



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
January 21, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Michael J Gordon

Others Present: Renae Stavros, Planner III

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. October 15th, 2024 MEETING MINUTES

MOTION: Commissioner David Gross moved to approve October 15th, 2024 Meeting Minutes, Seconded by Commissioner Anne Shanahan

VOTE: Motion carried 7-0-1

AYES: Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Chair David Harper

b. November 19th, 2024 MEETING MINUTES

MOTION: Commissioner Amanda Vaughan moved to approve November 19th, 2024 Meeting Minutes, Seconded by Chair David Harper

VOTE: Motion carried 7-0-1

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Michael Barnes

4. Chair and Vice Chair Elections

a. Chair Election

MOTION: Vice Chair Lonny Rose moved to elect David Harper to remain as Chair, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 7-0-1

AYES: Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Chair David Harper

b. Vice Chair Election

MOTION: Chair David Harper moved to elect Lonny Rose to remain as Vice Chair,
Seconded by Commissioner Michael Barnes

VOTE: Motion carried 7-0-1

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte,
Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner David Gross,
Commissioner Anne Shanahan

NOES: None

ABSTAIN: Vice Chair Lonny Rose

5. Work Session to Review and Comment on the 2025 Planning Commission Work Plan

- a. Planning Commission Work Plan 2025 - DRAFT
- b. Planning Commission Work Plan 2024 – FINAL

MOTION: Vice Chair Lonny Rose moved to approve Planning Commission Work Plan
2025 – Draft, Seconded by Commissioner David Gross

VOTE: Motion carried 8-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan,
Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo,
Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

6. Planning and Building Update

- a. Comprehensive Plan Update
 - i. Staff briefly presented an update on Comprehensive Plan including renter and business survey results, engagement efforts and other general progress with the Plan. Detailed next steps and further outreach opportunities will be provided in future meetings.
- b. Block 8 – In progress, actively working on building permits
- c. Bigsby's Folly – still coming but delayed
- d. Kite Route Crossing – still seeking funding
- e. Hotel (Everhome Suites) – acquired by a larger entity
- f. Housing Strategies – Jan. 27th to Town Council
- g. Town Council provided direction on Dec. 16th on Land Use Legislation passed in 2024
 - i. HB-1152 ADUs
 - ii. HB-1313 Transit-Oriented Communities
 - iii. HB-1304 Minimum Parking Requirements (in TOCs)

- iv. SB23-166 Wildfire Resiliency Code Board
- v. SB24-174 Turf Reductions

7. ADJOURNMENT

Chair David Harper adjourned meeting at 7:17PM