



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
February 3<sup>rd</sup>, 2026  
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 Michael Gordon  
Commissioner Ryan Mojo  
Commissioner David Gross  
Commissioner Anne Shanahan

Absent: None

Others Present: Renae Stavros, Planning and Building Director  
Geoffrey Weathers, Planner II  
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. Postponed to next meeting, February 17<sup>th</sup>

### **4. NEW BUSINESS**

a. Vote for Chair

MOTION: Vote for David Harper as Chair

VOTE: Motion carried 8-0

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

NOES: None

ABSTAIN: None

b. Vote for Vice Chair

MOTION: Commissioner Anne Shanahan nominates Commissioner Ryan Mojo as Vice Chair

VOTE: Motion carried 7-0-1

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

NOES: None

ABSTAIN: Commissioner Ryan Mojo

**5. PUBLIC HEARING**

a. Comprehensive Plan Update Approval

i. Renae Stavros, Planning & Building Director, presents an update of the changes, recommended by the Planning Commission, to the Comprehensive Plan Update. The purpose of this evening's meeting is to garner a recommendation to Town Council regarding the Comprehensive Plan Update

1. In the Community chapter, review the percentage relating to "Population 65+"
2. In the Community chapter, Superior does not have 9-12 enrollment numbers
3. In the Community chapter, add information about birth rates and open enrollment contributing to declining school numbers

4. In the Land Use chapter, each of the Opportunity Areas have a Built Form page with a Land-Use subsection, and if they have “R-M” as a use, it should be changed to “PD”
5. In the Land Use chapter, in the Community Input subsection of the Superior Marketplace Opportunity Area, reword the last sentence regarding the NW Superior Subarea Plan, because it currently sounds like there was general consensus on development ideas and when there wasn’t
6. In the Land Use chapter, in the Constraints subsection of the Superior Marketplace, add traffic, similarly to Zaharias
7. In the Glossary, affordable housing can be both for rent and for sale

ii. PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE APPROVAL

1. Jay Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
2. Donelle Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
3. Tim Peterson, resident, comments on Land Use and Economic Development
4. Nadim Ferzli, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
5. Diana Leiker, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
6. Stephanie Baer, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area

iii. Planning Commission discuss Comprehensive Plan Update

MOTION: Commissioner Ryan Mojo moved to recommend approval of the 2025 Comprehensive Plan subject to review of building scale, land use, and zoning, to align with density of housing with levels that consider wildfire risk, traffic, and focus on issues like missing-middle housing, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 6-2

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

NOES: Commissioner Michael Barnes, Commissioner Michael Gordon

ABSTAIN: None

b. Town's Municipal Code, Chapter 11 & 16 – Land Use

- i. Renae Stavros, Planning & Building Director, presents updates to Chapter 16, pertaining to EV Charging

MOTION: Chair David Harper moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to EV Charging, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 7-1

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

NOES: Commissioner David Gross

ABSTAIN: None

- ii. Renae Stavros, Planning & Building Director, presents updates to Chapter 11, pertaining to Property Drainage & Stormwater

MOTION: Commissioner Steve Witte moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to Property Drainage & Stormwater, subject to the addition of "causing adverse effect" at the end of the statement "upon an adjoining property" in Sec. 16-26-20. – Property Drainage, Seconded by Chair David Harper

VOTE: Motion carried 6-2

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

NOES: Commissioner Michael Gordon, Commissioner David Gross

ABSTAIN: None

**6. UPDATES**

- a. Block 7, Food Hall, working on resubmittal
- b. Next meeting, February 17<sup>th</sup>, review Exterior Lighting Code amendment

## **7. ADJOURNMENT**

Chair David Harper adjourned meeting at 9:58PM