

Planning and Zoning Commission Work Session Minutes
October 5, 2023
Conference Room 1A & 1B - 1st Floor City Hall

Call to Order

Commissioners Present – Carroll, Ford, Geuea Jones, MacMann, Placier, Stanton, Wilson
Commissioners Absent – Loe, Dunn
Staff Present –Ahamed, Teddy, Thompson, Zenner

Introductions

Approval of Agenda

Meeting agenda adopted unanimously with an adjustment in the order of topics – election of Officers moved to first item of business.

Approval of Minutes

The September 21 work session minutes were approved unanimously with Commissioner Wilson abstaining.

New Business

A. Election of Officers 2023-2024 Term

Mr. Zenner distributed ballots and asked for nominations for each of the Commission's Officer positions (Chair, Vice-Chair, and Secretary). Nominations were made to elect Commissioner Geuea Jones as Chair. Motion made by Commissioner MacMann and seconded by Commissioner Carroll. Nominations were made to elect Commissioner Loe as Vice-Chair. Motion was made by Commissioner Carroll and seconded by Commissioner MacMann. Nominations were made to elect Commissioner Carroll as Secretary. Motion was made by Commissioner MacMann and seconded by Commissioner Geuea Jones.

Commissioners cast their ballots and submitted them to Mr. Zenner for tallying. The results of the election were that Commissioner Geuea Jones was elected Chair, Commissioner Loe was elected Vice-Chair, and Commissioner Carroll was elected Secretary for the 2023-2024 Term of the Planning and Zoning Commission.

B. Short-term Rental Report – Follow up

Mr. Zenner provided an overview of the memo and explained that what was being presented was the written version of what was verbally provided at the September 21 work session. Several Commissioners expressed significant frustration with the content of the memo and its tone as it related to the issues identified within it. Mr. Zenner noted that he was uncertain what was expected of staff following the prior work session. He noted the purpose of the current work session was to address concerns the Commission may have had with how staff portrayed or described the Commission's purpose for creating each of the evaluated elements. He noted that staff's observations were no different than what was discussed at the last work session and would have changed if in fact the issues discussed at the last work session resulted in a change to the actual text of the final draft.

Several Commissioners commented on statements made within the memo regarding how activities leading to the final draft were portrayed and that statements made by Mr. Zenner in the staff's observations were misleading and incorrectly characterizing the process used to arrive at the final draft. There was discussion on these points and Mr. Zenner noted that the language could be reworked to address the Commissioners' concerns. Mr. Zenner was told to present the memo as it was written. Ms. Thompson asked if the Commissioners had issue with how the elements were presented in terms of their accuracy based on the

prepared regulatory standards. Commissioners did not indicate they had concern with the technical descriptions.

There was Commission discussion on having the Chairman attend and offer comments to the Council during the upcoming October 16 meeting to ensure that the Commission's efforts were appropriately communicated. The Chairman indicated that she was already intending on sending separate correspondence to Council regarding this matter and that she would attend the upcoming Council meeting as requested.

Mr. Zenner and Ms. Thompson again asked if the Commission sought to have any changes to the memo based on the discussion during the work session. The Commission indicated that they were prepared to defend their work and felt that the issues raised within staff observations were previously resolved. Commissioners reiterated that staff could send the memo as written given they did not believe any changes requested would be appropriately conveyed to Council.

ADJOURNMENT

Meeting adjourned at 6:50 pm.

ACTION(S) TAKEN:

Motion made by Commissioner MacMann, seconded by Commissioner Carroll to approve the agenda as amended. Motion made by Commissioner MacMann, seconded by Commissioner Carroll to approve the September 21, 2023 work session minutes with Commissioner Wilson abstaining. Motions to elect Commission Officers were held as described above.