



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
December 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
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Ryan Mojo

Absent: Commissioner Michael Gordon
Commissioner David Gross
Commissioner Anne Shanahan

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

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. October 21st, 2025 MEETING MINUTES

MOTION: Commissioner Michael Barnes moved to approve October 21st, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 5-0

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

NOES: None

ABSTAIN: None

4. COMPREHENSIVE PLAN UPDATE PRESENTATION

- a. Nora Bland of Cushing Terrell provides an update of the draft Comprehensive Plan and the next steps moving forward. Commission provides feedback.

5. APPROVAL OF WORK PLAN 2026

- a. Renae Stavros provides an update of the Work Plan for 2026. The Town was awarded several grants for 2026.

MOTION: Commissioner Amanda Vaughan moved to approve the Work Plan for 2026, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 5-0

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

NOES: None

ABSTAIN: None

6. VOTE FOR CHAIR AND VICE CHAIR

- a. Postponed to January

7. PLANNING AND BUILDING UPDATES

- a. Concept plan for Zaharias property going to Town Council, no public comment at this time, only discussion
- b. Update on Bigsby's Folly
- c. Block 7 Food Hall under review

8. ADJOURNMENT

Chair David Harper adjourned meeting at 8:38PM