



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
September 16th, 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 Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Michael Gordon

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. August 19th, 2025 MEETING MINUTES

MOTION: Commissioner Ryan Mojo moved to approve August 19th, 2025 Meeting Minutes, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 6-0

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

NOES: None

4. PUBLIC HEARING: APPLICATION TO REZONE LOTS 1-2, BLOCK 2 AND LOTS 1-2, BLOCK 7 OF MINKS ADDITION TO M-U

- a. Renae Stavros from the Town's Planning Department introduces an Application from Simkus Development, LLC, to Rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to M-U
- b. Scott Simkus of Simkus Development, LLC, gave a presentation about concept ideas for Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition
 - i. Questions and Comments from Commissioners

MOTION: Vice Chair Lonny Rose moved to recommend approval of the Application to Rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to M-U, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 4-2

AYES: Commissioner Amanda Vaughan, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: Chair David Harper, Vice Chair Lonny Rose

5. PUBLIC HEARING: APPLICATION TO REZONE TOWN 15 TO OS-R

- a. Item canceled

6. PLANNING AND BUILDING UPDATES

- a. Draft Plan (to PC)
- b. Public Engagement – Open House #2, October 23rd at the Community Center
- c. Final Plan (Recommendation)

7. ADJOURNMENT

Chair David Harper adjourned meeting at 8:15PM