

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on June 8, 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, Avery Cornett and Dan Surface Planning Commission Members, Town Engineer/Zoning Administrator Cecil Hicks, Town Attorney Mark Fenyk and Deputy Clerk Anita Catron.

ABSENT: Ben Reedy.

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 Mr. Surface, seconded by Mr. Ramsey, and a vote of 4 AYES and 0 NOES, the minutes of the meeting held May 11, 2015 were approved.

REPORT OF SECRETARY: No report

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: CONTINUE DISCUSSION ON HOUSING OF STUDENTS IN R-1 AND R-2 RESIDENTIAL DISTRICTS AND (DISCUSSION ON LINKS FOR OTHER MUNICIPALITIES): Chairman Wolfe asked each member to give their thoughts and opinions on student housing for the R-1 and R-2 districts. (Mrs. Freeman arrived.) It is the consensus of members that R-1 contains the older more affluent homes. They need to retain the zoning that will continue to protect the value of these larger family homes. In the R-2 district, there are also some large homes that possibly should be in the R-1 district. However, most homes in the R-2 district are newer and less affluent. Members feel they should carefully consider what is to be allowed in both districts, but of the two, members feel the R-2 residents would be more accepting of student housing. Mr. Fenyk was asked to relate how the courts would define "Family", "Living Together" and the definitions used by other municipalities for these two items. Discussion ensued.

After discussion, Mr. Cornett suggested having the potential landlord apply for a permit at a "to be determined cost", that would be good for five (5) years. These permitted houses would be subject to inspection before approval, and during the five (5) years. This would ensure that all standards are being met. These permits could be revoked at any time if not in compliance. Mr. Hicks informed members if this was by "Special Use Permit", the request would go before Town Council, and they would have the authority to revoke or even deny the permit. Members feel student housing should not be allowed in the R-1 district, and there should be certain standards met before anyone can offer student housing. The public needs to be aware of all requirements and restrictions. Mr. Hicks suggested members may wish to consider creating a new zone that would relate to student housing. This zoning would be allowed only in certain areas, and identified by the number of units and multiple housing available for student housing. (Mr. Surface was excused from the meeting for another commitment). Discussion ensued with regards to proffering a list of requirements for "Special Use Permitted" zoned areas for student housing, and the need to inform the public of all the requirements and restrictions before they consider student housing.

Chairman Wolfe suggested members consider these items, and table the discussion until the next meeting which will be scheduled for July 13, 2015.

Upon motion, duly seconded, and a vote of 4 AYES and 0 NOES, the meeting was adjourned at 6:25pm.

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Chairman

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Secretary