



Planning Board Minutes

January 08, 2024

In Attendance: Chair Susan Drake; Board Members Tracy Stancill, Tom Appenzeller, LaDell Gardner, Rusty Johnson

Absent: Vice Chair Nancie Mandeville

Staff Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ashlie Vincent



Call to Order: Chair Drake called the meeting to order.

Invocation: Member Johnson gave the invocation.

Pledge of Allegiance: All shared in the Pledge of Allegiance.

Adoption of Agenda: The motion to move the kennel discussion to item 8a was made by Member Johnson and seconded by Member Stancill—all ayes.

Consent Agenda: The approval of the December minutes was tabled until February due to the clerk's error.

2045 Plan:

Mr. Wells reported to the board that the 2045 survey would be ready to post online shortly and thanked everyone for their comments and input. Member Stancill asked if the board would see the updated survey before it went live. Mr. Wells said he would send the new link to the members and, if they had any more input, to email Tom from N-Focus.

Development Ordinances:

- Highway District Signs:

Mr. Wells told the board that in their December meeting, a recommendation was made, but he had forgotten to have the board give a consistency statement.

The motion to recommend Consistency Statement A was made by Member Appenzeller and seconded by Member Johnson—all ayes.

- A. *“The proposed Text Amendment to the Marshville Development Ordinance (MDO) is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.’”*

- **Event Venues:**

Mr. Wells spoke to the board about the lack of definitions for retreat centers and clubs/lodges. He inquired whether they felt the need to make a new classification for event centers in the ordinance. Member Appenzeller stated there didn’t need to be a definition for them and call it a venue. Member Gardner agreed that the venues would cover many bases and simplify it.

Mr. Wells pointed out the need for balance between open but restrictive ordinances to encourage development. Standards for food preparation, live music, and alcohol consumption may need to be looked at. Member Johnson suggested thinking about the zoning districts where venues would be allowed. Chair Drake suggested spending more time reviewing definitions and thinking about zones to bring back for discussion.

Board Comments:

Member Stancill asked Mr. Wells if Ryan Homes disclosed any of the properties in their face-to-face meeting. Mr. Wells replied that nothing was presented at the meeting.

Member Johnson asked about an update on QuikTrip. Mr. Wells informed the board that they were in the process of getting their stormwater permits and possibly a few months out on any groundbreaking. Member Johnson commented that he felt there should be a board representative on the Technical Review Committee. Chair Drake suggested the board request the town council.

A motion to request a member of the planning board to be a part of the TRC was made by Member Johnson and seconded by Member Stancill—all ayes.

Chair Drake asked the clerk to present the request to the town manager to have it on an upcoming agenda in February or March.

Public Comments: None

Adjournment: The motion to adjourn the meeting was made by Member Johnson and seconded by Member Stancill—all ayes.