



Marshville Planning Board Minutes

March 13, 2023 – 7 PM

In attendance: Chair Susan Drake, Vice Chair Rusty Johnson; Board Members Tracy Stancill and Tom Appenzeller

Absent: Nancie Mandeville

Staff Attendance: Planning and Zoning Administrator Jonathan Wells, Town Clerk Ann Sutton, Interim Town Clerk Ashlie Vincent

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

Adoption of Consent Agenda: A motion was made to adopt the consent agenda to approve the minutes from December 12th and January 9th by Vice Chair Johnson and seconded by Member Appenzeller.

Consent Agenda: A motion to approve the consent agenda was made by Vice Chair Johnson and seconded by Member Appenzeller.

Rezoning Text Amendment RZA 22-08 Chapter 15

Changes made:

- 15.2-1(A): Added language: except in instances where the merchandise is located in an area with a permanent cover (such as a veranda) or in an area that is used year-round for the display and sale of the seasonal merchandise.
- Table 15-2 Note (3): Removal of text line about alcohol

A motion was made to recommend the council approve the final draft of Article 15 by Member Appenzeller and seconded by Member Stancil—all ayes.

- A. “The proposed Text 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.' It is considered to be reasonable and in the public interest."

Member Appenzeller motioned to approve consistency statement A for RZA-22-08, and seconded by Member Stancill—all ayes.

Other: Council approved the three rezoning amendments. Following two weeks, the updated map will be viewable on the GIS website. The board questioned when the 2035 plan would be looked at again. Start reviewing the plans to bring to the budget discussion on April 10th.

Public Comments: None

Adjourn: Member Appenzeller motioned to adjourn the meeting. Member Stancill seconded the motion.