

**TOWN OF MARSHVILLE
PLANNING BOARD MEETING
MINUTES**

August 22, 2013

Continued from regular meeting on August 8, 2013

Present

Susan Drake, Chairman
Jim Rowell
Nancy Ogburn
Mark Traywick
Brian Weber
Rusty Johnson
Lorraine Long
Virginia Morgan

Others Present

Mandy Edwards, Planning, Zoning & Subdivision Administrator
Richard Flowe, NFocus Planning

Chairman Drake called the meeting to order and welcomed everyone. She reminded the members that this meeting was a continuation of the regularly scheduled meeting on August 8, 2013.

Chairman Drake spoke to the public and informed them that the Hasty Road Establishment of Zoning request would not be on the agenda tonight. She said that Ms. Edwards had sent notices but that the Planning Board was working from a previously approved agenda of August 8, 2013 and that this item was not on that agenda because that agenda had already been considered and approved. She apologized for any inconvenience this may have caused the public.

Mr. Johnson questioned whether or not the Planning Board could vote on any issues during a work session. He stated that he did not feel comfortable with that, and that he felt they should make that official in the Rules of Procedure. Ms. Edwards said that the Planning Board would be reviewing and updating the Rules of Procedure in the near future and that they could consider this. She said that the Planning Board was operating from an agenda that included the work session. Once they go out of work session, they can take any actions necessary on the agenda because they are still acting within that agenda.

Chairman Drake asked Mr. Flowe to present the information regarding the Marshville Land Use Plan 2035. Mr. Flowe told the members that the plan they had before them was a draft, not a final version. He said that the Planning Board would spend time reviewing the document and may make some changes before it is final. Chairman Drake said that implementation of the plan is critical. She said that the Planning Board needs to make sure the Town Council understands how important it is and how it is to be used. Mr. Flowe said that the Planning Board should schedule a work session with the Town Council once the draft is reviewed and finalized. Chairman Drake said that the existing Land Use Map and the Future Land Use Map should be used to preserve residential areas with buffer zones between commercial and residential uses.

Chairman Drake said that the town should look at undeveloped areas and discuss zoning to work with the Marshville Town Plan 2035.

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Mr. Edmiston asked if he could make a comment. Chairman Drake recognized Mr. Edmiston and allowed him to comment. Mr. Edmiston said that in watching this process he thought the Marsville Planning Board was the most involved board he had seen. He then said that if he did not have the same information, referring to the plan that the members were looking at, then it was as if the Planning Board was having a private conversation. Ms. Edwards said that the information was public record and could be shared but that the document was over forty pages. She said that that staff could provide a few extra copies for future meetings or that people could specifically request the information so that staff does not print additional copies that are not needed.

ACTION: Mr. Rowell made a motion to adjourn the meeting. Mr. Traywick seconded the motion. The motion passed unanimously.