

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on April 9, 2018 at 6:00pm.

**CALL TO ORDER:** Chairman Wolfe called the meeting to order.

**INVOCATION:** Mr. Hicks rendered the invocation.

**VISITORS:** None

**PRESENT:** Chairman-Cameron Wolfe, Bob Ramsey, Jim Barker, Alice Freeman, Trey White and Ben Reedy Planning Commission Members; Town Manager/Zoning Administrator Bill Rush, Assistant Town Manager/ Town Engineer Cecil Hicks, Deputy Clerk Anita Catron and Town Attorney Mark Fenyk.

**ABSENT:** Dan Surface Planning Commission Member.

**DETERMINATION OF A QUORUM:** The meeting was called to order, and with 6 voting members present, the Commission has a quorum.

**MINUTES:** Upon motion of Mr. White, seconded by Mr. Ramsey and vote of 5 AYES and 0 NOES, the minutes of the meeting February 12, 2018 were approved as written. Messrs Barker, Ramsey, Freeman, White and Reedy voted affirmatively.

**REPORT OF THE SECRETARY:** No Report.

**REPORT OF STANDING COMMITTEES:** No Report.

**REPORT OF SPECIAL COMMITTEES:** No Report.

Chairman Wolfe noted he was going to make a change in the order of the Agenda and move Election of Officers to the first item.

**ELECTION OF OFFICERS:** Chairman Wolfe stated the need to elect officers for Marion Planning Commission and opened the floor to nominations for Chairman of the Board. Mr. Barker made a motion to re-elect Mr. Cameron Wolfe as Chairman. No other nominations were made. Mr. Ramsey seconded this motion and with a vote of 5 AYES, 0 NOES and 1 Abstention (Wolfe) Marion Planning Commission Members re-elected Cameron Wolfe as Chairman. He then opened the floor to nominations for Vice-Chairman. Mr. White made a motion to re-elect Bob Ramsey as Vice-Chairman. No other nominations were made. Mr. Reedy seconded the motion and with a vote of 5 AYES, 0 NOES and 1 Abstention (Ramsey) Marion Planning Commission Members re-elected Bob Ramsey as Vice-Chairman.

**REQUEST TO REZONE PROPERTY AT 136 HULLDALE AVENUE RALPH PRICE PROPERTY OWNER:**

Chairman Wolfe read the request and asked Mr. Price to proceed with his request. Mr. Price explained the property is located directly behind the former Rent-A-Center building. This property is zoned Commercial. The two properties are adjacent properties and the 136 Hulldale Avenue property is zoned both Residential and Commercial. The former owner was Mr. Walter Byrd who is now deceased. Mr. Price owns the property and the property is unoccupied. He is requesting the property be rezoned to all Commercial as his intention is to add more parking to allow for business expansion at the former Rent-A-Center building. Mr. Price is aware that he may leave the property as it is currently zoned and still use the Hulldale portion for parking, but feels by having the property zoning changed to all Commercial property, will be better for marketing the property. There is an office on the side of the building that houses a doctors' office and he feels they may need the additional parking that would be available also. He is not sure if he will vacate the line between the two properties or leave as 2 separate properties. Discussion ensued regarding ingress/egress on Hulldale Avenue, fencing between the Commercial and Residential properties and Right of Way issues. With no more questions, Mr. Price thanked members and left the meeting. Members discussed the possible effects for this request.

Mr. Rush asked members to study this issue and decide what they feel would be in the best interest of the town. He will schedule a public hearing with Town Council and ask for the recommendation from Planning Commission at that time.

**ZONING USE ISSUE FOR REVIEW AND COMMENT:** Mr. Rush asked for the opinion of Planning Commission with an issue. The town office received a request for business license to use a commercial kitchen located inside a church to prepare and sale food for profit. The church is located in a residential area. After discussion members feel this is not acceptable and feel the answer should be no.

**CONTINUE REVIEW/DISCUSSION PROPERTY MAINTENANCE:** Mr. Rush reminded members of the discussion on this from last month, and asked them to continue with their thought process with the issues they had discussed. He informed members of plans to move forward with the abandoned vehicles issue. He has obtained an RFP from another source to use as a footprint for using a towing service to remove abandoned vehicles after notice of intent and a time frame has been given to the owners. There is no timetable set for this but, he would like members’ input on a format to cover all abandoned cars, trucks, campers, trailers etc. to be presented to Town Council.

Upon motion of Mr. Ramsey, seconded by Mrs. Freeman and a vote of 5 AYES and 0 NOES, the meeting was adjourned.

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Chairman

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Secretary