for possible additions regarding enforcement of this policy. He requested Mr. Rush to proceed with the discussion.

Mr. Rush explained the issue is trying to clean-up all property with emphasis on residential property at this time. Town Code (Article II Sections 58-31 and 58-32) dealing with placement of garbage into receptacles with tight-fitting covers is already in place. However, these codes are not being enforced. There are several locations in town where this has become a real problem. These sections also deal with when garbage is to be set out for pick up. This also has become an issue with animals getting into the garbage and creating more problems. Mr. White inquired if the Town could buy the suggested cans with folding lids, and charge for these on the water bills for repayment of this purchase. Discussion ensued regarding size of cans needed and holiday trash issues. Mr. Rush stated the main issue is to get the trash off the ground and away from the birds and animals. Although not everyone will need a large can, even a small amount of trash will need to be placed in a container with a lid. Mr. Rush requested members to think thru these issues and decide what they feel would be a suitable enforcement process.

RIGHT OF WAY WORDING OR REQUIREMENTS FOR ZONING ORDINANCE AMENDMENT: Chairman Wolfe stated the second item was on Right of Ways and turned the floor to Mr. Hicks for discussion.

Mr. Hicks stated he has recently had a situation in which a property owner sold property but retained several lots behind the sold property for building lots. The lots that were retained are in fact now land locked having no egress or ingress to the property. The properties are located in the R-2 zoned district. In accordance with the Town Zoning Ordinance Article 7 Sections 7.6-01 and 7.7 these properties do not meet the requirements to allow for building on the lots. Mr. Hicks stated the Town has no zoning regulations that regulate the right of way to land locked property. He requests Planning Commissioners to offer guidance for language to be added to the Zoning Ordinance for this type of situation. Mr. Rush stated that Smyth County has language in place for how they deal with this, and he will get the information for members to review and use as a guide.

Chairman Wolfe made a motion for this item to be tabled until the next meeting. The motion was seconded by Mr. Barker and with all members in agreement, this item was tabled until the December 12, 2016 meeting.

Upon motion of Mrs. Freeman, seconded by Mr. Barker and a vote of 6 AYES and 0 NOES, the meeting was adjourned.

Chairman

Secretary