

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on April 13, 2015 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, Bob Ramsey, Alice Freeman (arriving late), Jim Barker, Ben Reedy, Avery Cornett and Dan Surface Planning Commission Members, 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 6 voting members present, the Commission has a quorum. (Mrs. Freeman arrived).

MINUTES: Upon motion of Mrs. Freeman, seconded by Mr. Surface, and a vote of 6 AYES and 0 NOES, the minutes of the meeting held February 9, 2015 were approved.

REPORT OF SECRETARY: Mr. Hicks stated each member has been given a copy of the new Zoning Ordinance, and asked for comments. Mr. Ramsey requested adding a page to the front of the ordinance showing previous adopted dates of the zoning ordinance, names of the Planning Commission Members and Zoning Administrator. Discussion ensued. Upon motion of Mr. Ramsey, seconded by Mrs. Freeman, and a vote of 6 AYES and 0 NOES, this request was approved. Mr. Hicks will check with Mount Rogers concerning the page.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: NEW ZONING ORDINANCE TO MEMBERS: Chairman Wolfe stated this has already been completed and discussed.

ELECTION OF OFFICERS: Chairman Wolfe stated the need to have the yearly election of officers, and opened the floor for nominations for Chairman. Upon motion of Mr. Barker, seconded by Mr. Cornett, and a vote of 6 AYES and 0 NOES, Cameron Wolfe was re-elected as Chairman of Planning Commission. Chairman Wolfe then opened the floor for nominations for Vice-Chairman. Upon motion of Mr. Surface, seconded by Mr. Barker, and a vote of 6 AYES and 0 NOES, Mr. Bob Ramsey was re-elected as Vice Chairman of Planning Commission.

Chairman Wolfe asked for any items not on the agenda for discussion. Mr. Hicks shared with members, for informational purposes only, plans for a medical office building to be built across from Smyth County Community Hospital, where the used car lot was previously located. He discussed the site plan that had been presented, and the flood plain for the site also. The site plan looks good. Another issue was the traffic signals for the proposed site. However, when the signal light was installed for the hospital, the Town Engineer required a signal system that would incorporate means to add an additional mask arm in anticipation of the site across route 11 being developed. This would allow for the possible future growth for the site. Everything is in place that would allow for ingress/egress for the property at the signal light with the addition of the mast arm. This will allow for traffic control and safety issues. He had requested, and received, a letter from the developer confirming this will be added. Discussion ensued with regards to drainage issues for surrounding properties, water and sewer availability, right of ways and parking.

Chairman Wolfe asked for other items for discussion. Mrs. Freeman inquired about the need to review the Subdivision Ordinance. This was last reviewed in June 1977, and she feels Planning Commission may need to check that everything is still in compliance with State of Virginia laws. Mr. Hicks stated VDOT, the Health Department, DEQ and other departments that check for compliance also. Some members do not have a Subdivision Ordinance, Mr. Hicks will get this for them.

With no other comments, Chairman Wolfe inquired about the need to schedule a meeting for next month. Mr. Barker stated he feels a meeting needs to be scheduled. There are issues before Town Council with regards to the boundary adjustments, and other issues he feels may be directed to Planning Commission for study and review. Some of these issues will be possible changes to zoning, special use allowances, and parking for certain areas. Planning Commission members have requested a new map of the boundary adjustments which are to be incorporated. Mr. Hicks will have these maps after June 30, 2015.

Chairman Wolfe stated with these possible issues to be given for review by Town Council, the next Planning Commission meeting will be set for May 11, 2015.

Upon motion of Mrs. Freeman, seconded by Mr. Barker, and a vote of 6 AYES and 0 NOES, this meeting was adjourned at 6:15 pm.

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Chairman

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Secretary