

Minutes of a regular meeting of the Marion Planning Commission held in the Council Chambers of the Municipal Building on March 13, 2023 at 5:15 p.m.

**PRESENT:** Chairman Cameron Wolfe, Bob Ramsey, Jim Barker, Ben Reedy, Alice Freeman (arrived Late) Planning Commissions Members; Director of Engineering/IT/Zoning Administrator Todd Long, Town Attorney Mark Fenyk and Deputy Clerk Paula Null.

**ABSENT:** Vice Chairperson Kimberly Austin and Trey White.

**VISITORS:** Bill Weaver, Charlie Hayden, Charles Wassum and Melissa Clair.

**CALL TO ORDER:** Chairman Cameron Wolfe

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

**AGENDA:** Upon motion of Mr. Ramsey, seconded by Mr. Barker and a vote of 5 AYES and 0 NOES, the agenda was approved as distributed.

**MINUTES:** Upon motion of Mr. Reedy, seconded by Mr. Barker and a vote of 5 AYES and 0 NOES, minutes of the meeting on February 13, 2023 were approved as written. Messrs Wolfe, Ramsey, Reedy, Freeman and Barker voted affirmatively.

**PUBLIC PRESENTATION**

**OLD BUSINESS:** Appalachian Center of Hope has been tabled for now.

**BAUD PROJECT:** There are 17 requests currently that have demo permits.

**REVISION AND RECODIFICATION OF ZONING LAWS:** Currently we do have a cell tower zone for the knoll behind the State Hospital according to PC minutes from 1995. Alice Freeman would like to see cell towers, radio towers or any other towers put on the comprehensive plan. Todd spoke with the Racers Edge Car Wash builders and denied them an entrance from Main Street. They said they will draw up new plans and submit them when they are done. Flave has completed his Code Enforcement training. He will have an official code enforcement badge.

**NEW BUSINESS:** There is currently no ordinances against solar farms, marijuana dispensaries or tiny houses. Also, there needs to be better verbiage in reference to camping on empty lots. For instance, if someone wanted to put a camper on a vacant lot, semitrailers, storage pods, etc...there is no ordinance against it. Ben Reedy suggested the owner already have a permanent structure built before moving RV or other camping structures on the property. If actively building a structure, then it should be fine. Alice Freeman would like for us to talk with neighboring counties to see what they suggest. Todd said that while he was in Richmond they stressed that our Comprehensive Plan needs to match our zoning which it currently does not. Todd also suggested updating Matrix for transparency.

Upon motion of Mr. Ramsey, seconded by Mr. Reedy and a vote of 5 AYES and 0 NOES, the meeting was adjourned at 6:18 p.m.

---

Chairman

---

Secretary