

# Marshville Planning Board

December 12<sup>th</sup>, 2013, 6:00 PM

Marshville Town Hall

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## WORK SESSION MEETING MINUTES – CONTINUED FROM 11/21/13

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**Board Members Present:** Chairman Susan Drake, Planning Board Members Loraine Long, Nancy Ogburn, and Jerry Powell (new members not counted until regular meeting began).

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

### Welcome/Pledge of Allegiance

*Chairman Susan Drake* called the meeting to order at 6:00 p.m. and welcomed the members of the public.

### Work Session – Continue Marshville Town Plan 2035 Draft Review

*Chairman Drake* asked if they had a motion to continue review of the Town Plan 2035 draft from the last Planning Board Meeting on November 21<sup>st</sup>, 2013.

*Ms. Nancy Ogburn* motioned to continue the meeting, and *Mr. Jerry Powell* seconded the motion. The motion passed unanimously.

*Chairman Drake* asked for an update on the previous meeting, and what place we would like to pick up with this evening in review.

*Mr. Miles Thomas* opened with discussion on the Future Land Use map and explained the modifications he had made since the last meeting of the Planning Board. He explained that the area to the West of downtown had been changed to 'Transitional Mixed-Use' and the residential areas to the North of downtown had been changed to 'Transitional Neighborhood.'

*Chairman Drake* asked why staff had chosen 'Transitional Neighborhood' for the area North of downtown instead of Residential.

*Mr. Thomas* continued that the use of the term 'neighborhood' afforded the area a greater breadth of development options. Residential seemed to have a connotation towards the development of only single-family residential, while the intention for this area was to allow the transitional area to bleed into the downtown core area development. This would provide greater interpretation of the phrasing to allow for residences within mixed-use commercial/retail buildings, courtyard homes, and other higher density development.

*Chairman Drake* asked how the Town Plan could be used to incorporate low impact furniture making, and other related crafts without allowing industrial downtown. She shared a story about a visit to another small town nearby where there was a furniture and general woodwork store that both produced and sold the products in the same downtown shop.

*Mr. Thomas* explained that the Town Plan could guide the Land Use Ordinance in creating a number of options for that sort of development. He explained three options for allowing this type of use while limiting its impact, including:

- **Supplemental Use Regulations for Uses-by-Right:** Additional conditions can be provided in your Land Use Ordinance, which require a use-by-right to meet certain standards to be

allowed within certain districts. For example, if someone were to want to operate a day-care from home this could be a use-by-right in residential with supplementary regulations guiding its operation. It may have to meet conditions that it operate on the same health regulations as other day-cares, have an enclosed play area, and provide service to no more than (6) persons. Similar conditions could be imposed on woodworking/furniture-making operations downtown that limit the impact of their operation.

- **Conditional Use Regulations:** Conditional Uses are similar to Supplemental Uses but require the applicant to individually meet the conditions of operation and hold a public hearing with the Town Board. In a Conditional Use Application the applicant must prove they meet the findings required by the ordinance, and there must be absolute agreement between the Board and the Applicant for the application to be approved.
- **Rezoning to an Overlay District:** A low-impact industrial overlay may be applied to certain areas within downtown as a traditional rezoning. These are referred to as Conditional Zoning and do not require a quasi-judicial proceeding, but do allow conditions to be agreed upon and imposed to limit the extent of operation on a case-by-case basis.

*Mr. Flowe and Mr. Thomas* continued explaining the Town Plan Future Land Use category 'Transitional Neighborhood' in greater detail, and read the proposed text to include in the Town Plan.

*Chairman Drake* announced that the time had come to close the previous session and open the new Planning Board session to invite the Board's new members into the discussion.

*Ms. Loraine Long* motioned to adjourn the meeting, and *Mr. Jerry Powell* seconded the motion. The motion passed unanimously.

## **Marshville Planning Board**

**December 12<sup>th</sup>, 2013, 7:00 PM**

**Marshville Town Hall**

### **REGULAR MEETING MINUTES**

*Chairman Susan Drake* called the meeting to order at 7:00 p.m. and welcomed the members of the public. The Pledge of Allegiance was offered by all in attendance.

*Ms. Loraine Long* motioned to approve the agenda adding the swearing in of new members as item (4), and *Mr. Jerry Powell* seconded the motion. The motion passed unanimously.

*Mr. Jerry Powell* motioned to approve the minutes, and *Ms. Loraine Long* seconded the motion. The motion passed unanimously.

*Ms. Tonya Johnson* swore in the new Planning Board Members *Mandi Maske*, and *Richard Paschal*.

*Chairman Drake* asked that staff schedule a time to meet with the new Planning Board Members and asked them to be brought up to speed on the Town Plan 2035.

*Ms. Nancy Ogburn* asked staff what the status of historic preservation was in the Town Plan and if staff could retrieve the historic homes in Marshville book from the library.

*Mr. Flowe* stated that we could discuss that, but that would likely be done if the Town Board requested the creation of a Local Historic Preservation.

*Mr. Flowe and Mr. Thomas* continued presentation of the Town Plan 2035 including discussion on:

- Map and Text updates (a reiteration for the benefit of new members)
- Subdivision Standards
  - Pattern of streets
  - Connectivity
  - Sidewalks (right-of-way)
  - Trunk Lines, Bandwidth, and Utilities within right-of-way
- Public Participation Goals
  - Staff summary
  - Summaries from public participation before this Town Plan
- Introduction of Future Land Use Plan Goals
- Updated Goals & Objectives

*Chairman Drake* asked that the members read through the end of the plan and be prepared to discuss those sections at the January 9<sup>th</sup>, 2014 Planning Board meeting.

### **Adjournment**

*Mr. Jerry Powell* made a motion to adjourn, and *Ms. Loraine Long* seconded the motion. The motion passed unanimously.

These minutes approved this \_\_\_\_\_ day of January, 2014.

By: \_\_\_\_\_  
Susan Drake, Chair

Attest: \_\_\_\_\_