



MARSHVILLE PLANNING BOARD MINUTES

February 13, 2023 – 7 pm

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

Staff Members in Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ann Sutton.

Call to Order: The meeting was called to order by Chair Susan Drake.

Invocation and Pledge: The invocation was given by Rusty Johnson, followed by all reciting the Pledge of Allegiance.

Consent Agenda: Approval of December 12, 2022, and January 9, 2023 meeting minutes were tabled until the next Planning board meeting.

Planning Administrator Wells is requesting an adjustment in the agenda, proposing to switch items 4 and item 5. Board Member Rusty Johnson called the motion to approve the amended agenda, seconded by Board Member Nancie Mandeville. All Ayes.

Rezoning Map Amendments RZA-22-05, RZA-22-05, and RZA-2207 Map Corrections:

Planning Administrator Wells refreshed the board on the three parcels brought forward for rezoning. Administrator Wells requested recommendations and approval of consistency statements for the three separate parcels to present to the Town Board. RZA-22-05 will be recommended for agriculture. RZA-22-05 will be recommended for transitional neighborhood. RZA-22-07 will be recommended for SFR-1.

Board Member Appenzeller calls a motion to approve the map amendment for RZA-22-05. Seconded by Tracy Stancill. All Ayes.

RZA-22-05 Map Amendment

- A. Consistency Statement A: "The proposed Map Amendment 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.'. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*."

Vice Chair Johnson calls a motion to approve consistency statement A for RZA-22-05. Seconded by Board Member Appenzeller. All Ayes.

Vice Chair Johnson calls a motion to approve the map amendment for RZA-22-06. Seconded by Board Member Appenzeller. All Ayes.

RZA-22-06 Map Amendment

- A. Consistency Statement A: "The proposed Map Amendment 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.'. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*."

Vice Chair Johnson calls a motion to approve consistency statement A for RZA-22-05. Seconded by Board Member Appenzeller. All Ayes.

A motion to approve the map amendment for RZA-22-07 is called by Board Member Mandeville. Seconded by Vice Chair Johnson. All Ayes.

RZA-22-07 Map Amendment

- A. Consistency Statement A: "The proposed Map Amendment 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.'. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*."

A motion to approve consistency statement A for RZA-22-07 is called by Vice Chair Johnson. Seconded by Board Member Stancill. All Ayes.

Rezoning Text Amendment RZA22-08 Revised Article 15 “Special Events & Temporary Structures” (second reading of the proposed text):

These are the changes to the proposed text by the board:

- Section 15.2-1 Line (B) – removal of the whole line
- Section 15.2-1 Line (D) – adjustment of text: sidewalk sales conducted on sidewalks in the public right of way
- Section 15.2-1 Line (J)- adjustment of text: significant public gatherings not covered by any of the above
- Section 15.2-2 Line (E)- added Special events by Not For Profit organizations
- Section 15.2-3: in the approval statement, where applicable was added.
- Table 15-1 - removal of seasonal merchandise sold by institutional or NFP organizations
- Table 15-1 Line (D) – maximum duration: 3 days, maximum frequency 6/calendar year
- Table 15-1 Line (E) – maximum frequency: 4-12/calendar year
- Table 15-1 Line (J) – Significant public gathers not covered above, maximum frequency: 4/calendar year, permitted districts: AG, MSP, MS, CIV, TMU, IND
- Table 15-1 Note (8) – The location of the planned event must be approved by the Town of Marhsville Police Department
- Section 15.3-1 Line (C) – Other types of temporary structures intended to support special events for which permits are required (above)
- Section 15.3-1 Line (I) – Structures proposed to be located on town property, including on town-maintained roads.
- Section 15.3-2 Line (D) – Tents smaller than 100 square feet
- Table 15-2 Line (A) – Temporary structures for merchandise sales (100 square ft and larger)
- Table 15-2 Line (B) – Temporary structures for special events (100 square ft and larger)

Rezoning map amendment RZA 23-01 Quik Trip

Planning Administrator Wells said they have received an application for rezoning from the Quik Trip organization. It is currently zoned as SFR-3 and would be rezoned to commercial.

Current practices of peer communities: remote public comments

Planning Administrator Wells reported back to the council with the findings from nearby jurisdictions regarding managing the issue of citizen comment and participation during Planning Board meetings. There were four responses given. The board will look over the information and revisit at another time.

Adjournment: A motion was made by Vice Chair Johnson to adjourn the meeting. Board Member Mandeville seconded this. All Ayes