

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

The regular meeting of the New Market Planning Commission was held on Monday, November 4th, 2024, at 6:30 p.m. The following Planning Commission members were in attendance: Chairman Larry Hale, Sonny Mongold, Bob King, George Daugherty, Tom Linski, Jr., and Sherri Erbaugh. Member Harry Wine, Jr. was not present.

Mr. Hale opened the meeting at 6:30 p.m. and established a quorum with six members present.

Mr. Hale led all in attendance in the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES:

Mr. Hale entertained a motion to approve the minutes. Mr. Mongold made a motion to approve the minutes as written. Mrs. Erbaugh seconded the motion. The motion passed with a unanimous voice vote 5-0.

PUBLIC HEARING: none

OLD BUSINESS:

Ms. Barden reported on permits that were approved as follows: zoning permits for decks at 179 W. Lee Street, and 178 Early Street, a zoning permit for a carport at 164 Early Street, and a home occupation permit for Skyline Creations at 775 Clicks Lane, and two sign permits for the church at 9394 George Collins Parkway.

NEW BUSINESS:

The first item to be discussed was the vape establishment regulations. Mr. Garrison gave a quick overview of the discussion from the last Planning Commission meeting about the vape shops and the potential of creating regulations for them. Mr. Garrison explained that currently we do not have a definition in our code for what a vape shop is, and Ms. Barden has been researching other localities and how they have defined them. Mr. Garrison presented the proposed definition for vape shops and allowed the commission members to ask questions. Mr. Mongold inquired if the town can tax vape products like cigarettes, and Mr. Garrison explained at this time we cannot, as that comes from the State level. Mr. Garrison also presented some potential regulations that the town may be able to establish to help regulate vape shops within town limits. Discussion was held in reference to these potential regulations, and commission members expressed their concern for both the citizens and current businesses, while being optimistic about new business. Mr. Mongold stated that he was in favor of the town requiring a Conditional Use Permit for vape shops. Mr. King stated that he agreed that it gives more flexibility. Mr. Garrison explained that staff will continue to work on the definition of a vape

41 shop, and drafting a code to bring to the commission for approval, which will then require a joint public
42 hearing for the next part of the process.

43 The second conversation was in reference to ground mounted solar panels. Mr. Garrison explained that
44 we currently do not have a code that addresses them, and staff had a citizen inquire about whether they
45 are allowed. Mr. Garrison explained other localities have code in place to mandate setbacks, total
46 square footage per solar panel, or how many panels are allowed. Planning commission members
47 discussed the pros or cons of setting codes for solar panels and whether it is needed. After discussion,
48 Mr. Linski suggested that we use the current setbacks for accessory structures. Mr. Garrison stated
49 other localities have regulated them as an accessory structure. After further discussion, the commission
50 members suggested that staff utilize the current setbacks for accessory structures.

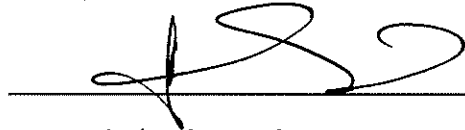
51

52 **ADJOURNMENT**

53 With no further business to discuss, at 7:17 p.m., Mr. Linski made a motion to adjourn the
54 meeting. Mr. Daugherty seconded the motion which passed on a unanimous 5-0 voice vote.

55

56



Amber Smoot, Secretary

1/13/25

57