

MINUTES
Planning and Zoning Commission
October 22, 2013

1. CALL TO ORDER.

The special monthly meeting of the Marion Planning and Zoning Commission was called to order at 5:02 p.m. by Chair Golden.

2. ROLL CALL.

Members Present: Pelley, Mooney, Neighbor, Bell, Gadelha, Golden, Seidl, Besler

Staff Present: Treharne, Hockett, Billings

3. ZONING CODE UPDATE.

Landscaping

Hockett provided the Commission with a summary of the changes made to the landscaping section since the last meeting. He noted that staff still needs to have an internal discussion on who will inspect the trees for a final occupancy permit.

Hockett noted that credits are being allowed for keeping existing trees. Pelley suggested making the credit greater for keeping established trees to really incentivize keeping quality trees on site. He noted that the tree replacement requirements should be realistic when requiring a specific number of trees to be planted on a lot that may not be able to fit all the trees.

Residential Districts

Treharne identified the proposed residential zoning districts. He noted that staff is proposing anything greater than a duplex would require Planning and Zoning Commission review and approval.

Pelley suggested the Planning and Zoning Commission act as an appeals process rather than approval. He felt the new language would require more detailed plans to be submitted and lessen the need for Commission review.

Treharne explained that the proposed districts identify 'ground in common' which means multiple home owners having a shared property (typically a homeowners association). He noted that the proposed wording requires a detailed site plan that will apply to all buildings on one property.

Gadelha asked if an approved site plan can be transferred to a new owner. Treharne replied that it could, so long as nothing differs from the approved plan.

Mooney noted that he supported trying new architectural materials, but he suggested adding wording for staff to be able to visit other local examples that have implemented the material before committing Marion to allowing it.

Treharne proposed to have the residential site plans for anything greater than a duplex come before the Planning and Zoning Commission for review and approval for the next year and change the process, if needed, after that.

Treharne added that staff anticipates discussing the proposed changes to the commercial districts at the regular November meeting.

4. ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Laura Geary Bell, Secretary