

Minutes of a regular meeting of the Marion Planning Commission held in the Council Chambers of the Municipal Building on June 12, 2023 at 5:15 p.m.

PRESENT: Chairman Cameron Wolfe, Bob Ramsey, Jim Barker, Ben Reedy and Alice Freeman. Planning Commissions Members; Director of Engineering/IT/Zoning Administrator Todd Long, and Deputy Clerk Paula Null.

ABSENT: Vice Chairperson Kimberly Austin and Trey White.

VISITORS: None.

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. Barker, seconded by Mrs. Freeman and a vote of 5 AYES and 0 NOES, the agenda was approved as distributed.

MINUTES: Upon motion of Mr. Ramsey, seconded by Mrs. Freeman and a vote of 5 AYES and 0 NOES, minutes of the meeting on May 8, 2023 were approved as written. Messrs Wolfe, Ramsey, Barker, Reedy and Freeman voted affirmatively.

PUBLIC PRESENTATION: None.

OLD BUSINESS: None

BAUD PROJECT: There have been 12 properties that have been completed out of 19 that are set for demo in phase one. There are 8 properties in the works for phase 2 which are currently being tested for asbestos and asbestos is being removed where needed. Once that is completed demo permits will be acquired for them. There are 2 structures that have been demoed under CDBG funds. These 2 properties are not owned by the EDA.

REVISION AND RECODIFICATION OF ZONING LAWS: Kevin and Michelle McCready put in a request to rezone 225 Park Blvd from commercial to residential. This property has been zoned R-1. Colton Smith applied for a special use permit for 411 ½ College Street for adding a hair salon to the property. The special use permit was granted.

NEW BUSINESS: There will be a Special Use Permit hearing on July 17, 2023 for Amanda Kestner at 766 Chatham Hill Road to determine if a Medicaid Waiver processing business can operate there. Planning Commission members continued to discuss updating the Matrix definitions. They started with General Personal Services and ended with Household Appliance Sales. Private pools have to have a fence. The fence will be required to have set backs but not the pool. Under Commercial General golf courses will be separate from other recreation activities. Swimming and tennis will be placed under gymnasium and recreation area. Hospitals are preferred to be under Medical Arts most are commercial. Hotels that have occupants staying 30 days or less are considered short term lodging. Vrbo, Airbnb and bed and breakfasts fall into this category. Currently there homeless residents on Palmer Avenue. The home owner is allowing them to live on the property in 2 tents. The town is unable to enforce anything do to the property owner giving consent.

Upon motion of Mr. Wolfe, seconded by Mr. Ramsey and a vote of 5 AYES and 0 NOES, the meeting was adjourned at 7:10 p.m.

Chairman

Secretary

