

Marshville Planning Board

March 13th, 2014, 7:00 PM

Marshville Town Hall

REGULAR MEETING MINUTES

Board Members Present: Chairman Susan Drake, Planning Board Members Rusty Johnson, Brian Weber, Mandi Maske, Nancy Ogburn, Richard Paschal, and Mark Traywick.

Staff Present: Miles Thomas, Interim Planning & Zoning Administrator; F. Richard Flowe, Planning Staff.

Others Present: No audience.

Welcome/Pledge of Allegiance

Chairman Susan Drake called the meeting to order at 7:00 p.m. and welcomed the members of the public.

Consideration of the Agenda

Mr. Brian Weber motioned to approve the agenda amending the order of item. Item 7 became Item 5, and Items 5 & 6 became Items 6 & 7 respectively. Ms. Nancy Ogburn seconded the motion, and it was passed unanimously.

Approval of Minutes

Mr. Rusty Johnson motioned to approve the Minutes from the Planning Boards January 9th, 2014 meeting, and Ms. Nancy Ogburn seconded the motion. The motion passed unanimously.

No Public Comments were made

Consideration of Final Draft of the Town Plan 2035 – Land Use and Comprehensive Master Plan

Planning staff member, Richard Flowe, briefly explained the process and recapped the preceding months of work that this Planning Board had spent diligently working on the Town Plan 2035. Mr. Flowe asked if there were any comments to be made on the content before the board considered their decision on the document.

Board members provided minimal corrections to text in a round-robin, and then discussed the merits of the Planning Staff in their efforts to work on the Town Plan. Chair Susan Drake explained to the board that she had made an informal personal plea to the Town Council to consider with the ongoing changes in Town Hall that the Board consider continuing to work with N•Focus Planning & Design Inc. as they work on the Town Plan and Ordinance. She explained that there was not any conversation otherwise, but given the amount of change that had been occurring she wanted to ensure continuity as they worked on the forthcoming documents.

Ms. Nancy Ogburn made a motion for the Board to make a formal request by the Chair to request that they continue with the same Planning Services for the continuity of the forthcoming plan and ordinance documents. Mr. Richard Paschal seconded the motion, and it was passed unanimously.

Mr. Rusty Johnson motioned to recommend approval of the Town Plan 2035 – Land Use and Comprehensive Master Plan as the Board had amended on this night. Mr. Richard Paschal seconded the motion, and it was passed unanimously.

Staff Update

Miles Thomas, Interim Planning & Zoning Administrator updated the board on the status of the rezoning request at 403 E. Union, which was withdrawn. Staff will continue to assist the applicant in working towards a solution once a project is in mind.

Mr. Thomas commented on an informal request to rezone property near the Elementary School on Elm Street to Commercial, to which the Board responded they would need to see more substantial interest in expanding commercial zoning for the school but not for the sole purpose of extending commercial business in an otherwise non-commercial zoning area.

Consideration of Text Amendments

Mr. Thomas explained the nature of the staff requested text amendments, which were being requested to establish a maximum height of accessory structures in residential districts to not exceed primary structure height. The request was in response to existing issues where the heights of accessory structures such as accessory sheds could exceed the heights of the homes they were subordinate to.

The Board requested that this be dealt with in more detail in the forthcoming ordinance, to limit the height of sheds, but to be flexible in dealing with other accessory structures that could feasibly exceed the height of a home.

The second text amendment, regarding the movement of text from an incorrect section to a correct section was discussed lightly addressing the content of the affected text as it stands today. Specific questions arose about the text only applying to illumination within Town Corporate Limits, and the Board requested this to also be observed in detail in the forthcoming ordinance.

The board made changes to the text requiring the heights to affect residential only districts, and an existing spelling error in the text to be moved.

Ms. Ogburn motioned to approve Item 1 as edited tonight, which was seconded by Ms. Mandi Maske. The motion passed 5 -1, Rusty Johnson opposed.

Mr. Johson motioned to approve Item 2 as edited tonight, which was seconded by Ms. Ogburn. The motion passed unanimously.

Adjournment

Board Member Brian Weber made a motion to adjourn, and Nancy Ogburn seconded the motion. The motion passed unanimously.

These minutes approved this _____ day of _____, 2014.

By: _____
Susan Drake, Chair

Attest: _____