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# TOWN OF MARSHVILLE

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est. 1877

## Planning Board Minutes

April 10, 2023

**In Attendance:** Chair Susan Drake, Vice Chair Rusty Johnson; Board Members Tracy Stancill, Tom Appenzeller, and Nancie Mandeville

**Staff Attendance:** Planning and Zoning Jonathan Wells and Town Clerk Ann Sutton

**Call to Order/Invocation/Pledge of Allegiance:** Chair Susan Drake called the meeting to order at 7 pm. Vice Chair Johnson gave the invocation, followed by all reciting the Pledge of Allegiance.

**Consent Agenda:** A motion to approve March 13, 2023, Planning Board minutes with the correction to the votes not listed for the consistency statement recommendation and approval was made by Vice Chair Johnson and seconded by Member Appenzeller—all ayes.

### Discussion: Summary Report: Town Council Special Public Meeting

#### 2023-2024 Targets

- Planning activities for the community center doesn't have much bearing on the 2035 plan.
- Farmer's market is defined as a special event under the text amendment changes that the town council will finalize on April 17<sup>th</sup>. The target plan suggested providing a space for the market. There can be two options for the farmer's market: a specific location or pop-up locations. The town manager will look at examples of farmer markets to devise a plan for the town.
- Engaging with downtown stakeholders seems to be necessary. It is always good to have public participation.
- The lack of a code enforcer continues to be a problem. An additional issue is a lack of proper ordinances on the books to back up the requested area cleanup. Suggestions of adopting an area to encourage citizens to clean up and no littering signs posted around town.

## 2024-2026

- The board voiced the need for capital and direction for the goals listed in the visionary summary. It was noted that the issues of density and the main street periphery were not addressed.
- The board asked if the mural ordinance had been finalized yet. It will be brought before the town council in June.
- Historic districts and historic overlay zoning information and questions will be directed to the Planning and Zoning Administrator.

## S.O.A.R

- Strengths: Preserved many lands with AG zoning. Created additional public parking.
- Opportunities: Increase communication with the public. The town has new ways to communicate with the public. The new screen outside the town hall broadcasts information and updates on Facebook and the town website. The board expressed interest in bringing back a town newsletter for the older citizens that may not be tech-savvy.
- Opportunities: Sewage and water capacity are tied to improvements leading to job opportunities and growth after the bypass is complete.
- Opportunities: Repurposing empty buildings and refreshing existing buildings. Main Street façade group program may incentivize commercial businesses to fix their buildings.
- Opportunities: Engaging with faith-based groups and fraternities/sororities to have them as great event contributors. Engaging younger folk to have them learn about local government and policy.
- Aspirations: Visual is the leading reason to come to a town. The council is trying to connect with absent land/property owners. Some criticism of the council for their ownership and lack of renovation. Building senior housing and living would be a massive addition to the town.

Vice Chair Johnson asked Jonathan Wells if he could create a monthly/quarterly permit update so the planning board can be updated on what is happening in the town.

The board will take time to read Marshville Town Plan 2035 and bring questions to discuss during the April 24<sup>th</sup> meeting.

Jonathan Wells and the planning board thanked Ann Sutton for her hard work as the town clerk.

**Public Comments:** None

**Adjournment:** A motion to adjourn the meeting was made by Member Appenzeller and seconded by Vice Chair Johnson—all ayes.