

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on February 9, 2015.

CALL TO ORDER: Vice-Chairman Bob Ramsey called the meeting to order.

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: None.

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

ABSENT: Chairman Cameron Wolfe and Dan Surface.

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

MINUTES: Upon motion of Mrs. Freeman, seconded by Mr. Barker, and a vote of 4 AYES and 0 NOES, the minutes of the meeting held December 8, 2014 were approved.

REPORT OF SECRETARY: Mr. Hicks informed members that Town Council had been given a draft copy of the Zoning Ordinance for review. Some of the suggested changes are from council members, and some from the meeting with Chairman Wolfe.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: ZONING ORDINANCE REVIEW-DISCUSSION OF DRAFT COPY: Vice-Chairman Ramsey requested Mr. Hicks to proceed with this review. Mr. Hicks stated he feels the suggested changes need to be discussed before the Joint Public Hearing with Town Council. The Joint Public Hearing has been set for Tuesday, February 17, 2015 at 5:30 p.m. After discussion, members agree the following changes are to be made to the Zoning Ordinance. Page 4 section 1.7 Public Hearing; the 8th line of the paragraph will be changed to read: Due notice shall be given according to Virginia Code Section 15.2-2204. Upon motion of Mrs. Freeman, seconded by Mr. Reedy, and a vote of 4 AYES and 0 NOES, this change was approved. Also need to correct the typo at the end of the paragraph. Page 6 section 2.1 Establishments of Districts; the H-D will be removed for Historic District and changed to: See Article 20 Definitions section 20.49. On page 87 section 20.49, change wording to Historic District and the definition to; Governed by Virginia Department of Historic Resources (this is only an honorary designation as designated by the Historic Map which may be viewed at the Municipal Building). Page 8 section 3.1-08 on the second line change "if" to "of". Page 9 section 4.5 Residence Location; on the second line change "on" to "of". Page 10 section 4.9-02 first line change Residence District to Residential District. Third line change the wording to; No fence or wall more than eight (8) feet high may be erected within any "Residential"(correct word) District. Close the parenthesis after etc. at the end of the sentence. Discussion ensued with regards to the height requirements for fences. A motion was made to change this requirement, but failed with a vote of 1 AYES and 2 NOES. (Mr. Barker left the meeting). After further discussion and upon motion of Mrs. Freeman, seconded by Mr. Reedy, and a vote of 3 AYES and 0 NOES this change was approved.

Page 13 section 5.3-05 change the wording on the eighth line to; replace the home with a newer manufactured home five (5) years of age or less in accordance with Virginia Code Section 15.2-2307.

Page 18 7.7 Lot Frontage Required; on the last line, change the spelled out word ninety to seventy-five. Section 7.8-01 third line after twenty-five (25) change the word "percent" to "feet". Page 20 7A.9 c) add metal roof, after asphalt shingles in this line. Page 28 heading at the top of the page. Add an "S" to the end of REGULATION. Page 61 section 16.3 Drive-in windows for banks; add "fast food restaurants" and similar in-car services. Page 62 Restaurant, night club, tavern or lounge; in the parking requirements description: add plus staff.

After discussion of all final changes, and upon motion of Mrs. Freeman, seconded by Mr. Reedy, and a vote of 3 AYES and 0 NOES, Marion Planning Commission recommends all changes made at this meeting be accepted, and agrees this Revised Zoning Ordinance is now ready to send to Town Council for final approval.

Upon motion, duly seconded, and a vote of 3 AYES and 0 NOES the meeting was adjourned at 6:55 pm.

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Chairman

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Secretary