



Planning Board

Meeting Minutes – December 17, 2018

Attending:

Fred Burton, Susan Drake, Brian Weber, Sue Helms, Rusty Johnson, Blair Israel (CCOG)

Opening Prayer, welcome & pledge of allegiance

Motion to approve minutes with changes was granted.

Mr. Israel reviewed the topic of modular housing in the Marshville Unified Development Ordinance (MDO). He explained that modular homes are assembled from components which are manufactured in a factory and are transported to the building site for final assembly and foundation. As this form of affordable housing is already a permitted use in the Town and listed in the Definitions, he recommended it be included in the Table of Uses, suggesting that it be permitted in residential and transitional mixed use with conditions. Ms. Drake recommended it be considered long term housing and that the definition include that its final assembly be on a permanent foundation. Mr. Israel stated that he would like to distinguish better in the Definitions the difference between permitted *modular* housing, and *manufactured* housing which is not permitted.

Mr. Israel presented a revised map of properties in the Agricultural Zone that are recommended for rezoning to SFR-1. The 116 parcels designated (totaling 180 acres) were determined by criteria discussed at the previous Planning Board meeting. Discussion ensued concerning the designated parcels that comprise a “doughnut hole” adjacent to the park. Mr. Weber suggested that the park should expand into this area. Ms. Drake stated that more use should be made of the park’s current 20 acres. The need for further consideration of the park’s expansion was agreed upon. The Board concurred with Mr. Israel that the criteria for selection of parcels to be rezoned should be refined to exclude singular outlying parcels and to concentrate on collections of parcels adjacent to existing residential zones.

The next topic concerned adding certain retail uses to the R/MST District. Mr. Israel reviewed the appropriateness of this change that were presented the previous month. He cited an example property at the intersection at E. Union and Olive Branch where interest has been expressed in developing a small business with limited parking. Mr. Burton asked about traffic control and stated that he would like to see a coffee shop or an ice cream shop there. Mr. Israel committed to drafting language to revise the R/MST zone accordingly in the MDO.

A motion was made to adjourn the meeting and the motion was approved. Ms. Drake adjourned the meeting at approximately 8:30.