



# TOWN OF MARSHVILLE

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## Marshville Planning Board Meeting

**March 14th, 2022 7:00 PM**

**Present (in person):** Frances Griffin, Tracy Stancill, Nancie Mandeville, Tom Appenzeller, and Rusty Johnson

**Present (via Zoom):** Susan Drake, Diane (Public)

**Staff Present (in Person):** Jonathan Wells (Planning & Zoning Administrator), Dylan Liles (Deputy Clerk)

**Staff Present (via Zoom):** N/A

**Absent:** Tom Appenzeller

**Pledge/Invocation:** All stood for the pledge. The invocation was given by Rusty Johnson.

**Approval of February 14<sup>th</sup> minutes:** Ms. Drake asked for a motion to approve the minutes Mr. Johnson made motion, Ms. Stancill seconded the motion. All ayes. Motion passed unanimously.

**Swearing in of Planning Board Member Nancie Mandeville by Deputy Clerk Dylan Liles**

**Rezoning Request #1 703 E. Union Avenue:** Jonathan Wells begins by going over the zoning request for 703 E. Union Avenue from changing over from AG (Agricultural) district to SFR-2 (Single family residential) district, which allows the construction of single-family homes on half-acre lots. Susan Drake asks the question of whether the current address was in a flood plain. Jonathan Wells pulls up zoning map on his Laptop to confirm that the address 703 E. Union Avenue is not located inside of a flood plain, therefore it is not relevant to the rezoning request. Rusty Johnson makes the comment that the zoning request follows and is consistent with the current Town of Marshville 2035 Plan. Jonathan reads out what is allowed in SFR-2 for the record for all the board members. Tom Appenzeller makes the motion to approve the rezoning request to be sent to Town Council at 7:41 PM. Rusty Johnson seconds the motion, all planning members say Aye the motion is approved unanimously.

**Rezoning Request #2 7023 E. Marshville Blvd:** Jonathan Wells begins by going over the rezoning request for the address 7023 E. Marshville Blvd to be changed from TMU (Transitional Mixed Use) district to IND (Industrial) which allows a wider variety of industrial oriented businesses on the property. The Petitioners for 7023 E. Marshville Blvd. start their statement with the reasoning behind the rezoning request, because in the current zone Granite/Counter Top Materials are currently not allowed to be sold or operated in the TMU (Traditional Mixed Use) district, and a local businessman from Monroe wants to open up a Granite style shop business at

this address so in order to be in compliance with zoning laws the address must be rezoned. Tracey Stancill makes a motion to approve the rezoning request and send to Town Council. Tom Appenzeller seconds this motion to approve, Francis Griffin votes Aye, Rusty Johnson votes No, Nancie Mandeville votes Aye, Tom Appenzeller votes Aye, Susan Drake votes Aye. The vote count is 5 Aye to 1 No. Motion is approved, by the majority.

**Nancie Mandeville makes the motion to approve the consistency statement provided by Jonathan Wells, Tom Appenzeller seconds this motion, All planning board members vote Aye. Motion is passed.**

**Discussion of Table of Use Edits:** Jonathan Wells begins at 8:47 PM by going over the edits being made to the Table of Uses. Batting Cage as an accessory use. Permit Bingo as a use in Civic District. Take Coin Operated use out of Table of Uses permanently. Add Care facilities back to AG (Agriculture) district. Leave manufactured homes as a use in the IND (industrial) district. Add Nail Salons as a new category and place in MS (Main Street) district. Allow therapeutic massage in MST (Main Street Transitional) MSP (Main Street Periphery) R/MST (Residential Main Street Periphery).

**Public Comments:** There were no public comments.

**Adjournment:** Rusty Johnson makes a motion to adjourn, and Nancie Mandeville seconds this motion. All Ayes. Motion passed unanimously. Meeting adjourned at 9:58 pm.